



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7697

Hearing Date: May 3rd, 2023
(Continued from April 5th, 2023)

Case Report Prepared by:

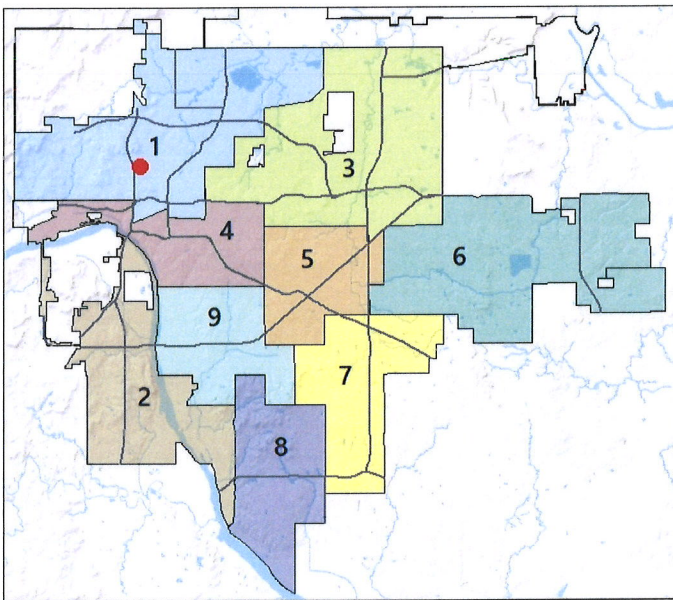
Dylan Siers

Owner and Applicant Information:

Applicant: Blas Gaytan

Property Owner: Blas Gaytan

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Residential

Concept summary: Rezone to RS-4 to take advantage of opportunities for residential development in the Neighborhood Infill Overlay (NIO) provisions.

Tract Size: 0.24 ± acres

Location: Southwest corner of West Pine Street and North Main Street

Zoning:

Existing Zoning: CH/OL/NIO/HNO

Proposed Zoning: RS-4/NIO/HNO

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-7697

DEVELOPMENT CONCEPT: Rezone the site to allow the utilization of the Neighborhood Infill Overlay for a residential project. The Neighborhood Infill Overlay (NIO) establishes zoning regulations that are intended to promote the development of alternative infill housing in established neighborhoods. In this case the NIO would allow for the development of up to a 6-unit apartment in RS-4 zoning.

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

DETAILED STAFF RECOMMENDATION:

Z-7697 requesting rezoning to the RS-4 district is consistent with the recently adopted Neighborhood Infill Overlay and,

Uses and building types within the RS-4 district are consistent with the surrounding zoning pattern and,

RS-4 is consistent with the anticipated development considered in the Existing Neighborhood land use designation of the comprehensive plan and in the surrounding area therefore,

Staff recommends approval of Z-7697 to rezone property from CH/OL/NIO to RS-4/NIO.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: RS-4 zoning is consistent with the Existing Neighborhood land use designation.

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

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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 site redevelopment.

Trail System Master Plan Considerations: None

Small Area Plan: Unity Heritage Neighborhoods Sector Plan.

The Unity Heritage Plan was adopted in 2016 and adopted 8 goals and 58 implementation measures. About 45% of those implementation measures are complete or ongoing as of July 1, 2020.

Some of those goals include, enhancing the desirability of all neighborhoods in the planning area, preserving, and stabilizing the area's healthy neighborhoods, and transform and revitalize neighborhoods most impacted by vacancy or poor maintenance.

Special District Considerations:

Neighborhood Infill Overlay was approved this year is an important consideration for the expected development in the RS-4 district. The Neighborhood Infill Overlay intends to promote the development of infill housing in already established neighborhoods.

The site is also in the Healthy Neighborhoods Overlay, which has effect on residential uses.

The Unity Heritage Neighborhoods plan recognizes appropriate infill and suggest new building construction similar to the existing neighborhood scale and form.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The property is currently vacant and directly on the southwest corner of West Pine Street and North Main Street, see image below.



Environmental Considerations: None that would affect site development.

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
East Pine Street	Secondary Arterial	100'	4
North Main Street	Residential Collector	60'	2

Utilities: The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	CH/OL	Existing Neighborhood	Stability	Residential
East	CH/NIO	Existing Neighborhood	Stability	Vacant
South	RS-4/NIO	Existing Neighborhood	Stability	Residential
West	RS-4/NIO	Existing Neighborhood	Stability	Residential

SECTION III: Relevant Zoning History

History: Z-7697

Subject Property:

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

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SA-5 (Neighborhood Infill Overlay) August 2021: All concurred in **approval** of a request for a Special Area Overlay on multiple properties along the multiple properties located within certain neighborhoods adjacent to downtown to establishes zoning regulations that are intended to promote the development of alternative infill housing in established neighborhoods. The overlay allows for a variety of residential housing types in a manner that is compatible, in mass and scale, with the character of surrounding properties. The regulations are also intended to promote housing types that accommodate households of varying sizes and income levels and provide for a more efficient use of residential land and available public infrastructure.

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).

BOA-20274 April 2006: The Board of Adjustment **approved** a *Special Exception* to permit a single-family residential use in an OL and CH district, on property located at 1450-1448 North Main Street.

Surrounding Property:

SA-5 (Neighborhood Infill Overlay) August 2021: All concurred in **approval** of a request for a Special Area Overlay on multiple properties along the multiple properties located within certain neighborhoods adjacent to downtown to establishes zoning regulations that are intended to promote the development of alternative infill housing in established neighborhoods. The overlay allows for a variety of residential housing types in a manner that is compatible, in mass and scale, with the character of surrounding properties. The regulations are also intended to promote housing types that accommodate households of varying sizes and income levels and provide for a more efficient use of residential land and available public infrastructure.

BOA-23121 May 2021: The Board of Adjustment **approved** a *Variance* to permit to reduce the 10-foot side building setbacks from R districts in an OL district to permit a single-family home, on property located at 1508 North Main Street West.

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).

BOA-22408 April 2018: The Board of Adjustment **approved** a *Special Exception* to permit a fence to exceed 4 feet in height in the front street setback, on property located at 1511 North Main Street East; 11 Pine Street North.

BOA-20273 April 2006: The Board of Adjustment **approved** a *Special Exception* to permit a single-family residence on an OL zoned property & a *Variance* of the setback from centerline of an arterial street from 100' to align with existing residential structure to the east or 65.6' & a *Variance* of one-story to allow two-story in OL, on property located at 110 E. Pine.

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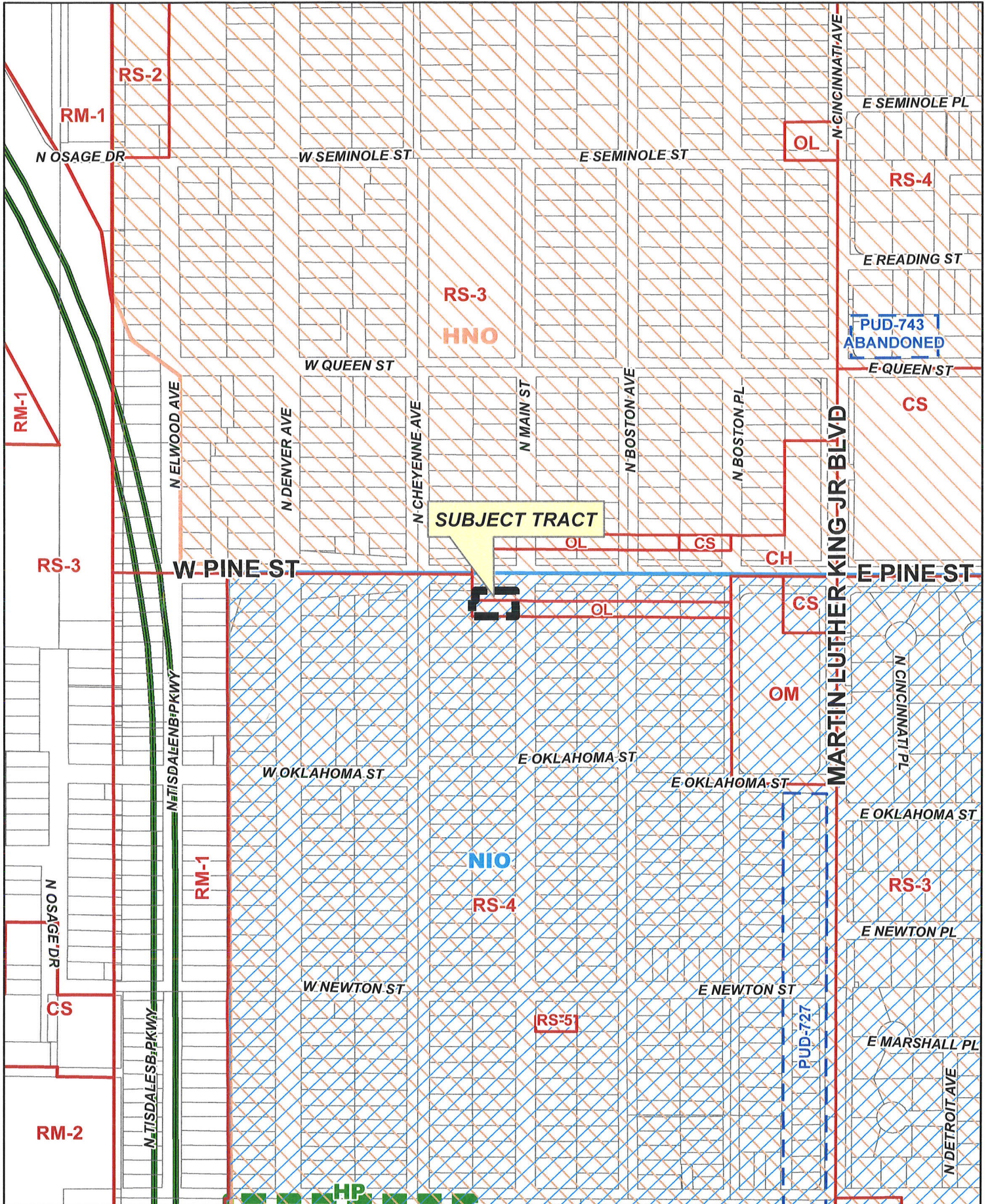
BOA-19122 June 2001: The Board of Adjustment **approved** a *Special Exception* to permit a single-family residence on an OL zoned property & a *Variance* of the setback from centerline of an arterial street from 100' to align with existing residential structure to the east or 65.6' & a *Variance* of one-story to allow two-story in OL, on property located at 110 E. Pine.

BOA-16378 July 1993: The Board of Adjustment **approved** a *Special Exception* to permit residential use in a CG and OL zoned district, on property located at 1441, 1507 and 1508 North Boston Avenue.

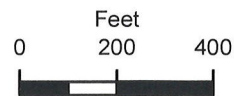
BOA-14971 November 1988: The Board of Adjustment **approved** a Minor *Variance* to permit a side yard setback from 10' to 8' to allow for an addition to an existing dwelling, on property located at 1439 North Boston Avenue.

BOA-7503 June 1972: The Board of Adjustment **approved** a *Variance* to permit modification of the side yard requirements in an RM-1 District to permit building single family residences with 5' side yards, on property located at 212 & 216 East King Street, 1427 North Boston Avenue & 1207 & 1209 North Main Street.

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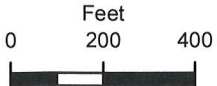
SUBJECT TRACT



Z-7697

20-12 35





Subject Tract

Z-7697

20-12 35

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

Aerial Photo Date: 2020/2021



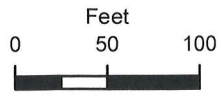
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W PINE ST

N CHEYENNE AVE

N MAIN ST



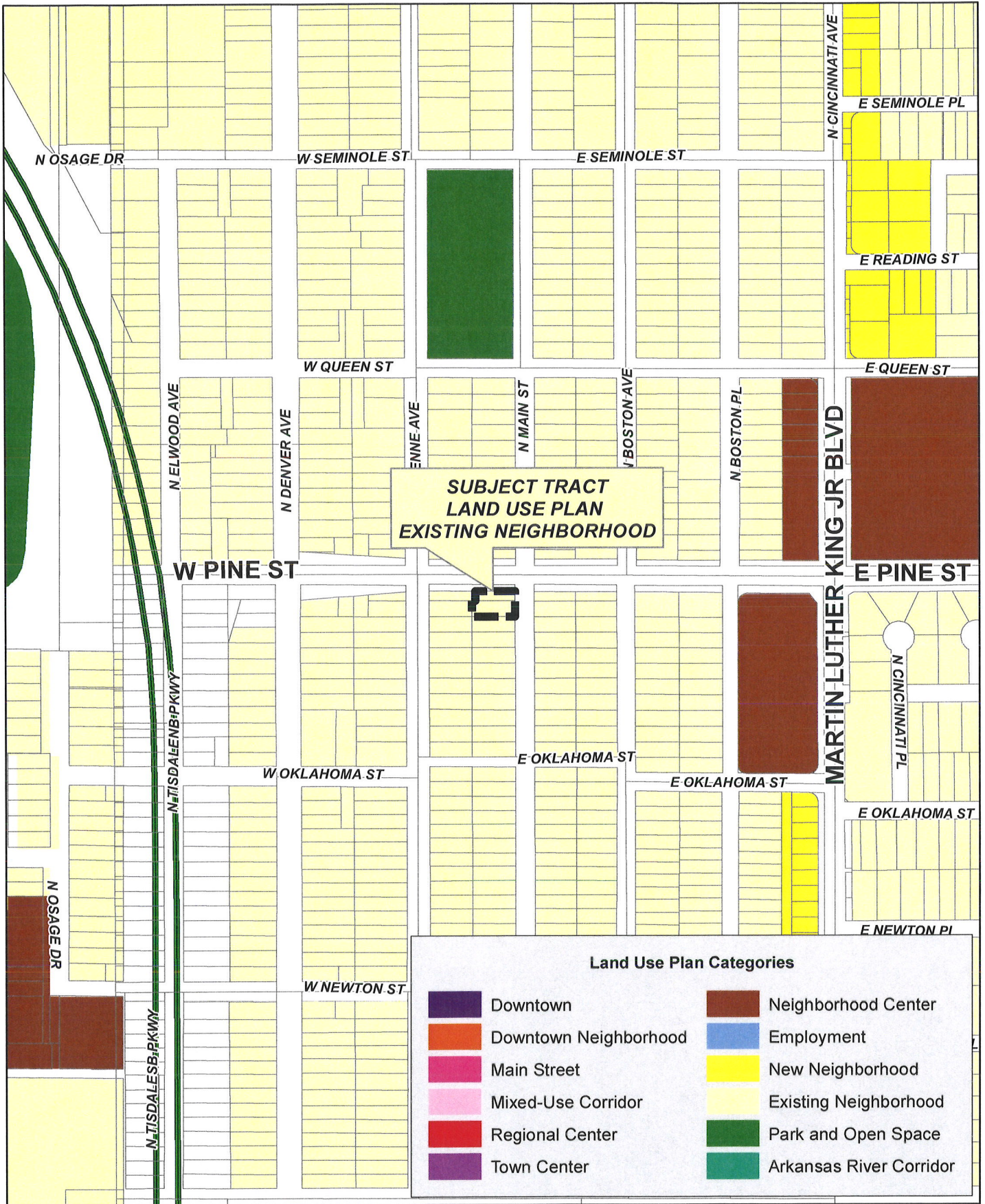
 Subject Tract

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20-12 35













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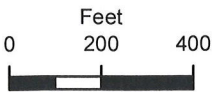


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**SUBJECT TRACT
LAND USE PLAN
EXISTING NEIGHBORHOOD**

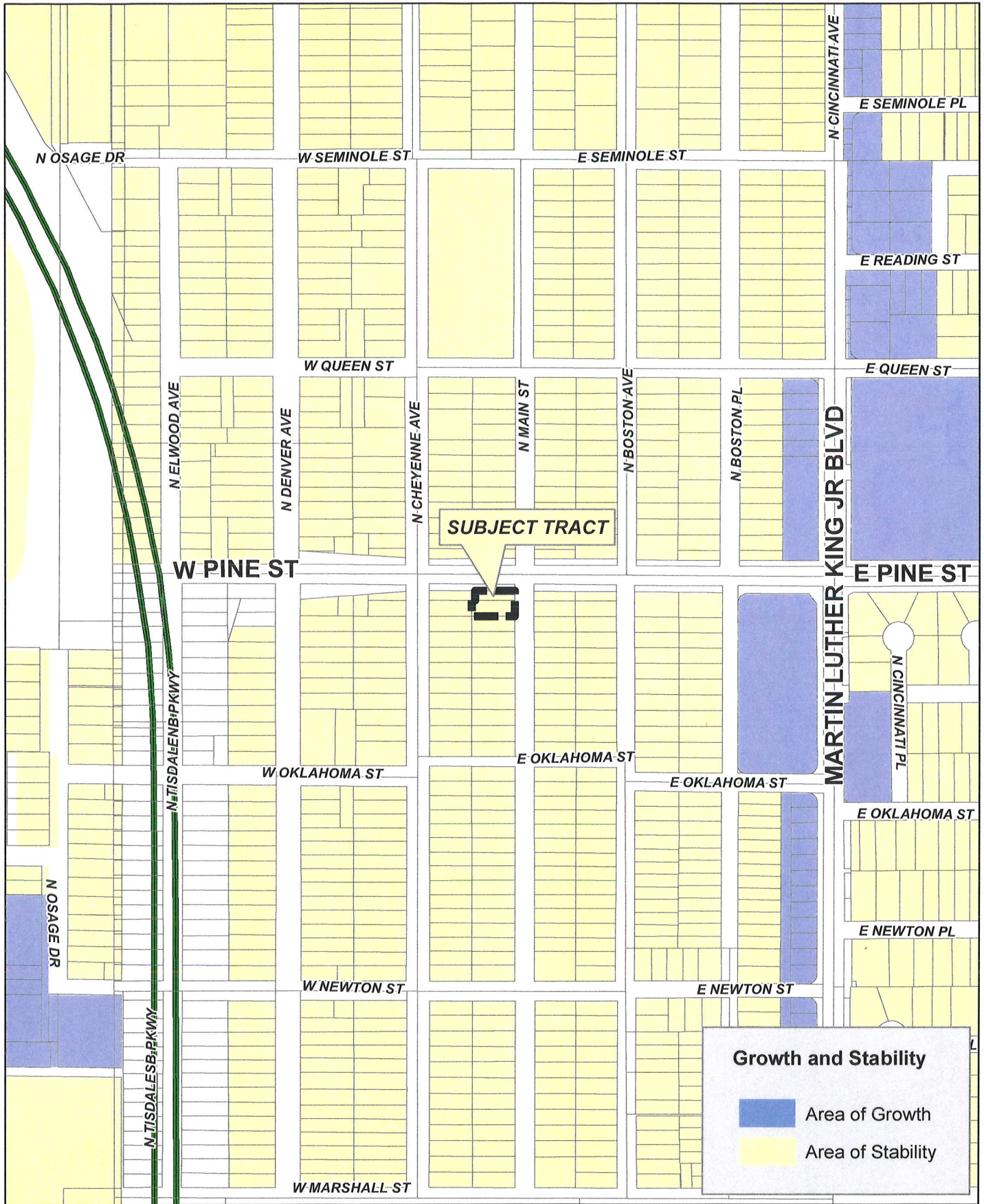
Land Use Plan Categories			
	Downtown		Neighborhood Center
	Downtown Neighborhood		Employment
	Main Street		New Neighborhood
	Mixed-Use Corridor		Existing Neighborhood
	Regional Center		Park and Open Space
	Town Center		Arkansas River Corridor



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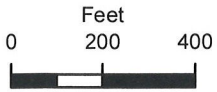




SUBJECT TRACT

Growth and Stability

- Area of Growth
- Area of Stability



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