



Board of Adjustment

**Staff Report
BOA-23847**

Hearing Date: March 11, 2025 (Continued from February 25, 2025)

Prepared by: Erin Roark
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918-596-7618

Owner and Applicant Information

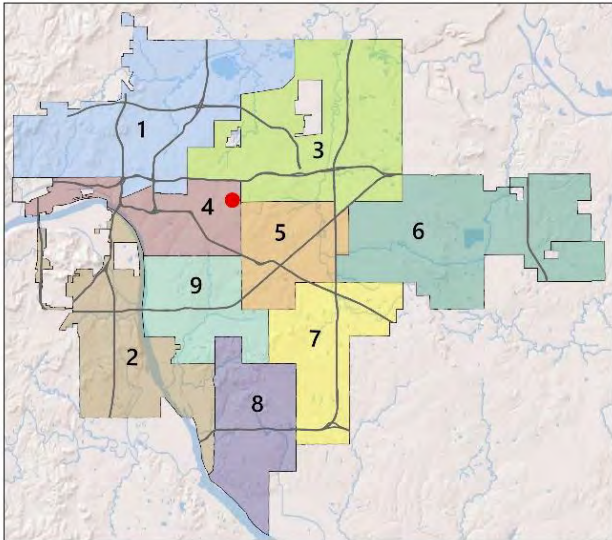
Applicant: Brenna Rider c/o Kyle Gibson
Property Owner: Sequoia Acquisitions LLC

Property Location

927 South Urbana Avenue East
Tract Size: ±0.19 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 4, Laura Bellis
County Commission: District 2, Lonnie Sims

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 district (Section 45.031-D).

Zoning

Zoning District: RS-3
Zoning Overlays: Route 66

Comprehensive Plan Considerations

Land Use

Land Use Plan: Neighborhood
Small Area Plans: N/A
Development Era: Early Automobile Era

Transportation

Major Street & Highway Plan: N/A
planitulsa Street Type: N/A
Transit: N/A
Existing Bike/Ped Facilities: N/A
Planned Bike/Ped Facilities: Sidewalks

Environment

Flood Area: N/A
Tree Canopy Coverage: 20-29%
Parks & Open Space: N/A

Staff Analysis

The applicant is requesting a special exception to permit an accessory dwelling unit in the RS-3 district (Section 45.031-D). The proposal is to convert the existing detached garage on the property into a dwelling unit. Supplemental regulations governing ADU implementation are included as an attachment.

The applicant was present for the February 25, 2025, meeting but had to leave before the case was heard, so it was continued to the March 11, 2025, meeting.

Section 45.031 ADU, Accessory Dwelling Units

45.031-D Regulations

1. Where Allowed

Accessory dwelling units are allowed by special exception in RE, RS, AG, and AG-R districts. Accessory dwelling units are allowed by right in all other districts when accessory to a household living use.

Relevant Case History

- None found

Comprehensive Plan Considerations

Land Use Plan

The 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, Route 66 Overlay	Neighborhood	Residential
East	RS-3, Route 66 Overlay	Neighborhood	Residential
South	RS-3, Route 66 Overlay	Neighborhood	Residential
West	RS-3, Route 66 Overlay	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 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: N/A

Planned Bike/Ped Facilities: Sidewalks are recommended along street frontages.

Arterial Traffic per Lane: N/A

Environmental Considerations

Flood Area: N/A

Tree Canopy Coverage: Tree canopy in the area is 22%. 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 special exception to permit an accessory dwelling unit in the RS-3 district (Section 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 13 BLK 1, RIDGELAWN, City of Tulsa, Tulsa County, State of Oklahoma

Exhibits

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

supporting structure (excluding any guy lines) to the nearest point on the residential zoning district boundary line, excluding R-zoned freeways.

Section 45.030 Accessory Buildings and Carports in R Districts

45.030-A Accessory Building Size

1. RE and RS-1 Districts

In RE and RS-1 districts, the total aggregate floor area of all detached accessory buildings not erected as an integral part of the principal residential building may not exceed 750 square feet or 40% of the floor area of the principal residential structure, whichever is greater. [1] [2]

2. RS-2, RS-3, RS-4, RS-5 and RM Districts

In RS-2, RS-3, RS-4, RS-5, and RM districts, the total aggregate floor area of all detached accessory buildings not erected as an integral part of the principal residential building may not exceed 500 square feet or 40% of the floor area of the principal residential structure, whichever is greater. [1] [2]

[1] For detached accessory buildings located within rear setbacks, see Section [90.090-C](#).

[2] See Section 45.031-D.6 for exceptions to these floor area limits for accessory buildings containing an Accessory Dwelling Unit.

45.030-B Carports

Carports are allowed in R zoning districts. Any carport that occupies all or a portion of the street setback or street yard area must be approved in accordance with the special exception procedures of [Section 70.120](#) and comply with the regulations of [§90.090-C1](#).

Section 45.031 ADU, Accessory Dwelling Units

45.031-A Definition

A dwelling unit that is located in an accessory building on the same lot as a household living use to which it is accessory and subordinate.

Examples of ADUs include carriage houses, garage apartments, and mother-in-law flats.

45.031-B Purpose

1. The purpose of allowing accessory dwelling units is to:
 - a. accommodate new housing units while preserving the character of existing neighborhoods;
 - b. allow efficient use of the city's existing housing stock and infrastructure;
 - c. provide housing options and choices that respond to varying income levels, changing household sizes and lifestyle needs; and
 - d. provide a means for residents—particularly seniors, single parents, and empty-nesters—to remain in their homes and neighborhoods, and obtain extra income, security, companionship and assistance.

2. The ADU supplemental regulations are also intended to help ensure that that new buildings and modifications to existing buildings are designed with sensitivity to their context in terms of building placement, proportions, building materials, and similar design features.

45.031-C Applicability

These regulations apply to all accessory dwelling units, as defined by Section 45.031-A.

45.031-D Regulations

1. Where Allowed

Accessory dwelling units are allowed by special exception in RE, RS, AG, and AG-R districts. Accessory dwelling units are allowed by right in all other districts when accessory to a household living use.

2. Number

No more than one accessory dwelling unit is allowed per lot.

3. Methods of Creation

An accessory dwelling unit may be created only through the following methods:

- a. Constructing an accessory dwelling unit on a lot with a new or existing principal building; or
- b. Converting or increasing existing floor area within an accessory building on a lot with an existing principal building.

4. Density (Minimum Lot Area and Lot Area per Unit)

No additional lot area or lot area per unit is required for the accessory dwelling unit.

5. Open space (Minimum open space per unit)

No additional open space is required for the accessory dwelling unit.

6. Accessory Dwelling Unit Size

The size limitations in [Section 45.030](#) apply, provided that the maximum allowed square footage of an accessory building containing an Accessory Dwelling Unit is increased by 500 square feet. The maximum allowable floor area for accessory buildings containing an Accessory Dwelling Unit may be increased in accordance with the special exception procedures of [Section 70.120](#).

7. Building and Fire Codes

All accessory dwelling units are subject to applicable building and fire codes.

8. Additional Regulations for Accessory Dwelling Units

- a. Entrances

Building entrances to accessory dwelling units may not face the nearest side or rear property line unless there is an alley abutting that property line.

b. Setbacks

An accessory dwelling unit must be located at least 10 feet behind the principal building. This required 10-foot separation distance must be open from the ground to the sky except that it may include walkways, patios, decks and similar structures that do not exceed 30 inches in height above finished grade.

c. Exterior Finish Materials

The exterior finish material of any new accessory dwelling unit must be the same or visually match in type, size and placement, the exterior finish material of the principal building.

d. Roof Pitch

The roof pitch any new accessory dwelling unit must be the same as the predominant roof pitch of the principal building.

e. Second Story Windows

Any second-story window less than 10 feet from and oriented toward a lot line not abutting a right of way shall either use permanently translucent glazing or have a minimum sill height of 6 feet above the finished floor.

Section 45.040 Compressed Natural Gas (CNG) Refueling Appliances

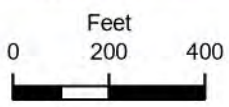
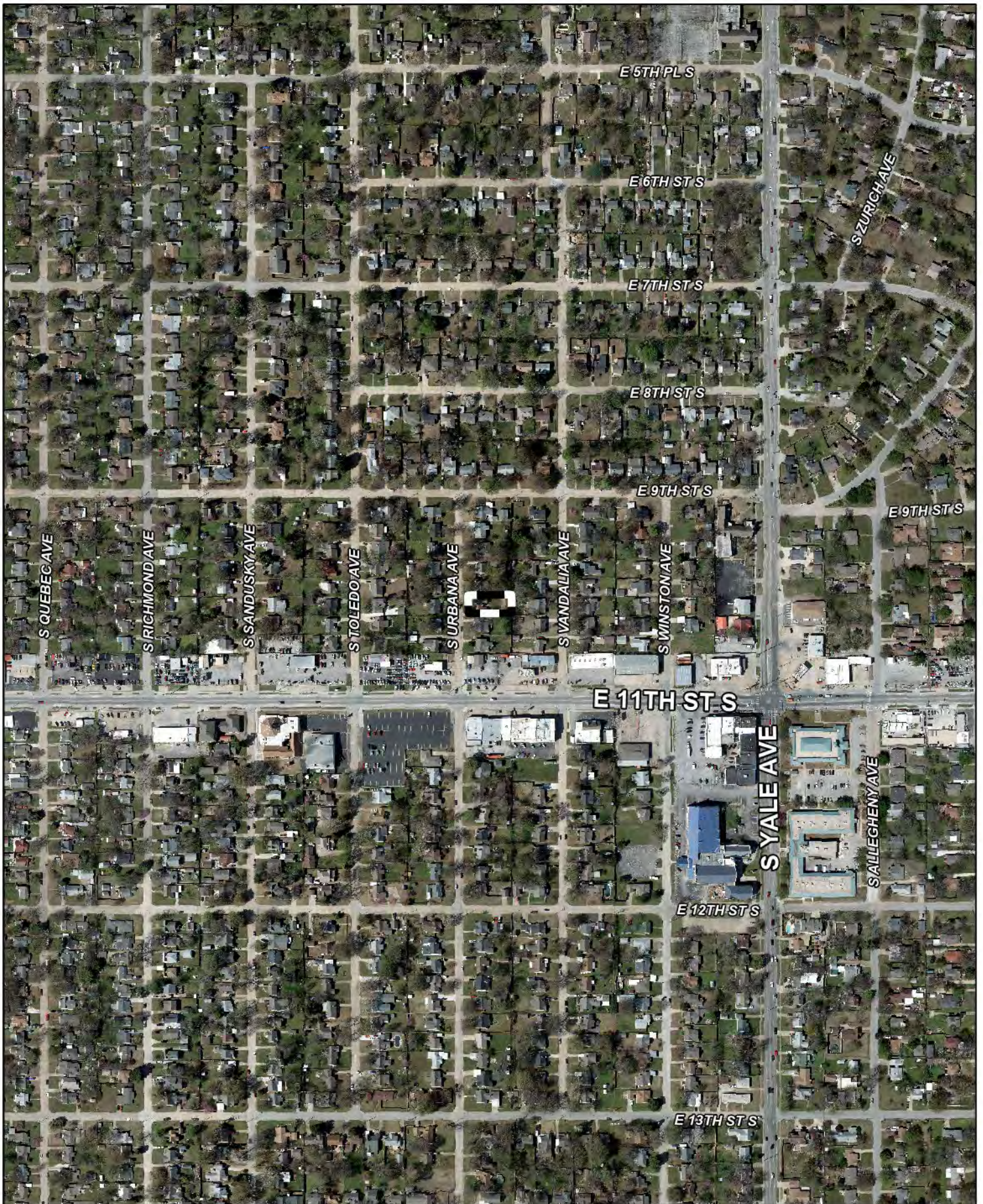
Private (restricted access), consumer-oriented (home), CNG refueling appliances are permitted as an accessory use to lawfully established household living uses in all zoning districts.

Section 45.050 Dumpsters

45.050-A Regulations

Dumpsters established or placed on or after the effective date specified in [Section 1.030](#) are subject to the following regulations:

1. Dumpsters may only be placed with the written permission of the owner of the subject property.
2. Dumpsters must be located on a dustless, all-weather surface.
3. Dumpsters may not:
 - a. Obstruct motorized or non-motorized traffic;
 - b. Reduce any sidewalk or walkway designed for the passage of pedestrians to less than 5 feet in width;
 - c. Be located within 10 feet of a fire hydrant or fire suppression connection;
 - d. Be located in a required parking space or required landscape area; or
 - e. Be located in a street setback or side setback.



Subject Tract

BOA-23847

19-13 04

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

Aerial Photo Date: 2022



4.8



E 9TH ST S

S URBANA AVE

S VANDALIA AVE

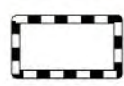
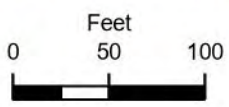
E 11TH ST S

BOA-23847

19-13 04

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

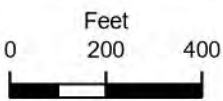
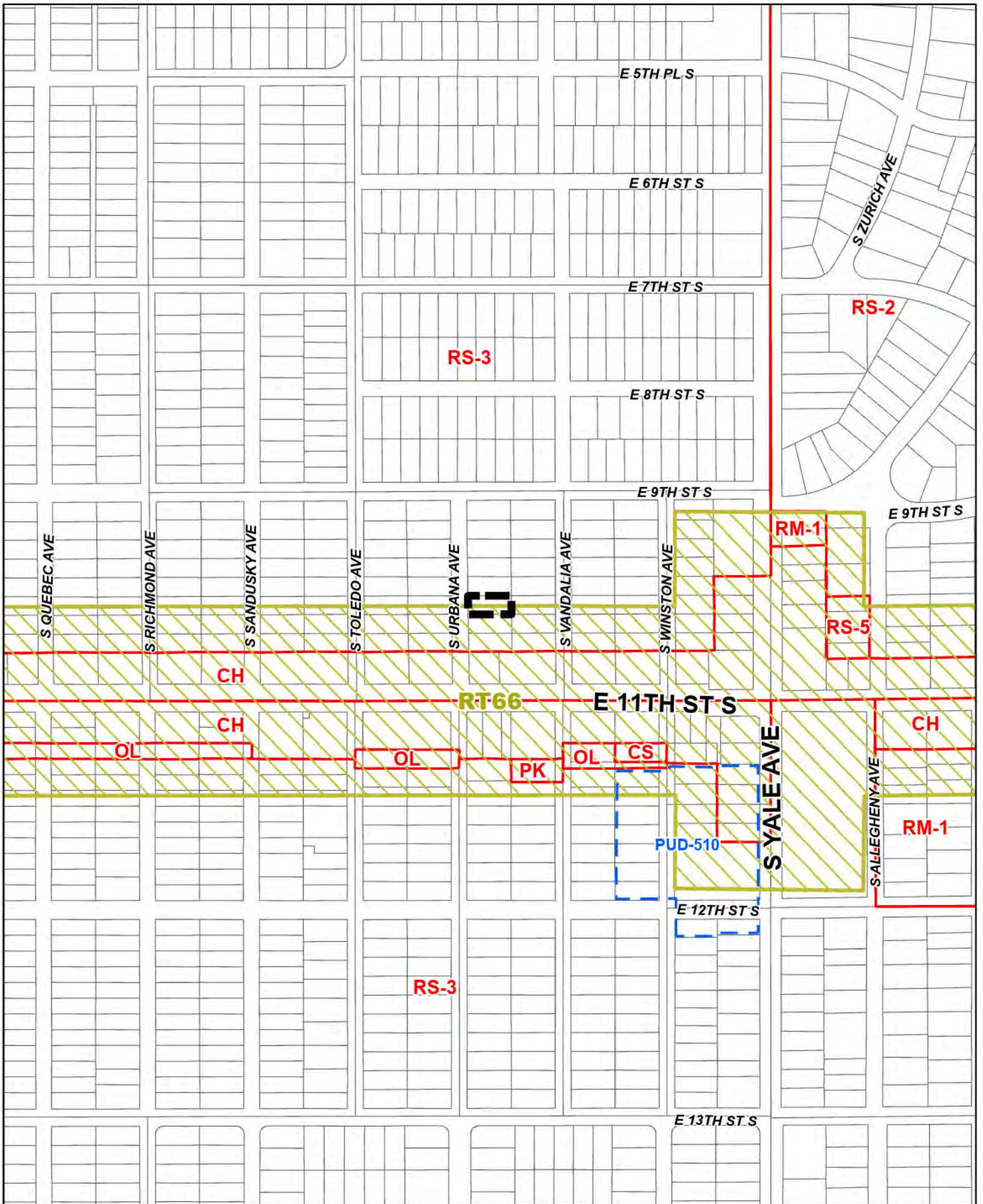
Aerial Photo Date: 2022



Subject Tract



4.9



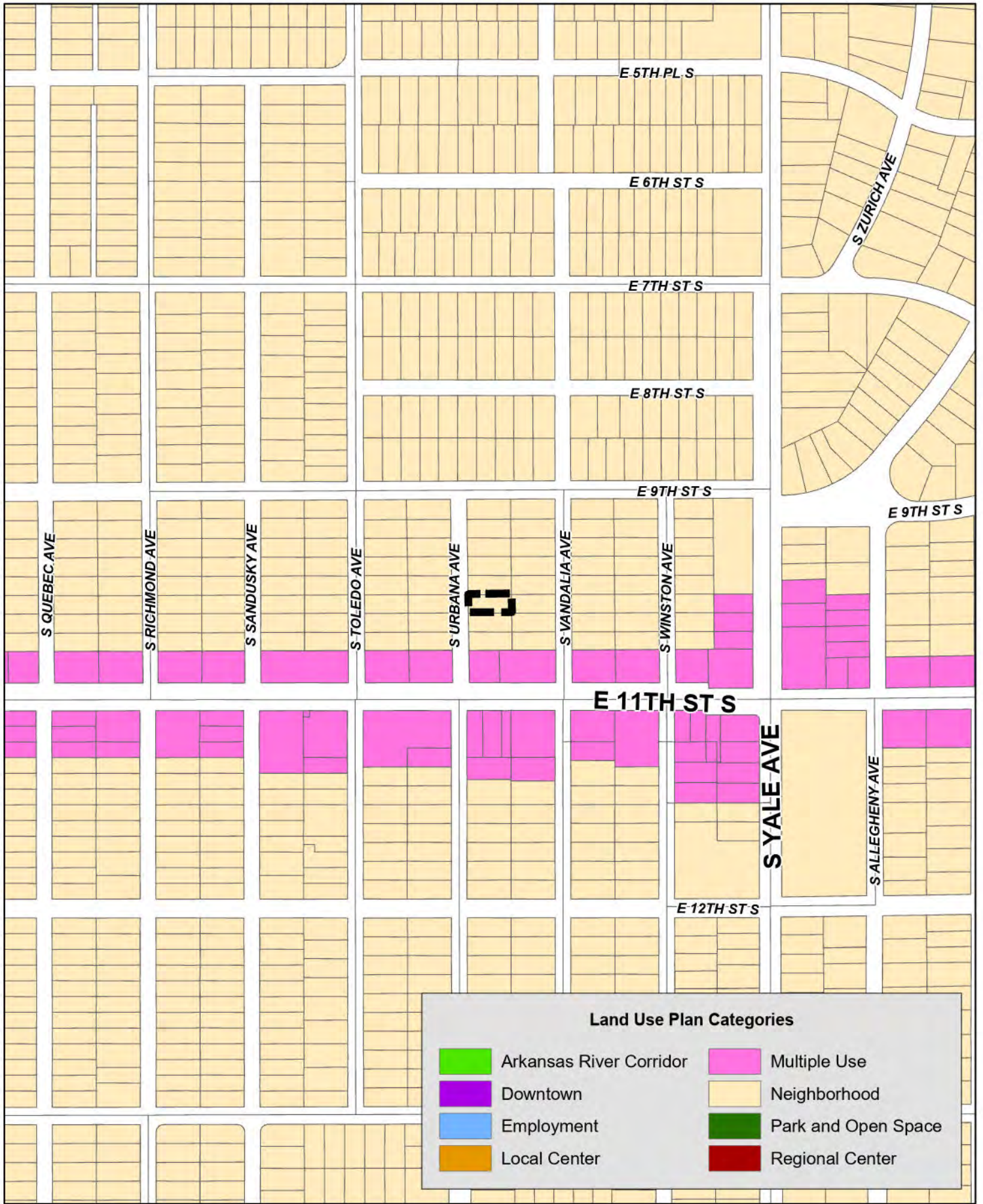
 Subject Tract

BOA-23847









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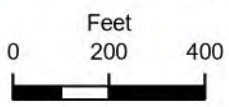


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Land Use Plan Categories

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



 Subject Tract

BOA-23847
19-13 04



PROJECT INFORMATION

PROJECT ADDRESS: 927 SOUTH URBANA AVENUE
LEGAL DESCRIPTION: LOT 13, BLOCK 1 RIDGELAWN SUBDIVISION
PROJECT DESCRIPTION: CONVERT EXISTING GARAGE INTO ACCESSORY DWELLING UNIT.

APPLICABLE CODES AND REGULATIONS:
 TULSA ZONING CODE

BUILDING CODE INFORMATION:
 ZONING: RS3
 OCCUPANCY: R3
 TULSA ENGINEERING ATLAS: 28
 TULSA REGULATORY FLOODPLAIN: N/A (PANEL 37)

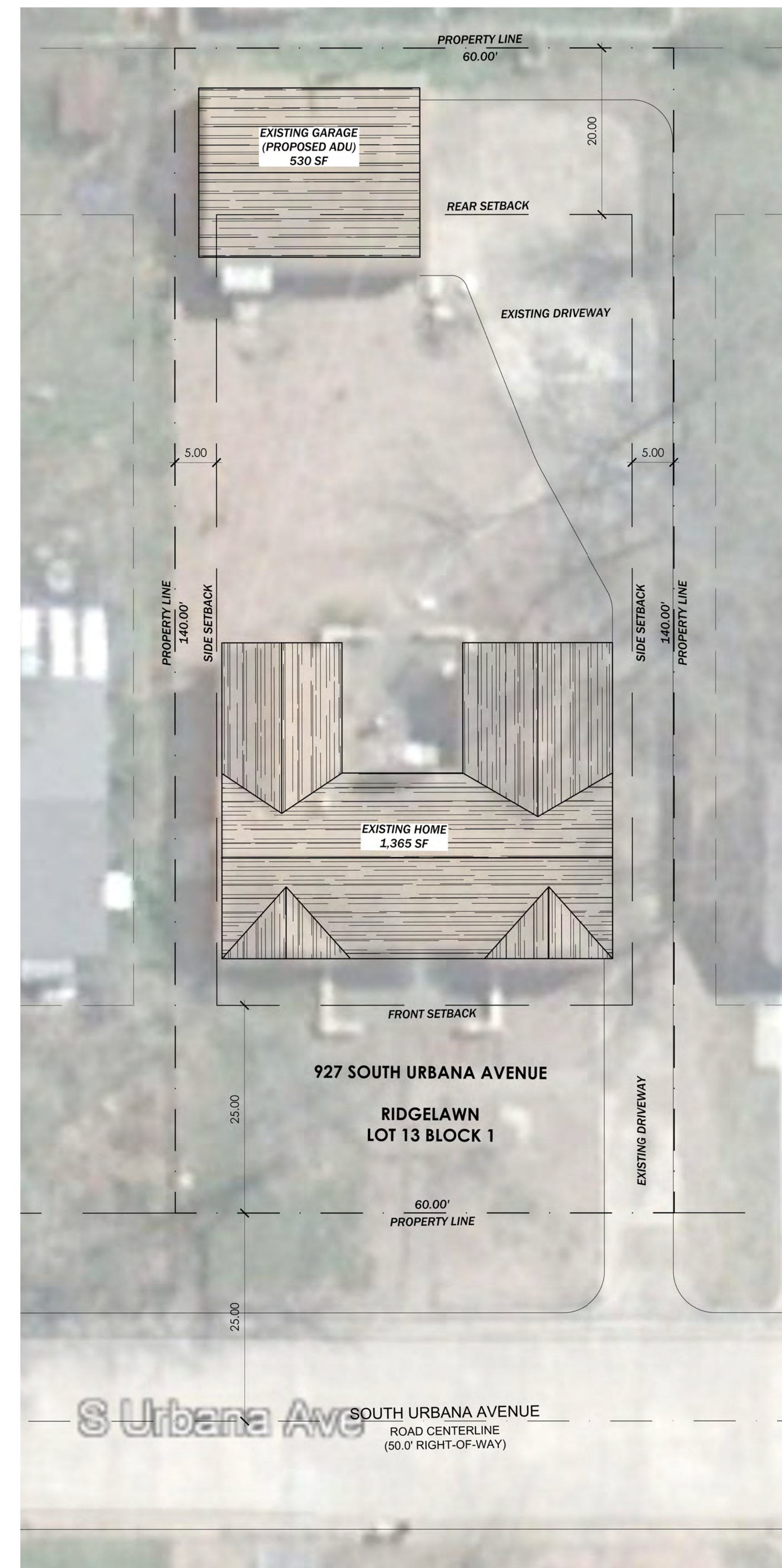
AREA CALCULATIONS:
 ADU HABITABLE AREA: 530 SF
 EXISTING HABITABLE AREA: 1,365 SF

ADU REAR SETBACK COVERAGE: 404 SF
 REAR SETBACK AREA: 1,197 SF

MAXIMUM ADU PLATE HEIGHT: 10'-0"
 MAXIMUM ADU RIDGE HEIGHT: 18'-0"

TULSA COUNTY ASSESSED VALUE: \$152,984

UTILITIES INFORMATION:
 CITY OF TULSA WATER AND SEWER
 PSO ELECTRICITY



11TH AND URBANA
 927 SOUTH URBANA AVENUE
 TULSA, OK 74112

DRAWING:
SITE PLAN
 FEASIBILITY STUDY
 NOT FOR
 CONSTRUCTION
 NOT A LEGAL DOCUMENT

DATE:
 2/13/2025

SCALE:
 1" = 10' - 0"

SHEET:

A001