



Board of Adjustment

**Staff Report
BOA-23741**

Hearing Date: July 23, 2024
Prepared by: Nathan Foster
nathanfoster@cityoftulsa.org
918-596-7609

Owner and Applicant Information

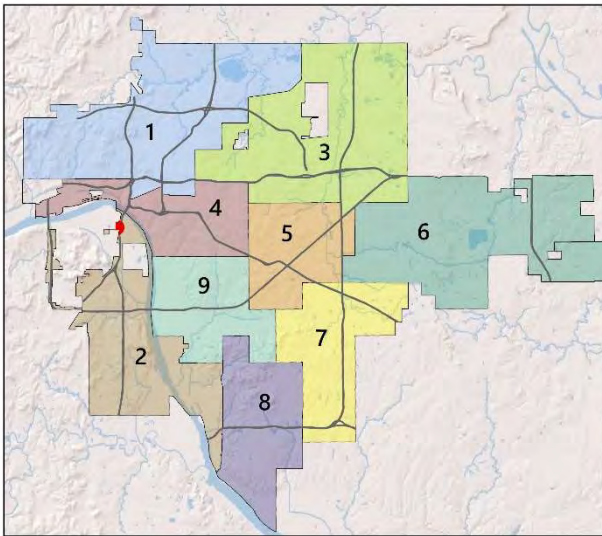
Applicant: Kyle Ballinger
Property Owner: Sam E. and Linda Lou Silkey

Property Location

2512 South 57th West Avenue
Tract Size: ±0.85 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 2, Jeanie 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 a Manufactured Housing Unit in the RS-3 zoning district (Section 5.020, Table 5-2.5); Special Exception to extend the 1-year limit for a Manufactured Housing Unit (Section 40.210-A)

Zoning

Zoning District: RS-3
Zoning Overlays: None

Comprehensive Plan Considerations

Land Use

Land Use Plan: Neighborhood
Small Area Plans: Berryhill
Development Era: Late Automobile

Transportation

Major Street & Highway Plan: Freeway (Gilcrease Expressway)
planitulsa Street Type: None
Transit: N/A
Existing Bike/Ped Facilities: Gilcrease Expressway Trail
Planned Bike/Ped Facilities: None

Environment

Flood Area: N/A
Tree Canopy Coverage: 20-30%
Parks & Open Space: N/A

Staff Analysis

The applicant requests a special exception to permit a manufactured housing unit in the RS-3 zoning district (Section 5.020, Table 5-2.5) and a special exception to extend the 1-year limit for a manufactured housing unit (Section 40.210-A) to allow the manufactured housing unit on the lot permanently.

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	-	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	-	Section 40.390
Manufactured housing unit	S	S	S	S	S	S	S	S	S	S	S	S	P	Section 40.210

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.

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	N/A	Gilcrease Expressway
South	RS-3	Neighborhood	Residential
West	RS (unincorporated)	Existing Neighborhood (Tulsa County Comprehensive Plan)	Residential

Small Area Plans

The subject property is within the Berryhill Land Use 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: The Gilcrease Expressway to the east of the subject property is classified as a freeway.

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: The Gilcrease Expressway Trail is a multi-use trail running along the Gilcrease Expressway.

Planned Bike/Ped Facilities: N/A

Arterial Traffic per Lane: N/A

Environmental Considerations

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

Tree Canopy Coverage: Tree canopy in the area is 24%. 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 Manufactured Housing Unit in the RS-3 zoning district (Sec. 5.020, Table 5-2.5) and a Special Exception to extend the 1-year limit for a Manufactured Housing Unit (Sec. 40.210-A)

- per the conceptual plan(s) shown on page(s) _____ of the agenda packet.
- subject to the following conditions (including time limitation, if any): _____.

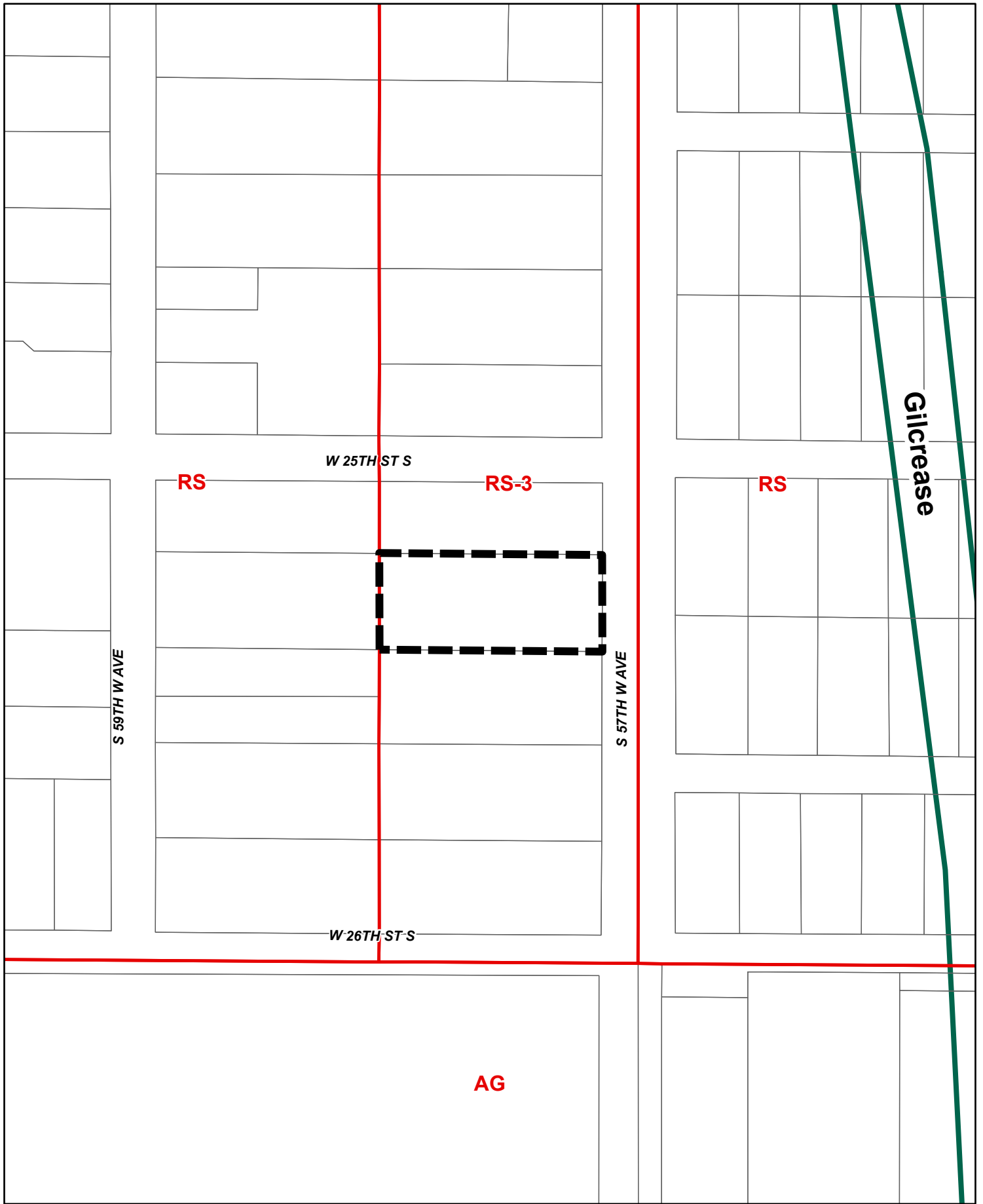
The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Property Description

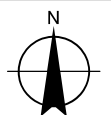
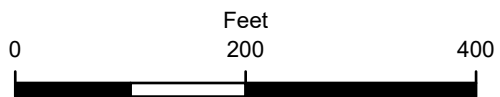
Lot 2, Block 4, Second West Tulsa View Acres, City of Tulsa, Tulsa County, State of Oklahoma

Exhibits

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



BOA-23741



8.5



Gilcrease

W 25TH ST S

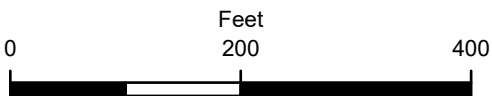
S 59TH WAVE

S 57TH WAVE

W 26TH ST S

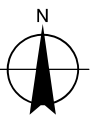


Subject Tract



BOA-23741

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



Aerial Photo Date: 2021 **8.6**



W 25TH ST S

S 67TH WAVE

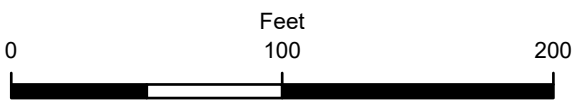
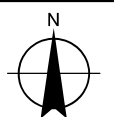


Subject Tract

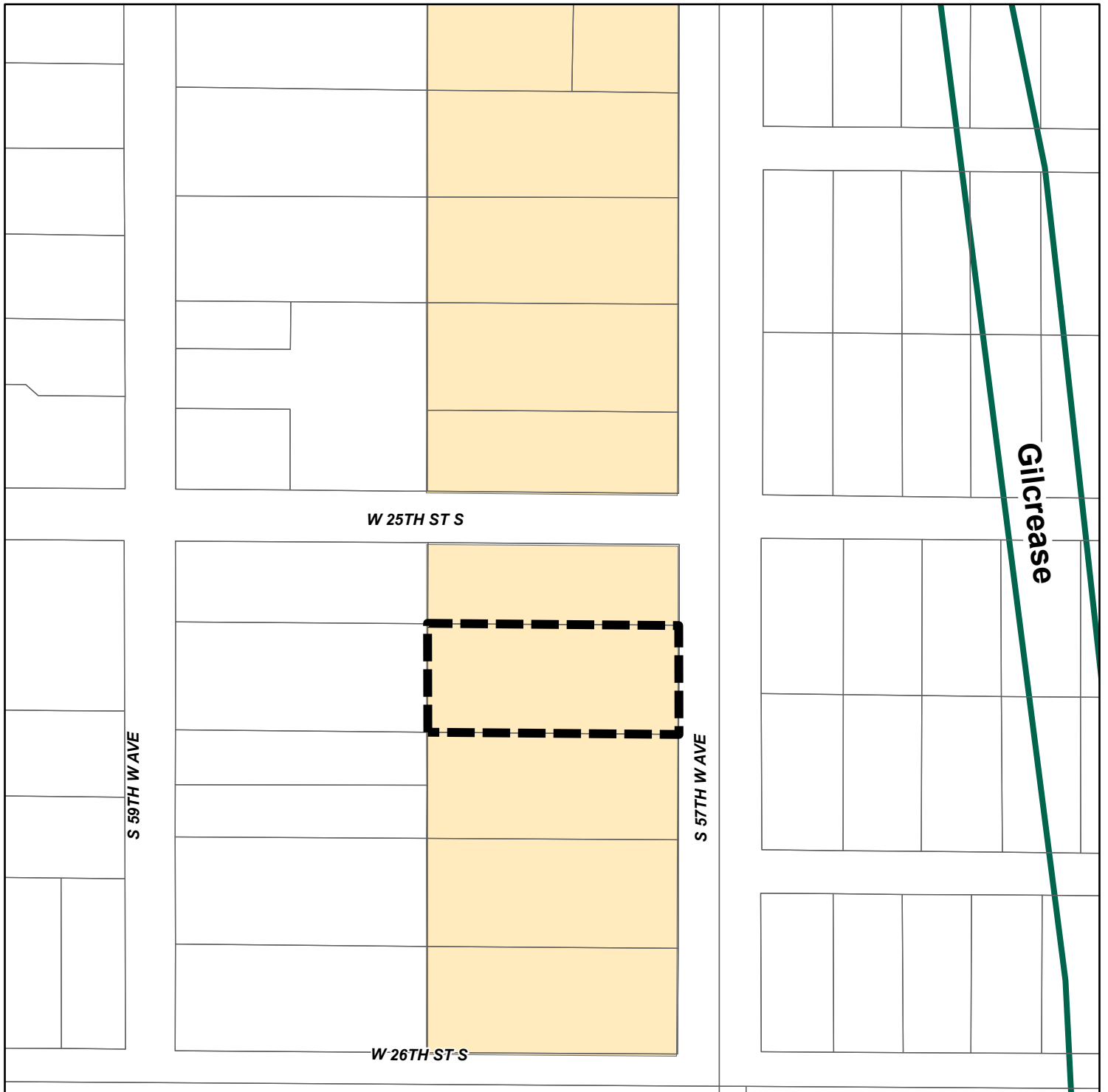
BOA-23741

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

Aerial Photo Date: 2021



8.7



W 25TH ST S









S 59TH W AVE

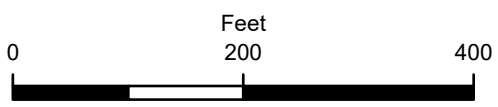
S 57TH W AVE

W 26TH ST S

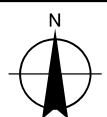
Gilcrease

Land Use Plan Categories

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



BOA-23741



8.8

W

20' REAR SETBACK

PARKING

EXISTING DRIVEWAY

PROPOSED 16' x 80' MOBILE
(15'6" x 76' EXACT MEASUREMENT)

15'

5' SIDE SETBACK

25' FRONT SETBACK

50'

125.5'

PROPERTY LINE

57th W. AVE.

2512 S. 57th W. Ave., Tulsa, 74107
Lot 2 Block 4
Second West Tulsa View Acres Sub

SITE METRICS

LOT AREA: 37,023 SQ FT (0.85 ACRES)
ZONING: RES
HOME AREA: 1,140 SQ FT 16' x 80' (15'6" x 76' exact)

DITCH

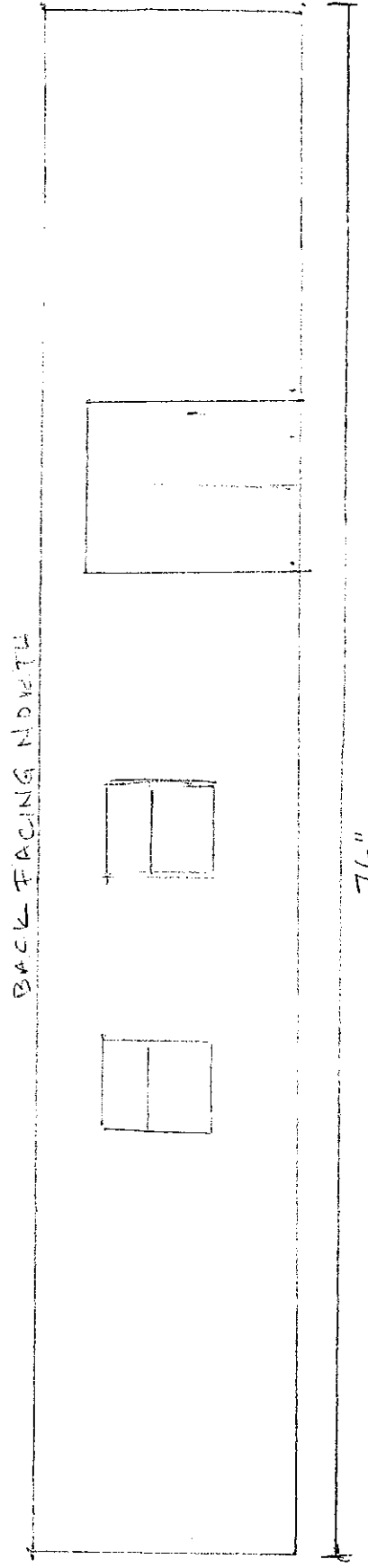
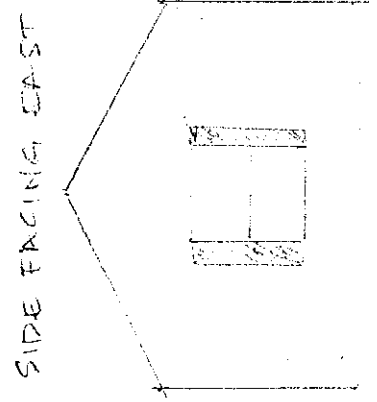
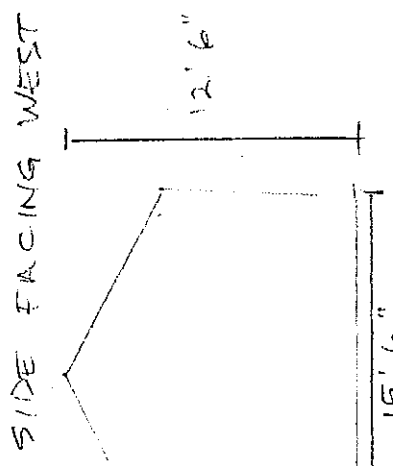
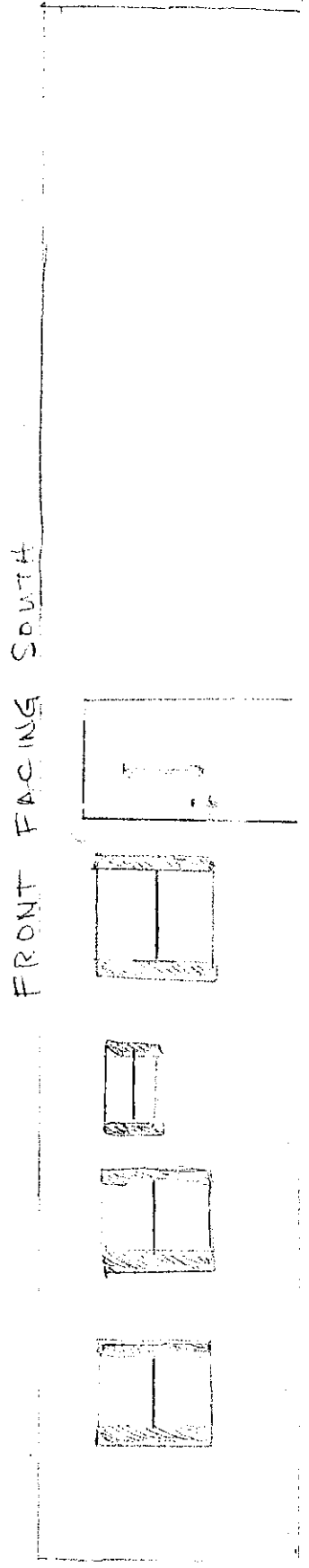
8.9
3 of 5

S

295'

E

ELEVATION



Job No. _____
 Page _____
 Date _____
 By _____

For _____
 Location _____
 Subject _____

* TAN VINYL SIDING ALL AROUND W/ WHITE TRIM; BLACK SHUTTERS. (SEE PHOTOS)
 * 15'6" WIDE; 76" LENGTH; 12'6" HEIGHT



Applicant: Kyle Ballinger

Subject Property Address: 2512 S. 57th W. Ave., Tulsa, OK 74107



16'x80' Pre-manufactured home.
Year: 2024
Make: TRU Model: Sensation



Actual photo of front side of home. Proposing to face South on Site Plan.



Actual photo of home. Proposing to face East on Site Plan.



Actual photo of home. Proposing to face West on Site Plan.



Actual photo of home. Proposing to face West on Site Plan.