



**Tulsa Metropolitan Area
Planning Commission**

Z-7772 Staff Report

Hearing Date: June 5, 2024
Prepared by: Nathan Foster
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918-596-7609

Owner and Applicant Information

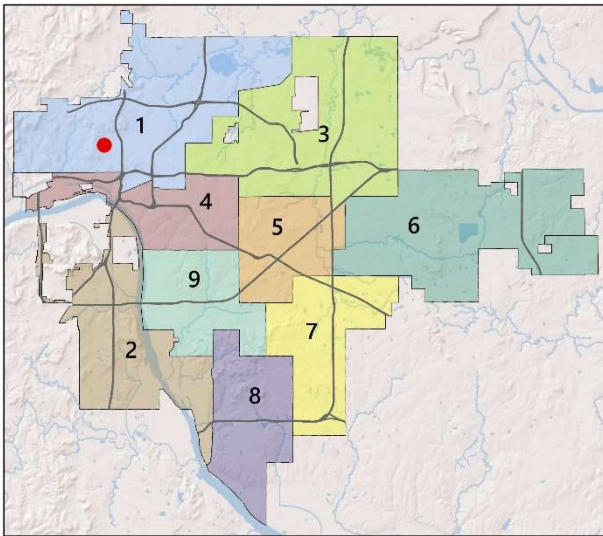
Applicant: Erica Stampley
Property Owner: CEEL Oklahoma Homes, LLC

Property Location

North of the northeast corner of West Newton Street
and North Union Avenue
Tract Size: ±0.18 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 1, Vanessa Hall-Harper
County Commission: District 3 – Osage County, Charlie Cartwright

Public Notice Required

Newspaper Notice – min. 20 days in advance
Mailed Notice to 300’ radius – min. 20 days in advance
Posted Sign – min. 20 days in advance

Staff Recommendation

Staff recommends approval.

Request Summary

Rezone subject properties from RS-3 to RS-5 to permit additional residential dwelling units.

Zoning

Existing Zoning: Residential Single-Family 3 (RS-3)
Existing Overlays: None
Proposed Zoning: Residential Single-Family 5 (RS-5)

Use

Current Use: Vacant
Proposed Use: Residential

Comprehensive Plan Considerations

Land Use

Land Use Plan: Neighborhood
Small Area Plans: None
Development Era: Streetcar

Transportation

Major Street & Highway Plan:
North Union Avenue – Residential Collector
planitulsa Street Type: N/A
Transit: N/A
Existing Bike/Ped Facilities: None
Planned Bike/Ped Facilities: Signed Bike Route – N. Union

Environment

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

Detailed Staff Recommendation

The applicant is proposing to rezone the subject property from RS-3 to RS-5 to permit additional residential density. The rezoning would decrease minimum lot area and lot width requirements to permit a lot split or the development of additional building types.

The existing lot does not conform to the RS-3 minimum requirements and would be considered a legal non-conforming lot per the Tulsa Zoning Code. The rezoning would remove the nonconformities that exist and increase opportunities for new development or redevelopment of the site.

RS-5 permits a minimum lot width of 30 feet and a minimum lot area of 3,300 square feet while RS-3 mandates a lot width of 60 feet and a minimum lot area of 6,900 square feet. Due to the nonconformities, the site would be limited to development as a single detached house. The rezoning would permit other opportunities including a lot split to develop two single-family homes. Additionally, the applicant could choose to pursue a special exception from the Board of Adjustment to permit duplexes.

The rezoning supports the development of additional housing while maintaining a single-family residential district that complements the surrounding properties. The RS-5 zoning is supported by the recommendations of the Neighborhood land use designation of the Tulsa Comprehensive Plan and the recommendations of the Tulsa Housing Strategy.

With consideration given to the factors listed herein, staff recommends **approval** of the application.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as a 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	Vacant
East	RS-3	Neighborhood	Single-Family Residential
South	RS-3	Neighborhood	Single-Family Residential
West	RS-3	Neighborhood	Single-Family Residential

Small Area Plans

The subject properties are not located within any adopted small area plans.

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: North Union Avenue is designated as a residential collector.

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: North Union Avenue is planned as a signed bike route.

Environmental Considerations

Flood Area: The subject property is not located within any designated floodplain areas.

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.

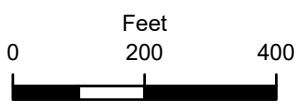
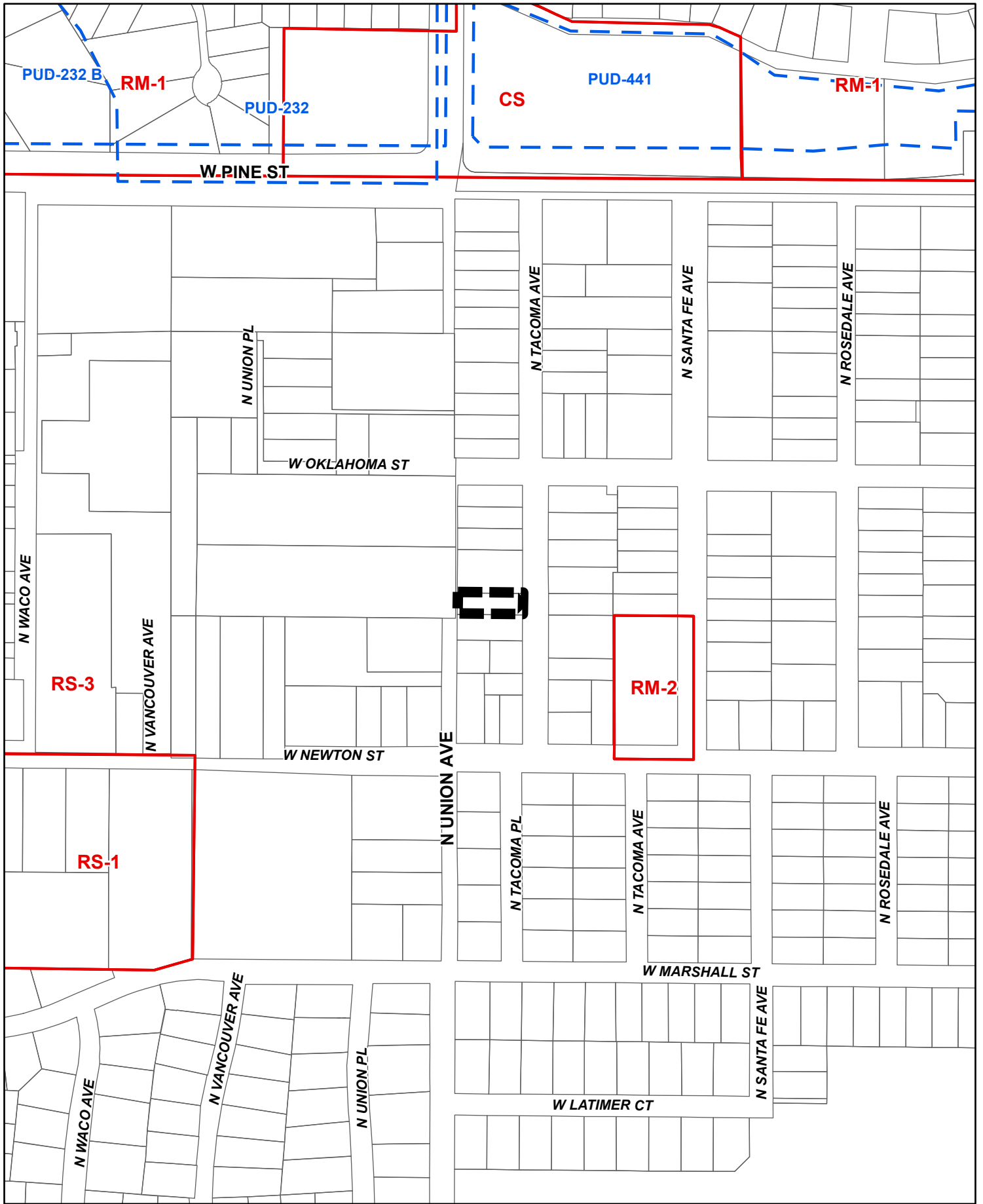
Parks & Open Space: N/A

Zoning History

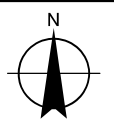
Ordinance 11918, dated September 1, 1970, established zoning for the subject property.

Exhibits

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



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W PINE ST

N UNION PL

N UNION AVE

N TACOMA AVE

N SANTA FE AVE

N ROSEDALE AVE

W OKLAHOMA ST

N VANCOUVER AVE

W NEWTON ST

N TACOMA PL

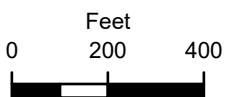
N TACOMA AVE

N SANTA FE AVE

N VANCOUVER AVE

N UNION PL

W MARSHALL ST



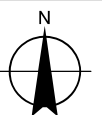
Subject Tract

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

Aerial Photo Date: 2021

6.5





W OKLAHOMA ST

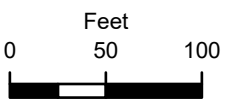
N UNION AVE

N TACOMA AVE

W NEWTON ST

N TACOMA PL

N TACOMA AVE



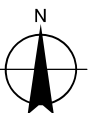
Subject Tract

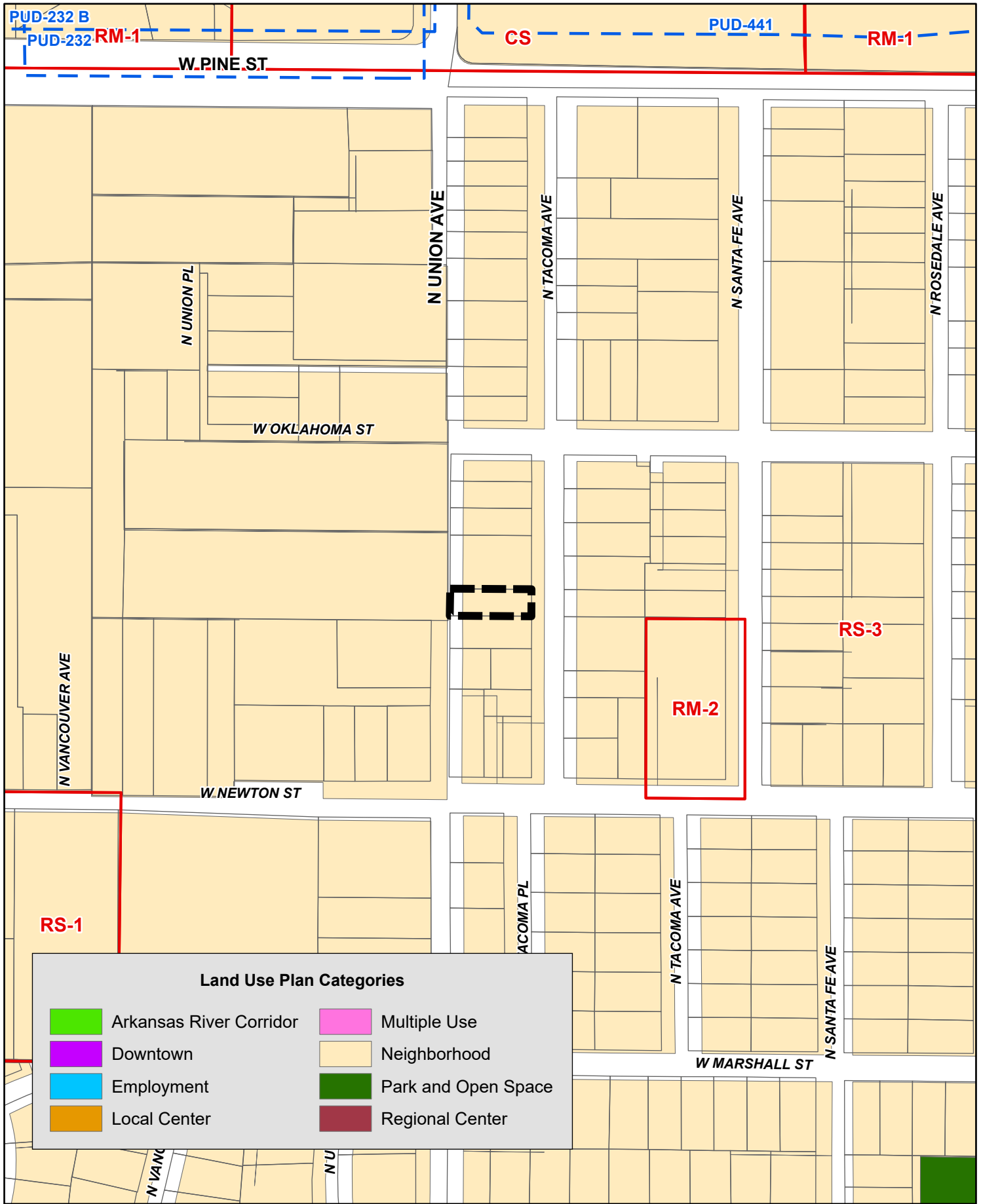
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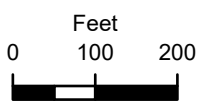
Aerial Photo Date: 2021

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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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