



Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7566

**Hearing Date:** August 19<sup>th</sup>, 2020

**Case Report Prepared by:**

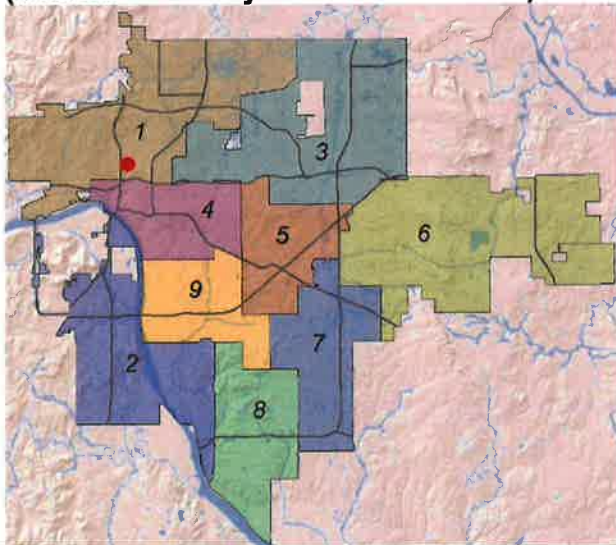
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Sally Moseby

*Property Owner:* BOYDELL APARTMENTS LLC

**Location Map:**  
**(shown with City Council Districts)**



**Applicant Proposal:**

*Present Use:* Apartment

*Proposed Use:* Apartment

*Concept summary:* The existing property contains a multi-story apartment building, but the site is zoned RS-4 and RS-5. The request is necessary for remodeling the building and adding parking.

*Tract Size:* 0.26 ± acres

*Location:* North of the Northeast corner of West Latimer Street & North Main Street

**Zoning:**

*Existing Zoning:* RS-5/RS-4

*Proposed Zoning:* RM-3

**Comprehensive Plan:**

*Land Use Map:* Existing Neighborhood

*Stability and Growth Map:* Area of Stability

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 0235

CZM: 28

**City Council District:** 1

*Councilor Name:* Vanessa Hall-Harper

**County Commission District:** 1

*Commissioner Name:* Stan Sallee

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## SECTION I: Z-7566

**DEVELOPMENT CONCEPT:** The existing property was developed approximately 100 years ago and includes a single three-story building with 12 apartments. A building permit has been received and renovation is currently in progress. The original development did not include any parking except street parking. The two lots in consideration are now combined and the intention is to develop both tracts into a single infill development tract.

### EXHIBITS:

INCOG Case map  
INCOG Aerial (small scale)  
INCOG Aerial (large scale)  
Tulsa Comprehensive Plan Land Use Map  
Tulsa Comprehensive Plan Areas of Stability and Growth Map  
Applicant Exhibits: None included

### **DETAILED STAFF RECOMMENDATION:**

Case Z-7566 requesting RM-3 zoning is consistent with the current and expected development pattern in the area and,

RM-3 zoning will provide guidance for redevelopment of the existing multifamily property and anticipated parking. Establishing appropriate zoning along with its supplemental regulations helping stabilize this area north of Emerson Elementary and,

RM-3 uses and building types are consistent with the Existing Neighborhood land use designation in the Tulsa Comprehensive Plan and,

Uses and building types and supplemental regulations defined in the RM-3 zoning district are consistent with the Unity Heritage Neighborhoods Plan therefore,

Staff recommends Approval of Z-7566 to rezone property from RS-5 and RS-4 to RM-3.

## **SECTION II: Supporting Documentation**

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: The rezoning request is consistent with the Existing Neighborhood designation in the Tulsa Comprehensive Plan and the rezoning request is consistent with the anticipated redevelopment of the area identified in the Unity Heritage Neighborhoods Plan.*

### Land Use Vision:

*Land Use Plan map designation:* Existing Neighborhood

The Existing Neighborhood category is intended to preserve and enhance Tulsa's existing single-family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

*Areas of Stability and Growth designation: Area of Stability*

The Areas of Stability includes approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

Transportation Vision:

*Major Street and Highway Plan:* None that affect the site.

*Trail System Master Plan Considerations:* None that affect the site

Sector Plan:

Unity Heritage Neighborhoods Plan:

The neighborhood plan was adopted in November 2016 and included seven goals in the implementation action matrix that are important to this redevelopment opportunity. Emerson school redevelopment was not specifically identified as a growth opportunity area however redevelopment of this school site along with Tulsa Development Authority collaboration has provided an opportunity to help transform and revitalize neighborhoods most impacted by vacancy or poor maintenance as identified in goal 3. This specific property and the requested rezoning help achieve that goal.

Special District Considerations: This property is included in the Healthy Neighborhood Overlay and only regulates the proliferation of small box discount stores. That overlay does not affect redevelopment of this site for multifamily purposes.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary: The existing 3 story apartment is being renovated but does not have adequate parking. The alley has recently been repaved by the City of Tulsa and access to the parking can be provide from Main and the Alley. The site has been used for parking but not paved except along the east side of the site.*

*Street view from northwest looking southeast.*

11.3



Environmental Considerations: None that affect site redevelopment

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
North Main Street	Residential Collector	60 feet	2 lanes with on street parking.

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<b>Location</b>	<b>Existing Zoning</b>	<b>Existing Land Use Designation</b>	<b>Area of Stability or Growth</b>	<b>Existing Use</b>
North	RS-5	Existing Neighborhood	Stability	Detached Single Family Home
East	RS-5	Existing Neighborhood	Stability	Detached Single Family Home
South	RS-4	Existing Neighborhood	Stability	Detached Single Family Home
West	RS-4	Existing Neighborhood	Stability	Detached Single Family Home

**SECTION III: Relevant Zoning History**

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**ZONING ORDINANCE:** Ordinance number 17817 dated November 12, 1992 and Ordinance number 23854 dated February 10, 2018 established the current zoning for the subject property.

***Subject Property:***

**SA-3 April 2018** : All concurred in **approval** at city council (TMPAC recommended **denial**) to apply supplemental zoning, HNO (Healthy Neighborhoods Overlay), to multiple properties within the plan area boundaries of Greenwood Heritage Neighborhoods Sector Plan (also known as the Unity Heritage Neighborhoods Plan), 36th Street North Corridor Small Area Plan, and The Crutchfield Neighborhood Revitalization Master Plan (related to ZCA-7).

**Z-7426 January 2018 (Rel. to Z-7427 & PUD-786-A)**: All concurred in **approval** of a request for *rezoning* a 2.05± acre tract of land from RM-3/CS to RS-5 for residential, on property located north west corner of East Latimer Street & North Boston Avenue. This case includes part of the subject property and a portion of the surrounding area. (Ordinance No. 23854)

**PUD-786-A Abandonment January 2018 (Rel. Z-7426 & Z-7427)**: All concurred in **approval** of a proposed *Major Amendment to Abandon* PUD-786 on a 2.61± acre tract of land for on property located north west corner of East Latimer Street and North Boston Avenue.

**PUD-786 October 2011**: All concurred in **approval** of a proposed *Planned Unit Development* on a 2.63± acre tract of land for a mixed-use senior living center, on property located north and east of East Latimer Street and North Main Street.

**Z-6373 November 1992**: All concurred in **approval** of a request for *rezoning* a 195± acre tract of land from RM-1 to RS-4 for single-family residential homes, on property located east of Osage Expressway between Fairview Street and Pine, to North Cincinnati Avenue. This includes the subject property and most of the surrounding area. (Ordinance No. 17817)

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

***Surrounding Property:***

**Z-7528 February 2020**: All concurred in **approval** of a request for *rezoning* a .13± acre tract of land from RS-4 to RS-5 for duplexes, on property located east of the southeast corner of East Latimer Place and North Boston Avenue.

**BOA-22745 October 2019**: The Board of Adjustment **approved** a *Special Exception* to allow a duplex in an RS-5 District, a *Variance* of the required number of parking spaces, subject to conceptual plan 3.6, not intended to require the drive to the rear, finding the hardship to be the narrowness of the lot and the undue burden of providing extra parking for such a small domicile, on property located at 1012 North Main Street.

**Z-7480 July 2019**: All concurred in **approval** of a request for *rezoning* a .15± acre tract of land from RS-4 to RS-5 for a duplex, on property located northwest corner of West King Street and North Main Street.

**Z-7427 January 2018 (Rel. to Z-7426 & PUD-786-A):** All concurred in **approval** of a request for *rezoning* a .58± acre tract of land from RM-3/CS to MX-2-U-45 for mixed use, on property located north east corner of North Main Street and East Latimer Street.

**BOA-22295 July 2017:** The Board of Adjustment **approved** a *Special Exception* to permit a school and accessory uses in the R District, on property located at between East Independence Avenue North and East Latimer Street North and between North MLK, Jr. Boulevard West and North Main Street.

**BOA-16585 February 1994:** The Board of Adjustment **approved** a *Variance* to permit a family daycare home within 300' of another family daycare home, finding that the applicant picks up and delivers children and will not be detrimental to the neighborhood, on property located at 1136 North Boston Place.

**BOA-08851 December 1975:** The Board of Adjustment **approved** an *Exception* to use property for public school use and a *Minor Variance* to build across lot lines, per plot plan, in an RM-1 and CS District, on property located at 103 East King Street.

**BOA-08610 June 1975:** The Board of Adjustment **approved** an *Exception* to use property for church use and a *Variance* of the minimum lot area of one acre and the 100' lot width for a period of two years at which time the Board will reassess the parking arrangement in an RM-1 District, on property located at 1109 North Main Street.

**BOA-06296 May 1969:** The Board of Adjustment **approved** an *Exception* to use property for public school use in a U-2-A district, on property located at 143 East King Street.

**BOA-05659 December 1967:** The Board of Adjustment **approved** an *Exception* to permit a school use in a U-2A District, on property located 135 East King Street.

**BOA-04220 October 1963:** The Board of Adjustment **approved** request for permission to operate a home beauty shop in a U-2-A district, on property located at Lot 7, Block 2, Pouder-Pomeroy Second Addition.

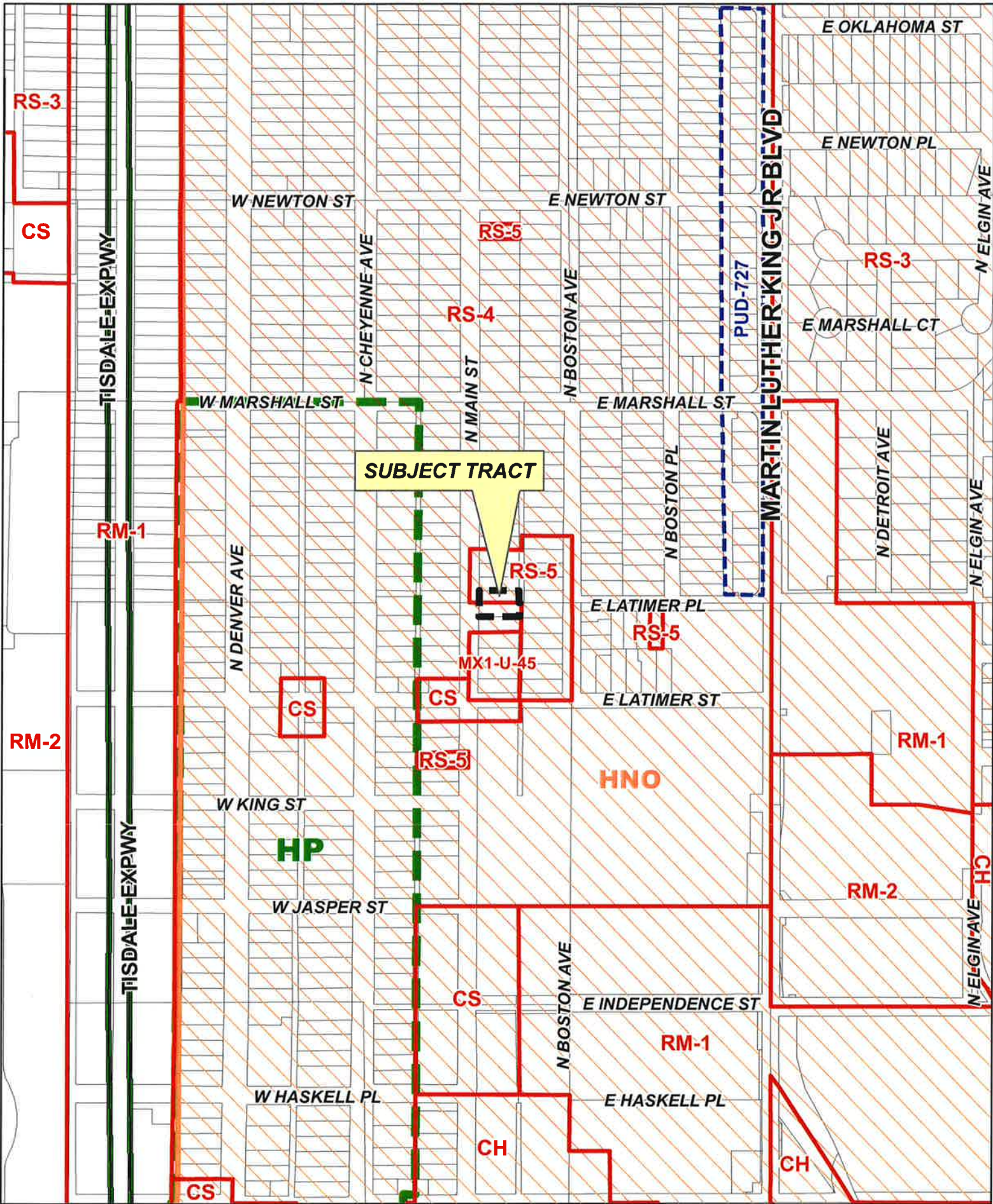
**BOA-04214 October 1963:** The Board of Adjustment **approved** request for permission to operate a home beauty shop in a U-2-A district, on property located Lot 3, Block 17, Burgess Hill Addition.

**BOA-01614 July 1943:** The Board of Adjustment **approved** a request for permission to establish an office, sales room, and warehouse, for the purpose of storing, selling, repairing and servicing of machinery used in connection with the coating and wrapping of pipelines, and the sale of pipeline equipment in general, on property located at .

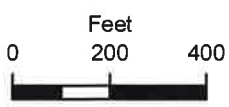
**BOA-00188 November 1925:** The Board of Adjustment **approved** an *appeal* of the permit inspector's decision to refuse a building permit for an addition to an existing clothes cleaning and pressing establishment on account of being non-conforming to a U-2 district, on property located Lot 2, Block 5 Owen Addition.

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**SUBJECT TRACT**



**Z-7566**

20-12 35





TISDALE EXPWY

TISDALE EXPWY

MARTIN LUTHER KING JR BLVD

E OKLAHOMA ST

E NEWTON PL

W NEWTON ST

E NEWTON ST

E MARSHALL PL

N CHEYENNE AVE

N ELGIN AVE

E MARSHALL CT

W MARSHALL ST

N MAIN ST

N BOSTON AVE

E MARSHALL ST

N DENVER AVE

N BOSTON PL

N DETROIT AVE

N ELGIN AVE

E LATIMER PL



E LATIMER ST

W KING ST

W JASPER ST

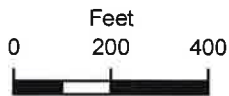
N BOSTON AVE

E INDEPENDENCE ST

N ELGIN AVE

W HASKELL PL

E HASKELL PL



Subject Tract

Z-7566

20-12 35

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

Aerial Photo Date: February 2018

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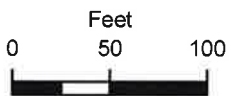


N MAIN ST

E LATIMER PL

N BOSTON AVE

E LATIMER ST



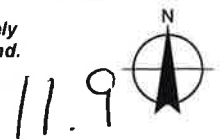
Subject Tract

**Z-7566**

20-12 35

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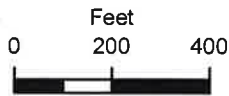
Aerial Photo Date: February 2018



**SUBJECT TRACT  
LAND USE PLAN  
EXISTING NEIGHBORHOOD**

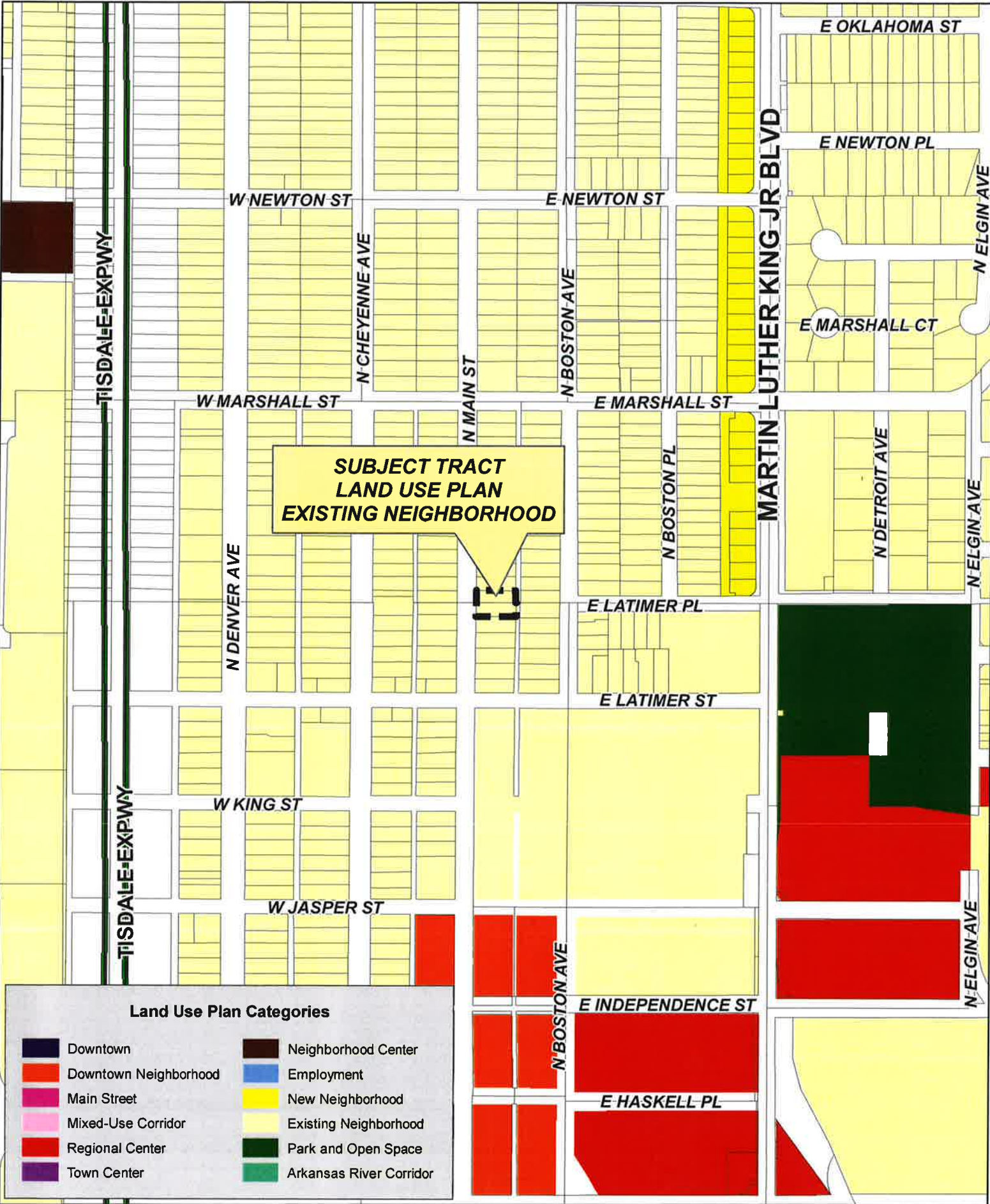
**Land Use Plan Categories**

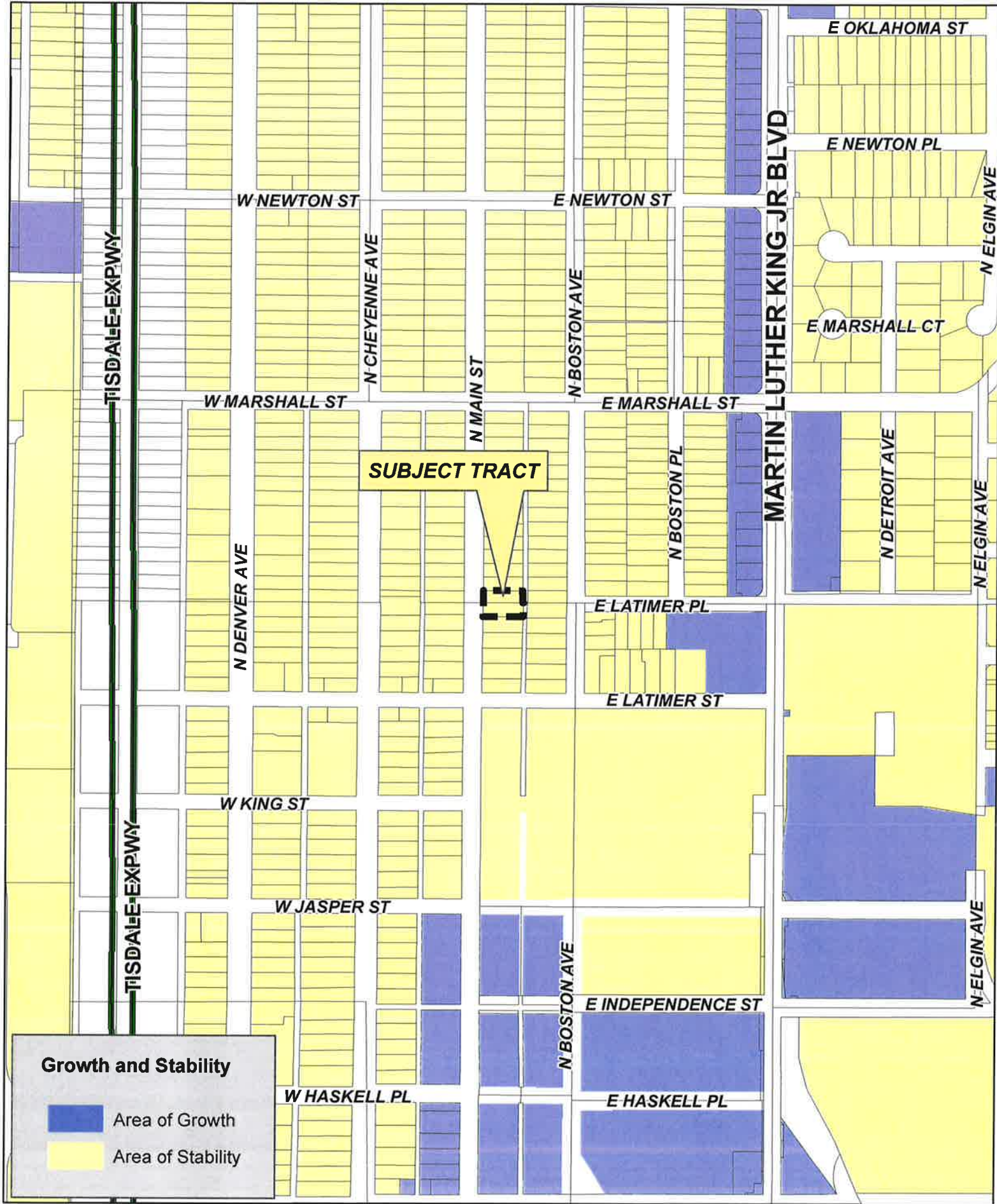
 Downtown	 Neighborhood Center
 Downtown Neighborhood	 Employment
 Main Street	 New Neighborhood
 Mixed-Use Corridor	 Existing Neighborhood
 Regional Center	 Park and Open Space
 Town Center	 Arkansas River Corridor



**Z-7566**

20-12 35

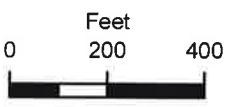




**SUBJECT TRACT**

**Growth and Stability**

- Area of Growth
- Area of Stability



**Z-7566**

20-12 35

