



**Board of Adjustment**

**Staff Report  
BOA-23867**

**Hearing Date:** March 25, 2025  
**Prepared by:** Erin Roark  
eroark@cityoftulsa.org  
918-596-7618

**Owner and Applicant Information**

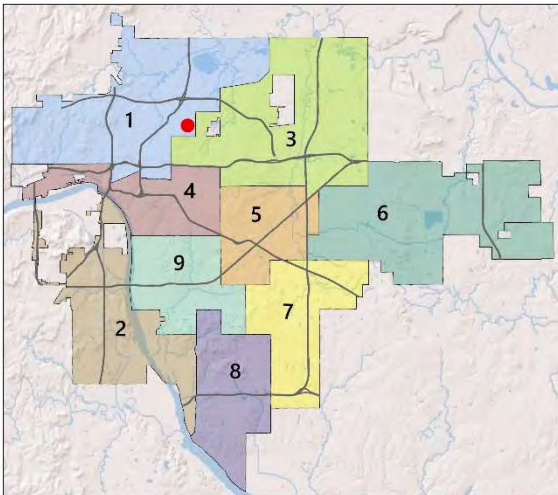
Applicant: Alejandro Munoz  
Property Owner: JTH Homes LLC

**Property Location**

1809 North College Avenue East  
Tract Size: ±0.27 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 duplex in the RS-3 district (Section 5.020, Table 5-2, Table 5-2.5).

**Zoning**

Zoning District: RS-3  
Zoning Overlays: N/A

**Comprehensive Plan Considerations**

**Land Use**

Land Use Plan: Neighborhood  
Small Area Plans: Springdale  
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: 10-19%  
Parks & Open Space: Clinton Park

**Staff Analysis**

The applicant is requesting a special exception to permit a duplex in the RS-3 district (Section 5.020, Table 5-2, Table 5-2.5).

**Section 5.020 Use Regulations**

Principal uses are allowed in R districts in accordance with Table 5-2.

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Table 5-2: R District Use Regulations

USE CATEGORY Subcategory Specific use	RE	RS-					RD	RT	RM-				RMH	Supplemental Regulations
		1	2	3	4	5			0	1	2	3		
<b>RESIDENTIAL</b>														
Household Living (if in allowed building type identified in Table 5-2.5)														
Single household	P	P	P	P	P	P	P	P	P	P	P	P	P	
Two households on single lot	-	-	-	S	S	S	P	P	P	P	P	P	P	
Three or more households on single lot	-	-	-	-	-	S	S	P	P	P	P	P	P	

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		
<b>RESIDENTIAL</b>														
***														
Two households on single lot														
Duplex	-	-	-	S	S	S	P	P	P	P	P	P	P	

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	RM-2	Neighborhood	Residential
East	RM-1	Neighborhood	Residential
South	RS-3	Neighborhood	Residential
West	RS-3	Neighborhood	Residential

**Small Area Plans**

The subject property is located within the Springdale 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 18%. 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: Clinton Park is located nearby to the southeast of the subject property.

**Sample Motion**

I move to approve or deny a special exception to permit a duplex in the RS-3 district (Section 5.020, Table 5-2, Table 5-2.5),

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

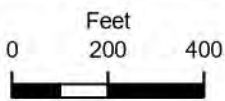
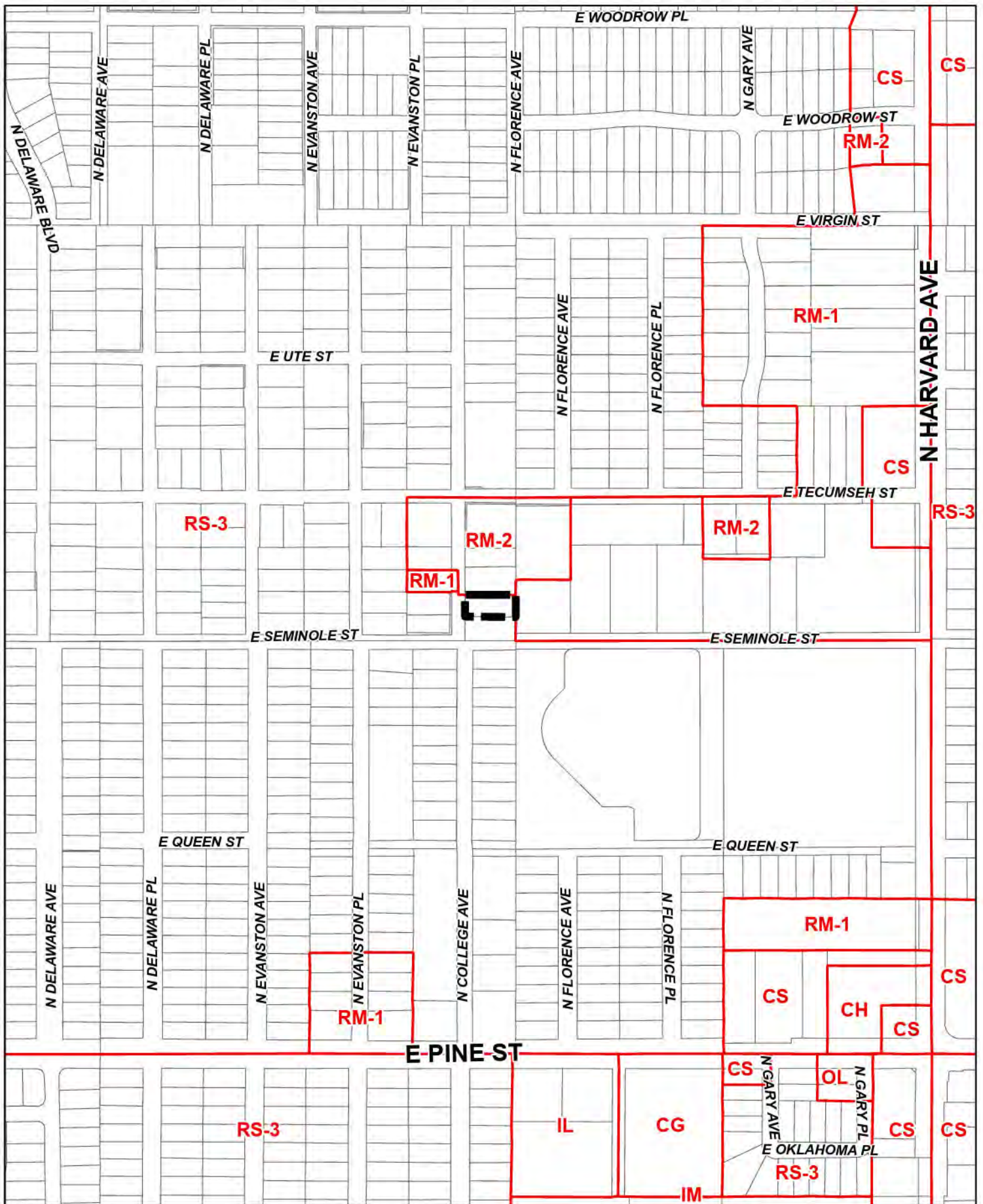
The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

**Property Description**

N 1/2 OF LT 1 BLK 25 MARTIN SECOND ADDN, City of Tulsa, Tulsa County, State of Oklahoma

**Exhibits**

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



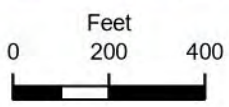
 Subject Tract

**BOA-23867**

20-13 29



2.5



 Subject Tract

**BOA-23867**

20-13 29

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

Aerial Photo Date: 2024



2.6



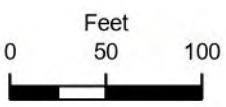
E TECUMSEH ST

N FLORENCE AVE

E SEMINOLE ST

E SEMINOLE ST

N COLLEGE AVE



Subject Tract

**BOA-23867**

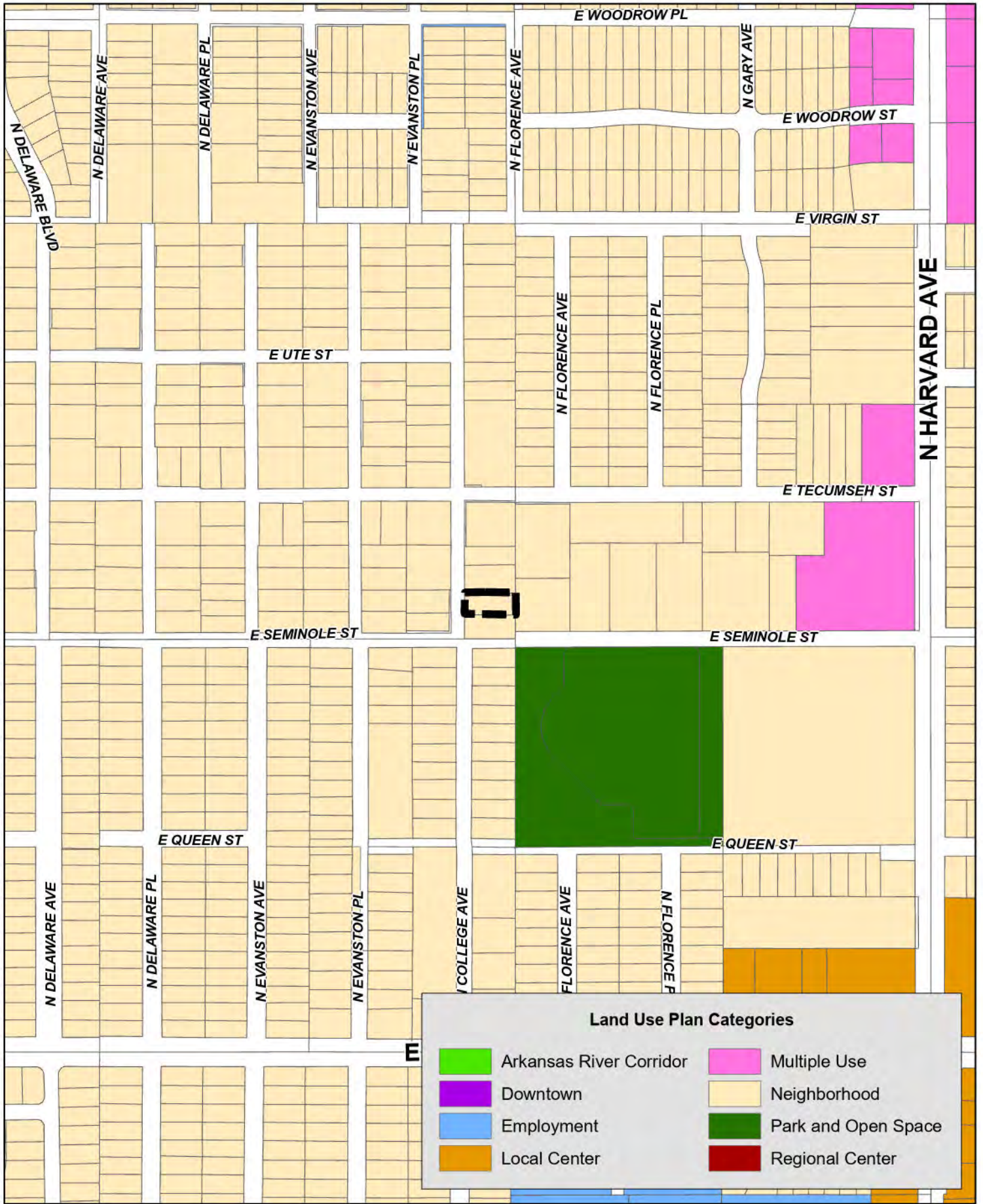
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



Aerial Photo Date: 2024

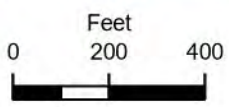


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**Land Use Plan Categories**

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

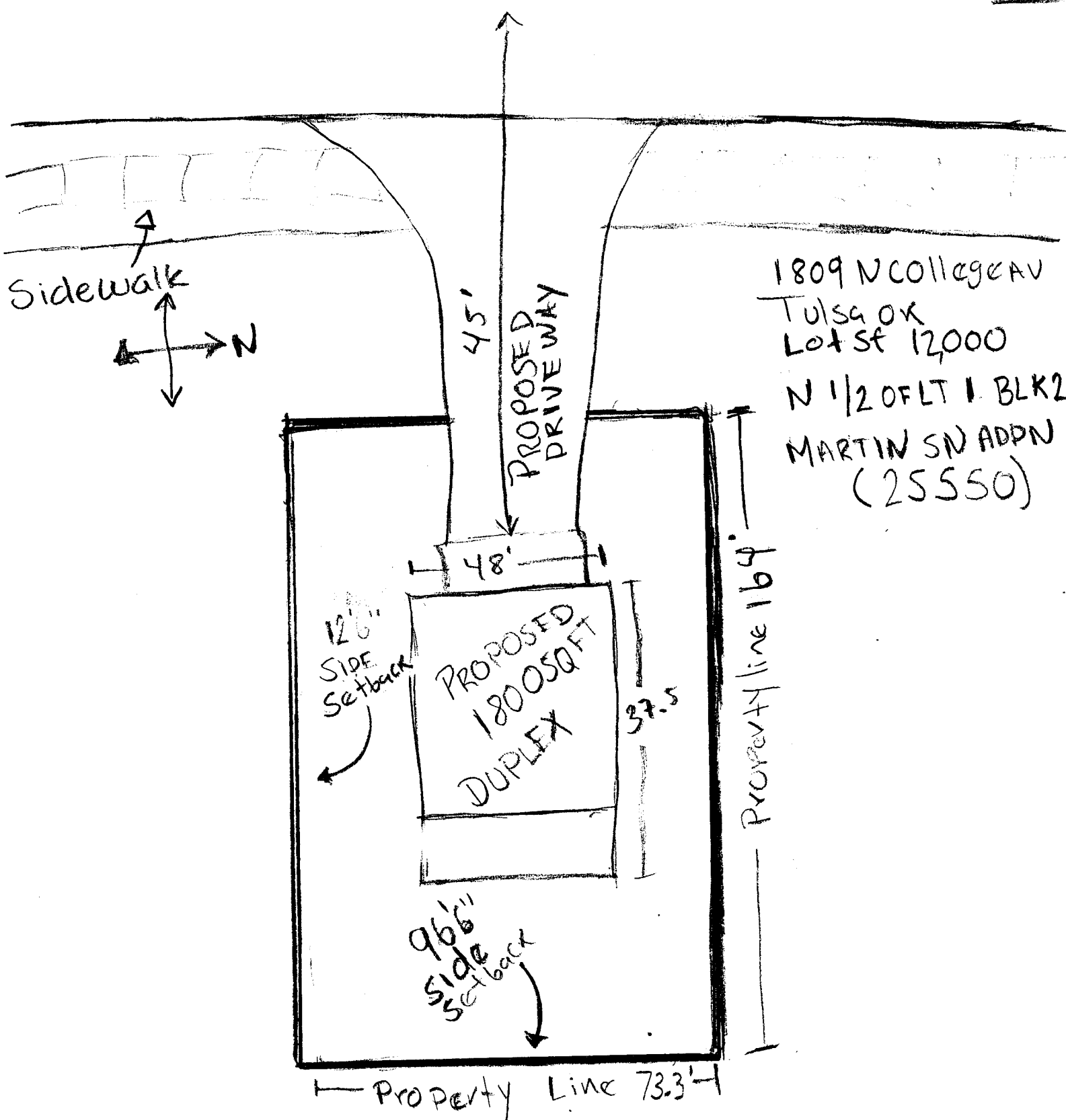


 Subject Tract

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20-13 29



N. COLLEGE AVE.



1809 N College Ave  
Tulsa OK  
Lot SF 12,000  
N 1/2 OF LT 1 BLK 25  
MARTIN SN ADDN  
(25550)

**REQUEST FOR WAIVER OF LETTER OF DEFICIENCY REQUIREMENT**

If the Board staff waives the requirement that an LOD accompany an application to the Board, **the Applicant is responsible for requesting all necessary relief and for citing the sections of the Zoning Code pertinent to the relief sought.** (The waiver of the requirement that an LOD accompany an application to the Board shall not be considered a waiver of the necessity to apply for a building permit or a zoning clearance permit, as may be required by the particular proposed use or construction.) **In the event that the applicant does not request all necessary relief, additional BOA action may be required resulting in significant delays during the building permit process.**

I hereby certify that I have read and understand the above requirements and that I request that the LOD requirement be waived for the subject property in case number:

AM

  
Applicant's Signature

02/21/2025  
Date

Approved by: \_\_\_\_\_