



Board of Adjustment

Staff Report BOA-23729

Hearing Date: July 9, 2024
Prepared by: Sean Wallace
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918-596-7585

Owner and Applicant Information

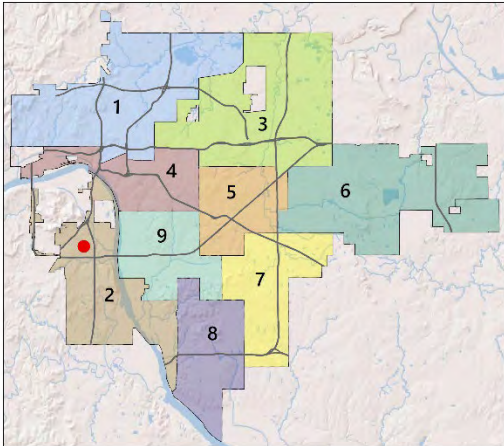
Applicant: Aaron Meriwether
Property Owner: Aaron & Donna Meriwether

Property Location

4730 & 4740 S Vancouver Ave
Tract Size: ±.6 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 2, Jeannie Cue
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 duplexes in the RS-3 district (Section 5.020, Table 5-2, Table 5-2.5).

Zoning

Zoning District: RS-3
Zoning Overlays: None

Comprehensive Plan Considerations

Land Use

Land Use Plan: Neighborhood
Small Area Plans: Southwest Tulsa
Development Era: Streetcar

Transportation

Major Street & Highway Plan: N/A
planitulsa Street Type: N/A
Transit: Regular Route
Existing Bike/Ped Facilities: Sidewalks/Bike Lane on Union Ave.
Planned Bike/Ped Facilities: None

Environment

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

Staff Analysis

The applicant’s request is a special exception to permit duplexes in the RS-3 district (Section 5.020, Tables 5-2 & 5-2.5). The applicant is proposing to build two duplexes – one at 4730 S. Vancouver Ave., and the other on the adjacent property at 4740 S. Vancouver Ave. The existing detached houses on the properties will be demolished.

5.020-G Residential Building Types

Residential uses allowed in R districts must be located in residential buildings. Descriptions of the residential building types and references to applicable regulations are found in Section 35.010. The following residential building types are allowed in R districts.

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

USE CATEGORY	RESIDENTIAL											Supplemental Regulations		
Subcategory Specific Uses Building Type	RE	RS-					RD	RT	RM-				RMH	
		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	S	
Patio House	-	-	-	P	P	P	P	P	P	P	P	P	-	Section 40.290
Townhouse														
2-unit townhouse	-	-	-	S	S	P	P	P	P	P	P	P	-	Section 40.390
3+ unit townhouse	-	-	-	-	-	-	P	P	P	P	P	P	-	Section 40.390
Manufactured housing unit	S	S	S	S	S	S	S	S	S	S	S	S	P	Section 40.210
Manufactured housing subdivision	-	-	-	-	-	-	-	-	-	-	-	-	P	Section 40.220
Mobile home	-	-	-	-	-	-	-	-	-	-	-	-	P	Section 40.240
Mixed-use building	-	-	-	-	-	-	-	-	S	S	S	-	-	
Vertical mixed-use building	-	-	-	-	-	-	-	-	S	S	S	-	-	
Two households on single lot														
Duplex	-	-	-	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	-	Section 40.110
Multi-unit house	-	-	-	-	-	S	S	P	P	P	P	P	-	Section 40.250
Apartment/Condo	-	-	-	-	-	-	-	-	P	P	P	P	-	Section 40.030
Mobile home park	-	-	-	-	-	-	-	-	-	-	-	-	P	Section 40.240
Mixed-use building	-	-	-	-	-	-	-	-	P	P	P	-	-	

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:

<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	Residential
South	RS-3	Neighborhood	Residential
West	RS-3	Neighborhood	Residential

Small Area Plans

The subject properties are included in the Southwest Tulsa Neighborhood Plan.

Development Era

The subject property is in an area developed during the Streetcar Era (1910s-30s), prior to the proliferation of automobiles, when streetcars facilitated growth beyond downtown. Land uses range from fully integrated to somewhat separated, on a half-mile grid, with a mix of housing options. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, transit-oriented development, commercial districts, and well-designed streetscapes.

Transportation

Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: N/A

Transit: Regular bus route 117 runs along S Union Ave.

Existing Bike/Ped Facilities: S Union Ave has sidewalks and an on-street bike lane.

Planned Bike/Ped Facilities: None

Arterial Traffic per Lane: 3,790 vehicles per lane per day on S Union Ave.

Environmental Considerations

Flood Area: The subject properties are not in a flood area.

Tree Canopy Coverage: Tree canopy in the area is 16%. 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: Reed Park is nearby.

Sample Motion

I move to approve or deny a Special Exception to permit a duplex uses in a RS-3 District,

- 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

S 60 LT 4 BLK 4 LESS E 5 TO CITY and N115 LT 5 LESS E5 THEREOF BLK 4, Greenfield Acres Addition, City of Tulsa, Tulsa County, State of Oklahoma

Exhibits

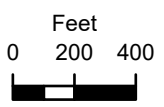
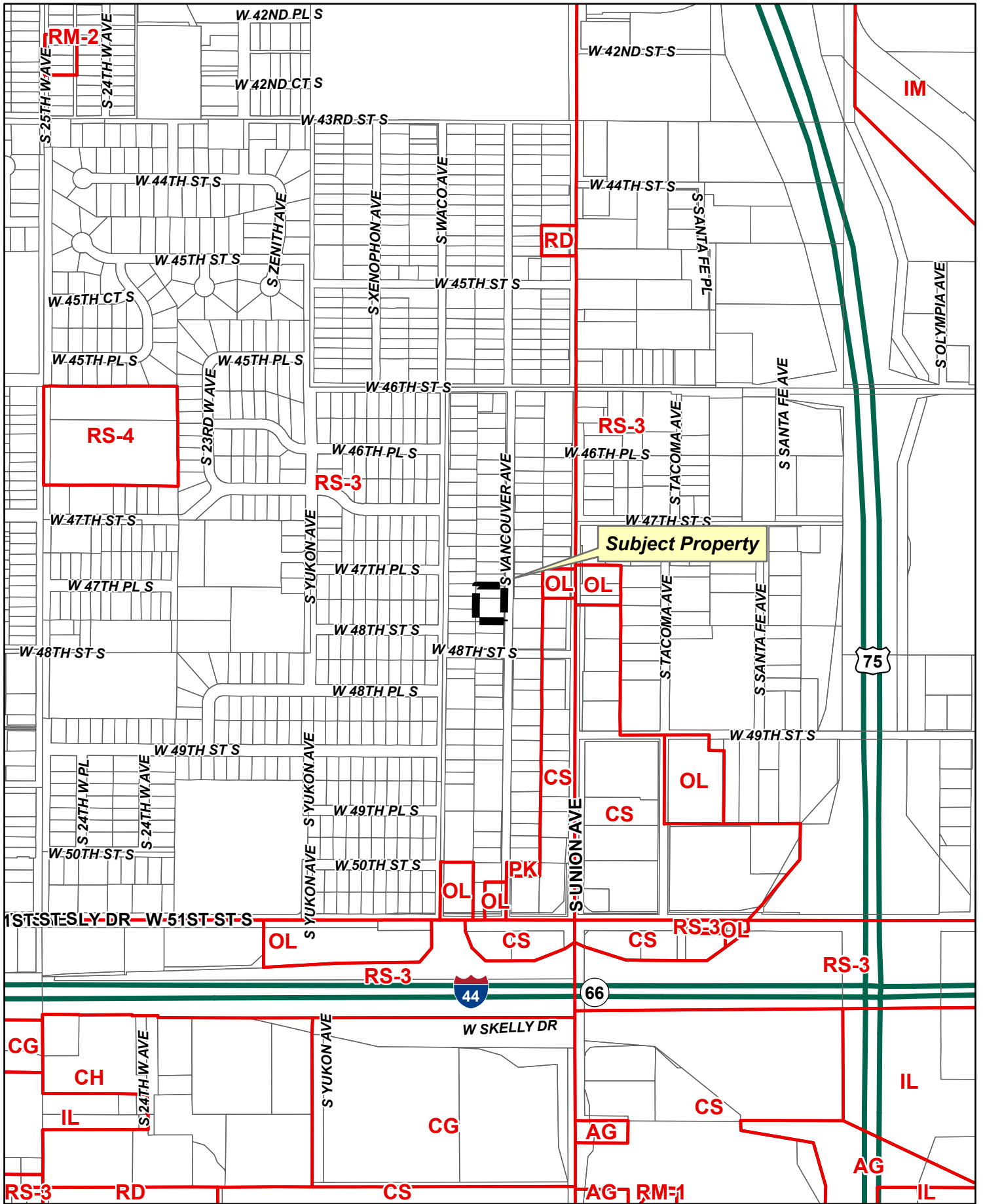
- Case map
- Aerial (small scale)
- Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map



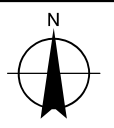
(Subject property – 4730 S Vancouver Ave)

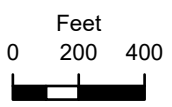
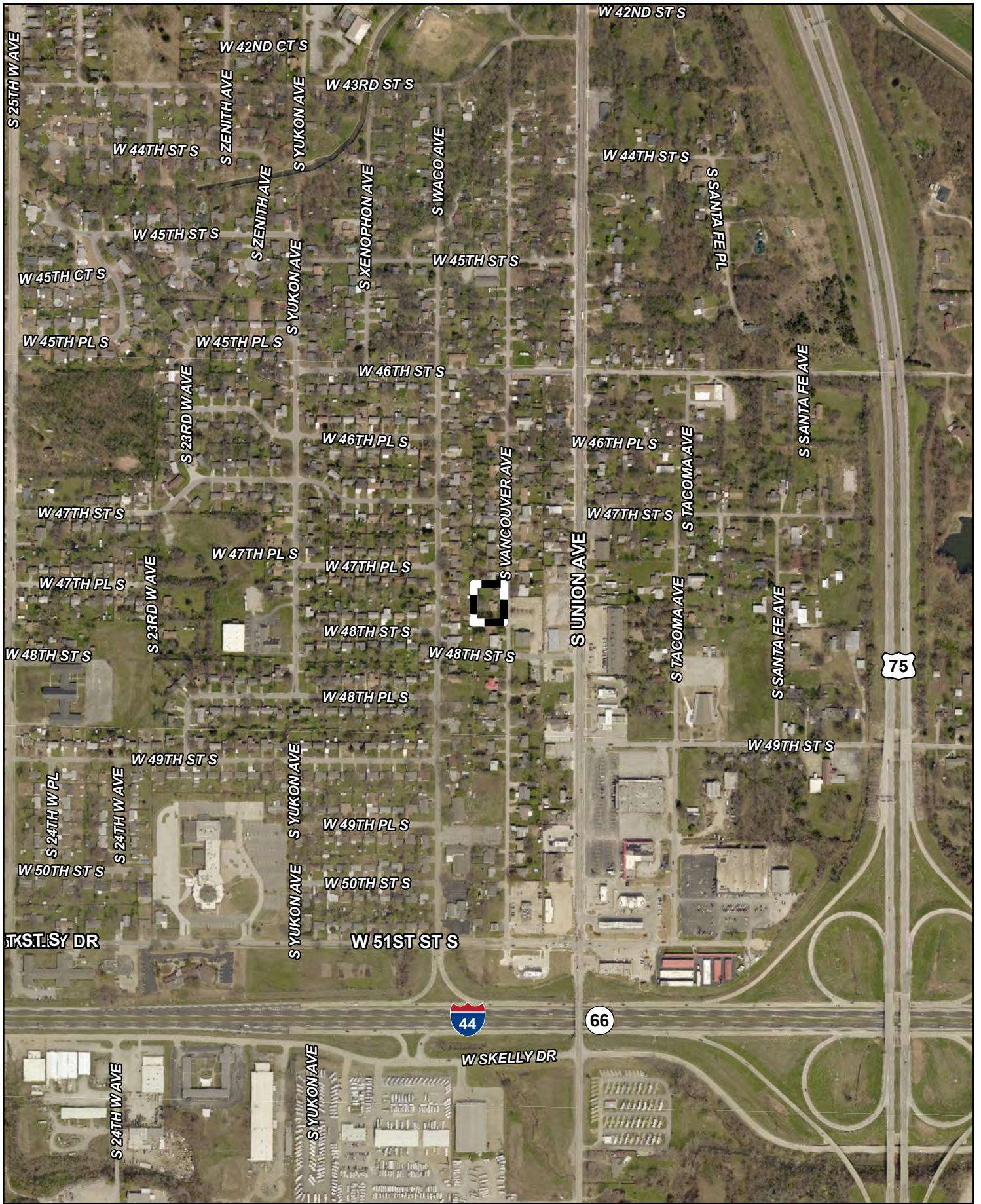


(Subject property – 4740 S Vancouver Ave)



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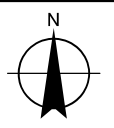


 Subject Tract

BOA-23729

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

Aerial Photo Date: 2021



5.7



S WACO AVE

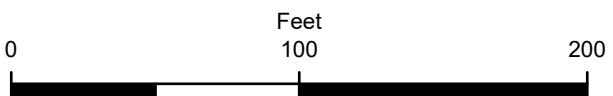
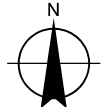
S VANCOUVER AVE

W 48TH ST S

BOA-23729

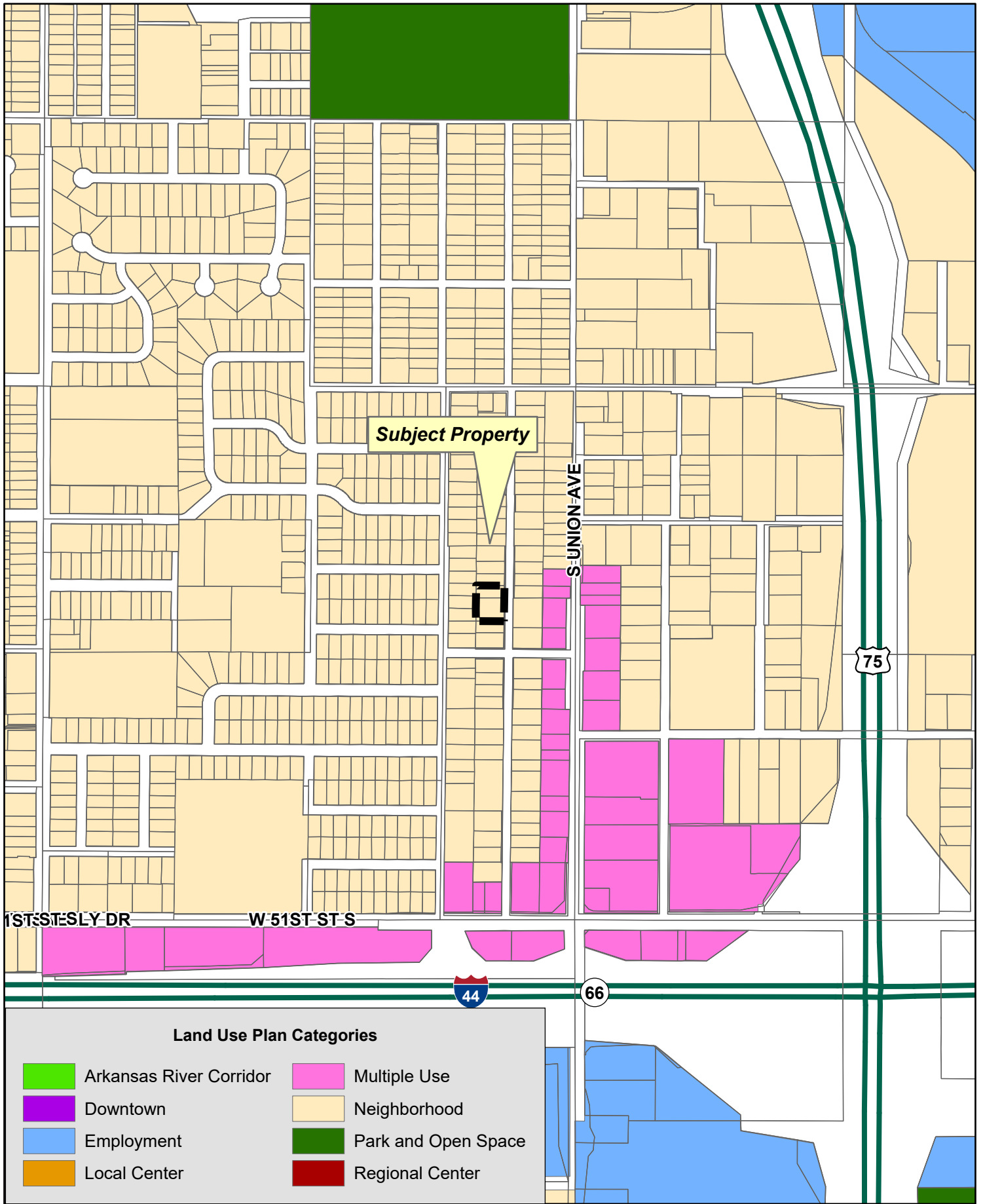
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2021



Subject Tract

5.8



Subject Property

S UNION AVE

75









1ST ST S SLY DR

W 51ST ST S

44

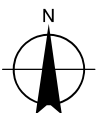
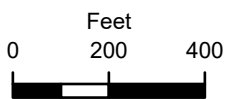
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Land Use Plan Categories

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

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19-14 04



5.9

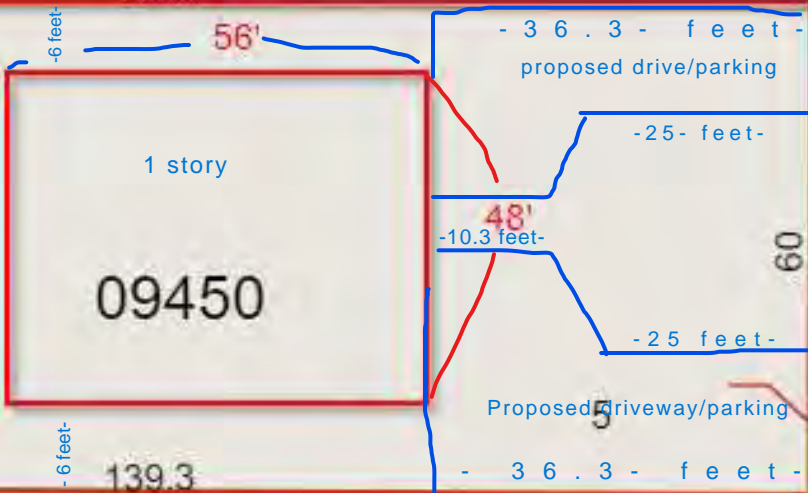


Township: 19 North Range: 12 East Section: 27



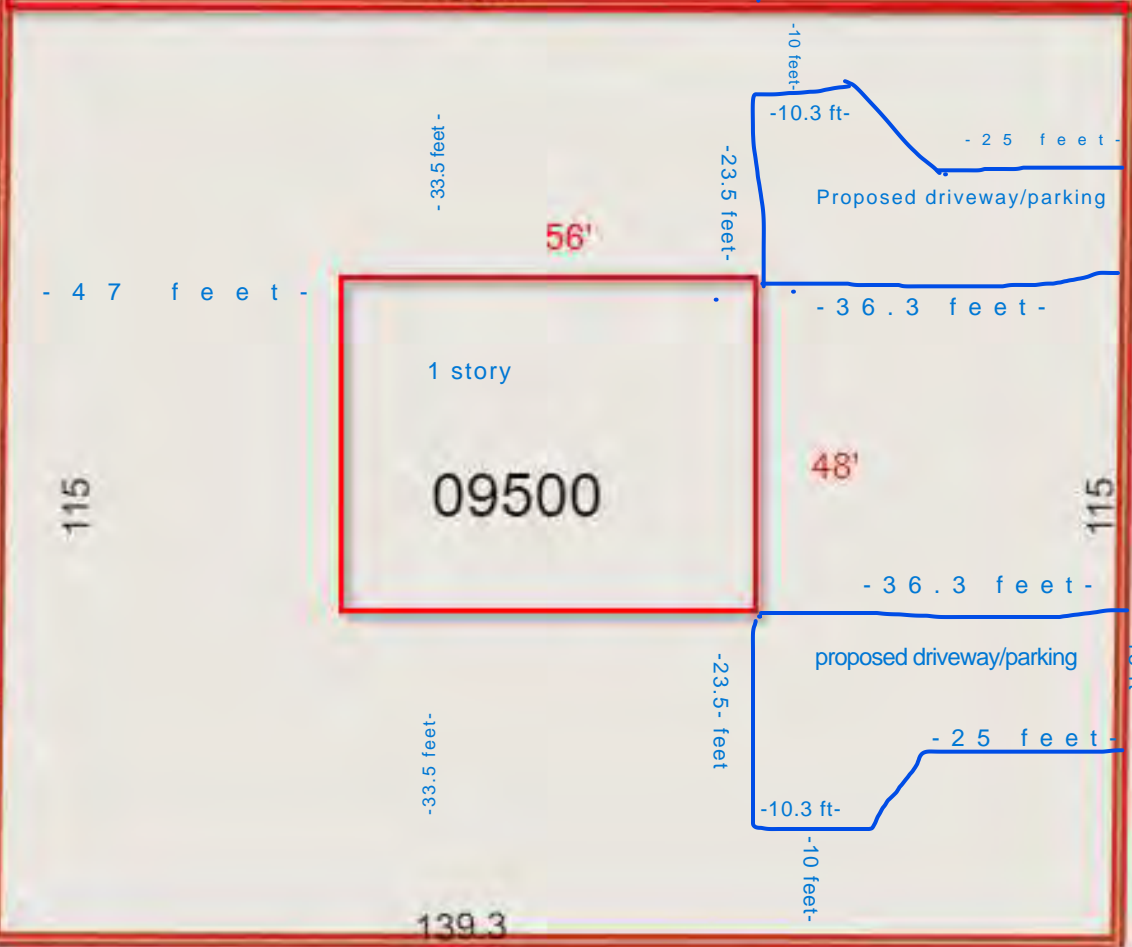
09460

139.3



09450

139.3



09500

139.3

S Vancouver Ave

Vancouver Ave