



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7698

Hearing Date: April 5th, 2023

Case Report Prepared by:

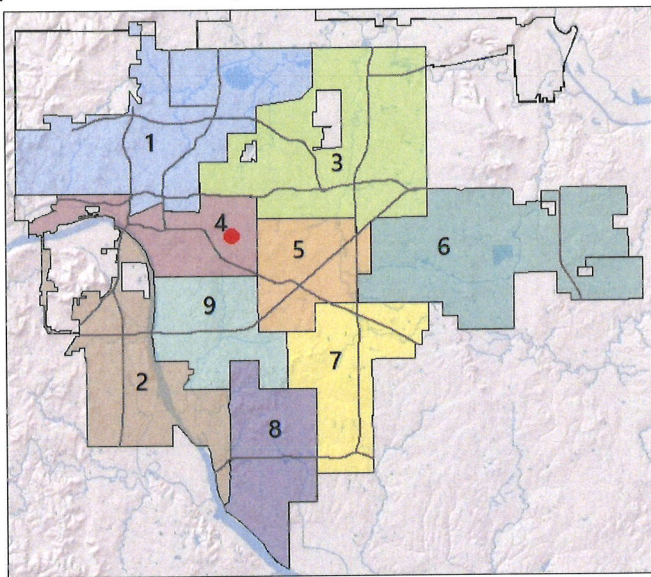
Dylan Siers

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: Multifamily Residential

Concept summary: Rezone to RM-2 to allow for a multifamily development.

Tract Size: 0.16 ± acres

Location: East of the Southeast corner of South Harvard Ave and East 15th Street South

Zoning:

Existing Zoning: RS-3

Proposed Zoning: RM-2

Comprehensive Plan:

Land Use Map: Existing Neighborhood

Stability and Growth Map: Area of Stability

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9309

CZM: 37

City Council District: 4

Councilor Name: Laura Bellis

County Commission District: 2

Commissioner Name: Karen Keith

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SECTION I: Z-7698

DEVELOPMENT CONCEPT: Rezone entire site to RM-2 to permit the construction of apartments. There are currently tracts to the North zoned RM-2 that would be a part of the apartment proposal.

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
 - Site Plan
 - Floor Plan
 - Building Elevation

DETAILED STAFF RECOMMENDATION:

The subject tract is currently zoned RS-3. The applicant is seeking to rezone the subject tract to RM-2 and combine the lots north of the subject tract for a single multifamily development. RM-2 zoning is consistent with the Existing Neighborhood designation and allows for a variety of residential building types and,

The subject tract is located within the Existing Neighborhood and Area of Stability designations.

RM-2 zoning can be consistent with uses found on the edges of an Existing Neighborhood when the planned redevelopment contemplates combining lots in both Existing Neighborhood and Main Street Land use designations and,

RM-2 zoning is an appropriate transition between Main Street and Existing Neighborhood areas therefore,

Staff recommends approval of Z-7698 for rezoning the subject tract from RS-3 to RM-2.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: *RM-2 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

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The areas of stability include 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

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The subject property is currently vacant. The property to the north is zoned RM-2. The property to the north is a vacant lot.



Environmental Considerations: None

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Indianapolis Ave	None	50'	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	RM-2	Main Street	Growth	Vacant lot
East	RS-3	Existing Neighborhood	Stability	Single family homes
South	RS-3	Existing Neighborhood	Stability	Single family home
West	PUD-770/CS/RM-2/RS-3	Main Street	Growth	Convenience goods with fueling station

SECTION III: Relevant Zoning History

History: Z-7698

Subject Property:

ZONING ORDINANCE: Ordinance number 11815 dated June 26, 1970, established zoning for the subject property.

Surrounding Property:

BOA-22806 November 2019: The Board of Adjustment **approved** a *Special Exception* to permit a Low-impact Manufacturing and Industry uses in the CH District, on property located at 1502 South Harvard Avenue East.

BOA-21382 May 2012: The Board of Adjustment **approved** a *Variance* from extending 20 ft into the required front yard to 23 ft. & a *Special Exception* to permit carport in the required front yard in an RS-3 district & a *Variance* of required side yard setback from 5 ft to 2 ft., on property located at 1524 South Indianapolis Avenue East.

PUD-770 May 2009: All concurred in **approval** of a proposed *Planned Unit Development* on a 27,875± square feet tract of land for commercial uses on property located Southeast corner of East 15th Street and South Harvard Avenue.

BOA-20201 February 2006: The Board of Adjustment **approved** a *Variance* of the required number of parking spaces from 23 to 22 for office use, on property located at 1502 South Harvard Avenue.

BOA-17601 January 1997: The Board of Adjustment **approved** a *Special Exception* to permit used car sales in an CS district (to allow temporary storage & sale of cars purchased as part of estate), on property located at 1531 South Harvard.

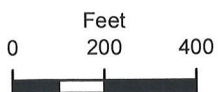
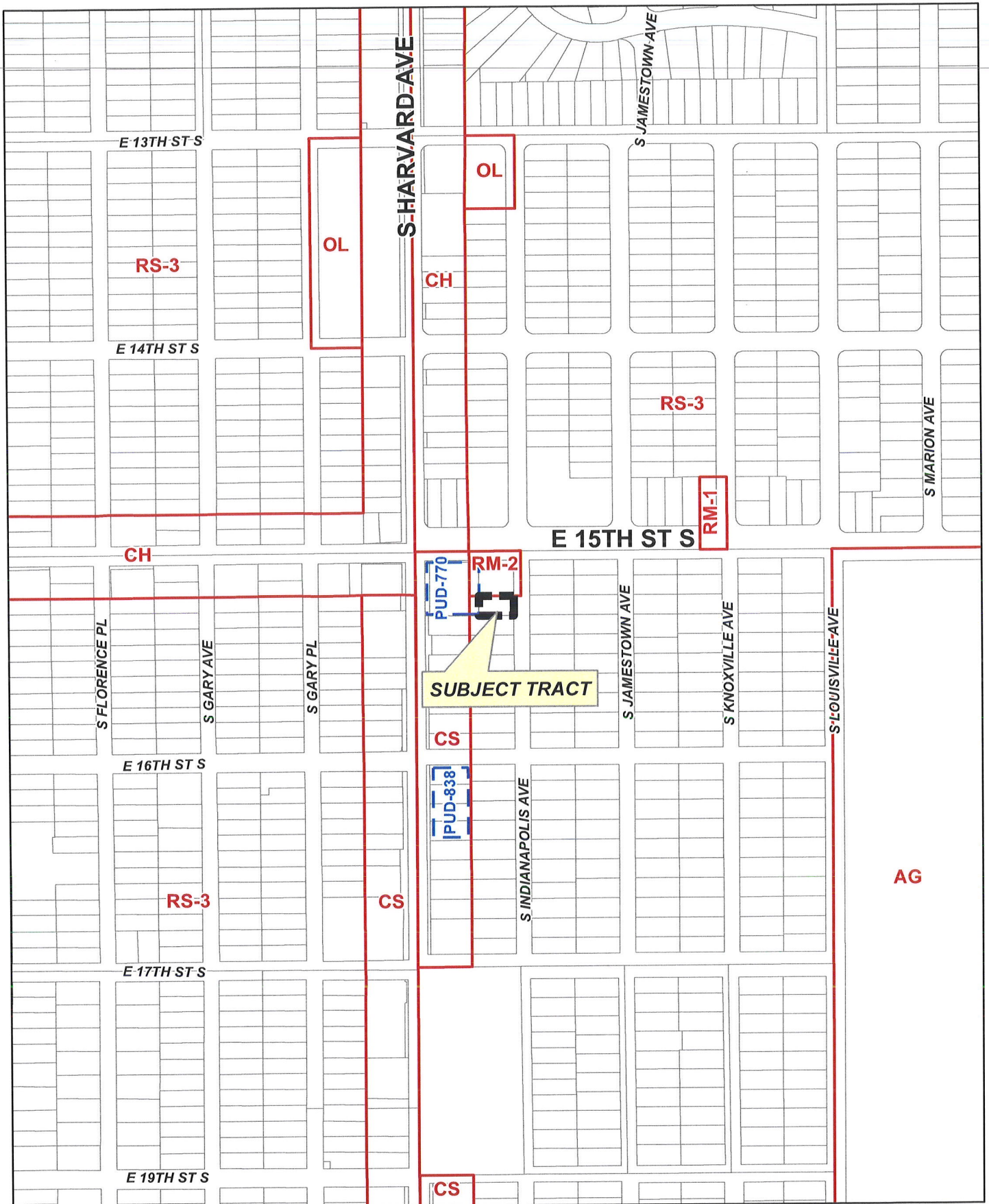
BOA-14923 September 1988: The Board of Adjustment **approved** a *Variance* to permit setback from the centerline of Harvard Avenue from 50' to 37' to allow for a sign, on property located at SW/c 15th street and South Harvard Avenue.

BOA-14095 June 1986: The Board of Adjustment **approved** a *Special Exception* to permit the existing structure to be removed and reconstructed and to modify the parking requirements to permit the construction and uses of the proposed building and parking area (In the Alternative) & a *Variance* to permit the construction of the proposed building within 35' of the required 50' from centerline of east 15th Street & a *Variance* of the required off-street parking spaces for a Use Unit 14 containing 6,873 sq. ft. & a *Variance* to permit part of the required off-street parking spaces for the use, on property located at the SW/c of East 15th Street and South Harvard.

BOA-13125 May 1984: The Board of Adjustment **approved** a *Variance* to permit the rear yard setback from 20' to 5' to allow an addition to an existing dwelling in an RS-3 District under the provisions of section 1670, on property located at the SE corner of 15th street and South Indianapolis.

BOA-11005 May 1980: The Board of Adjustment **approved** a *Special Exception* to permit request for permission to operate a pawn shop in a CS district, on property located at 1531 South Harvard Avenue.

BOA-6771 October 1970: The Board of Adjustment **denied** a *Special Exception* to permit operating a children's nursery in an RS-3 district, on property located at 1503 South Indianapolis Avenue.

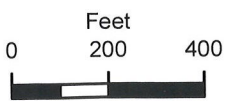


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Subject Tract

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

Aerial Photo Date: 2020/2021



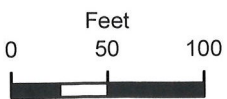
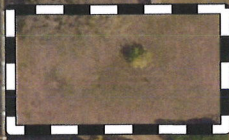
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E 15TH ST S

S HARVARD AVE

S INDIANAPOLIS AVE



Subject Tract

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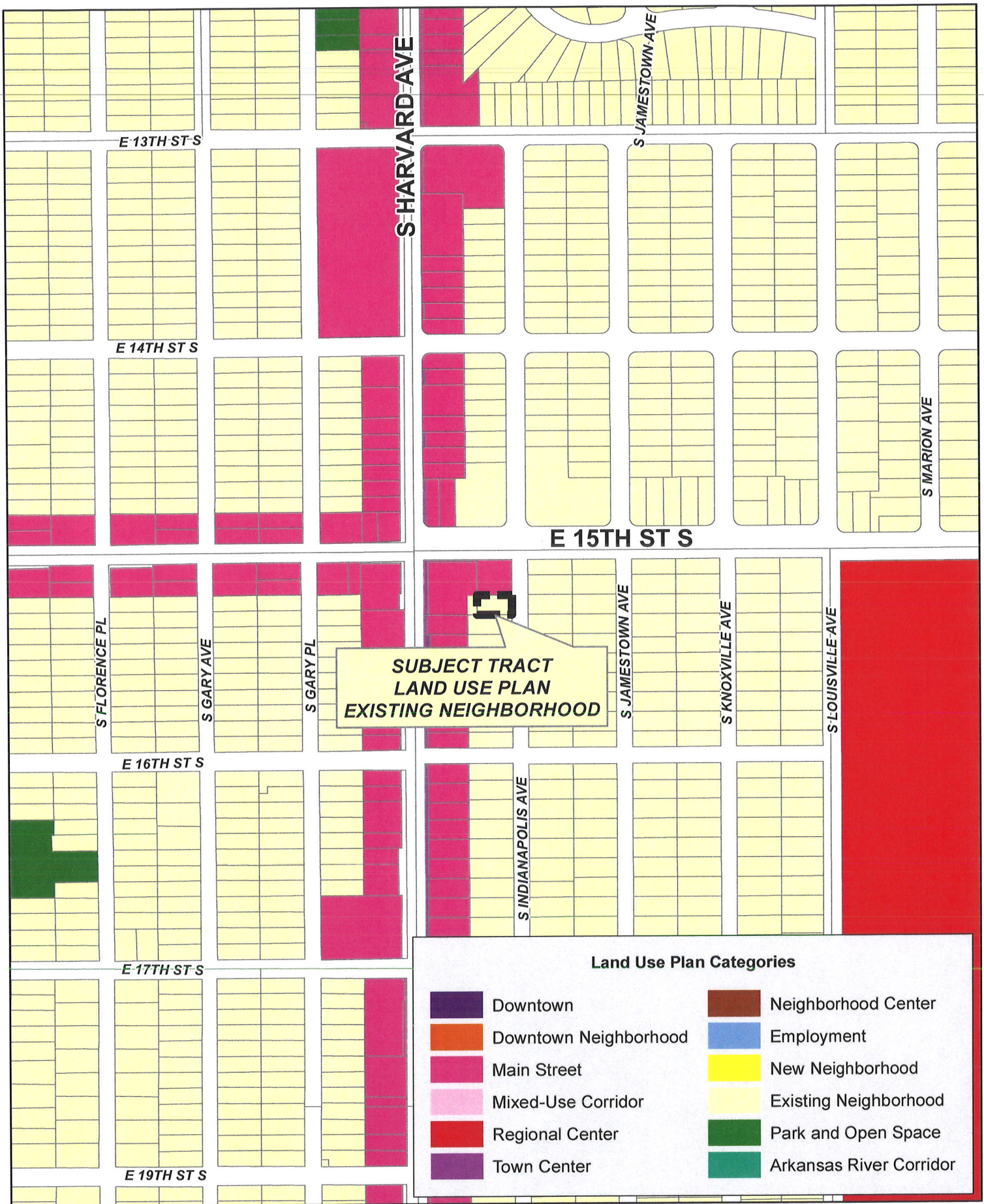
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Aerial Photo Date: 2020/2021















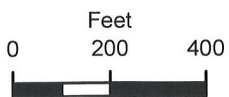
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**SUBJECT TRACT
LAND USE PLAN
EXISTING NEIGHBORHOOD**

Land Use Plan Categories

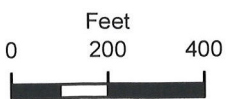
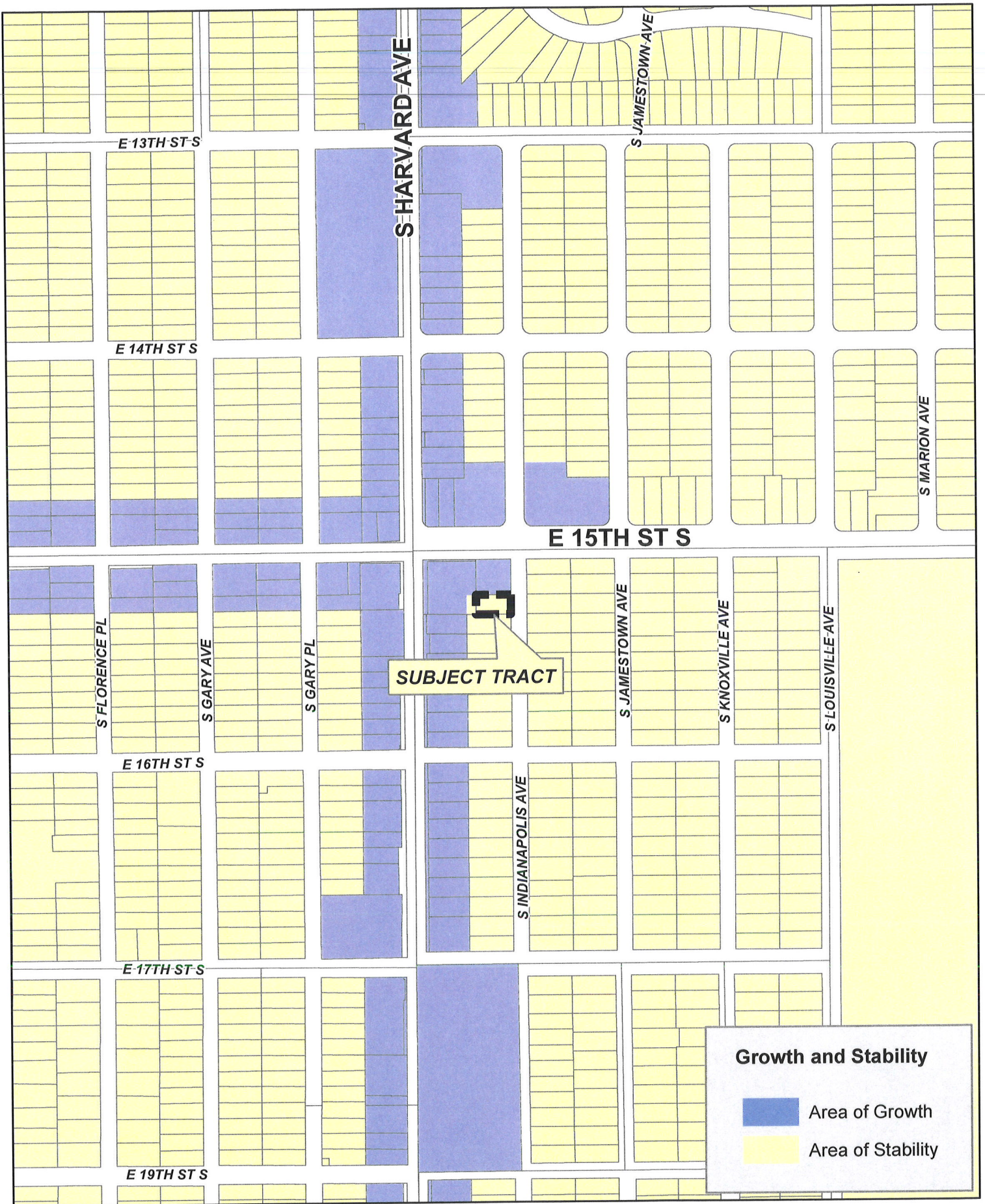
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|---|---|
|  Downtown |  Neighborhood Center |
|  Downtown Neighborhood |  Employment |
|  Main Street |  New Neighborhood |
|  Mixed-Use Corridor |  Existing Neighborhood |
|  Regional Center |  Park and Open Space |
|  Town Center |  Arkansas River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



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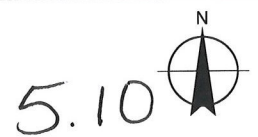
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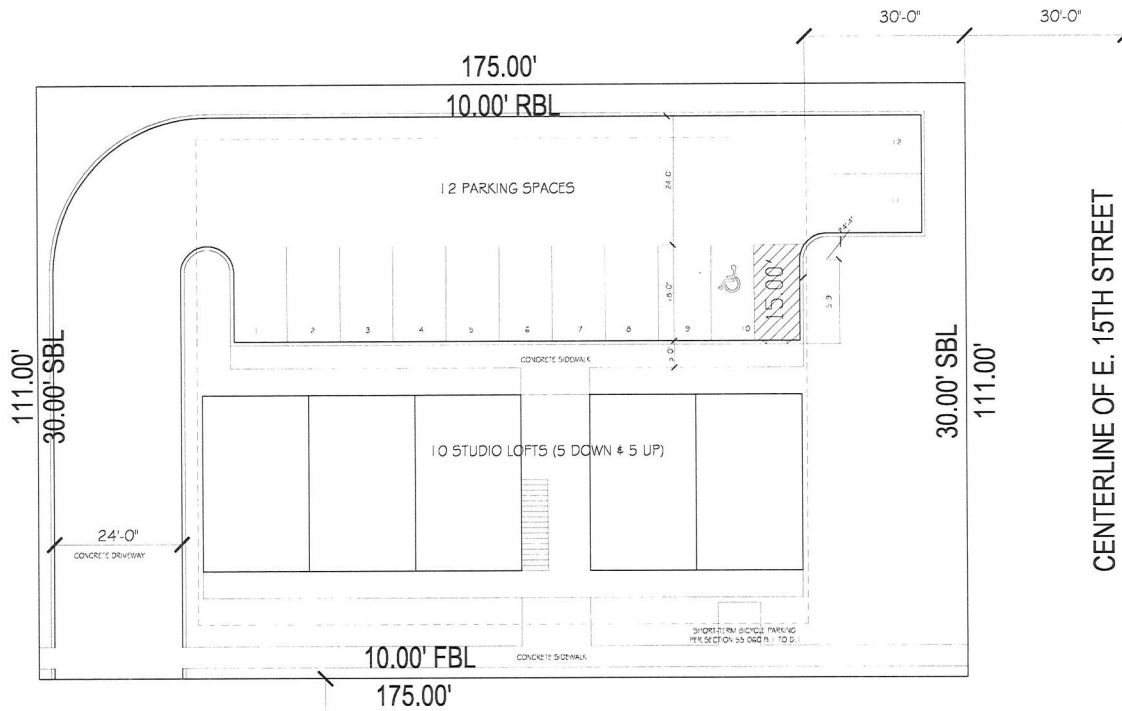


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CENTERLINE OF S. INDIANAPOLIS AVE
 1508 S INDIANAPOLIS AVENUE E, UNITS 1-10, TULSA OKLA. 74112
 LOT 18, 19 & 20, BLK 1, SUNRISE TERRACE ADDITION

A SITE & LANDSCAPE PLAN
 SCALE: 3/32" = 1'-0"

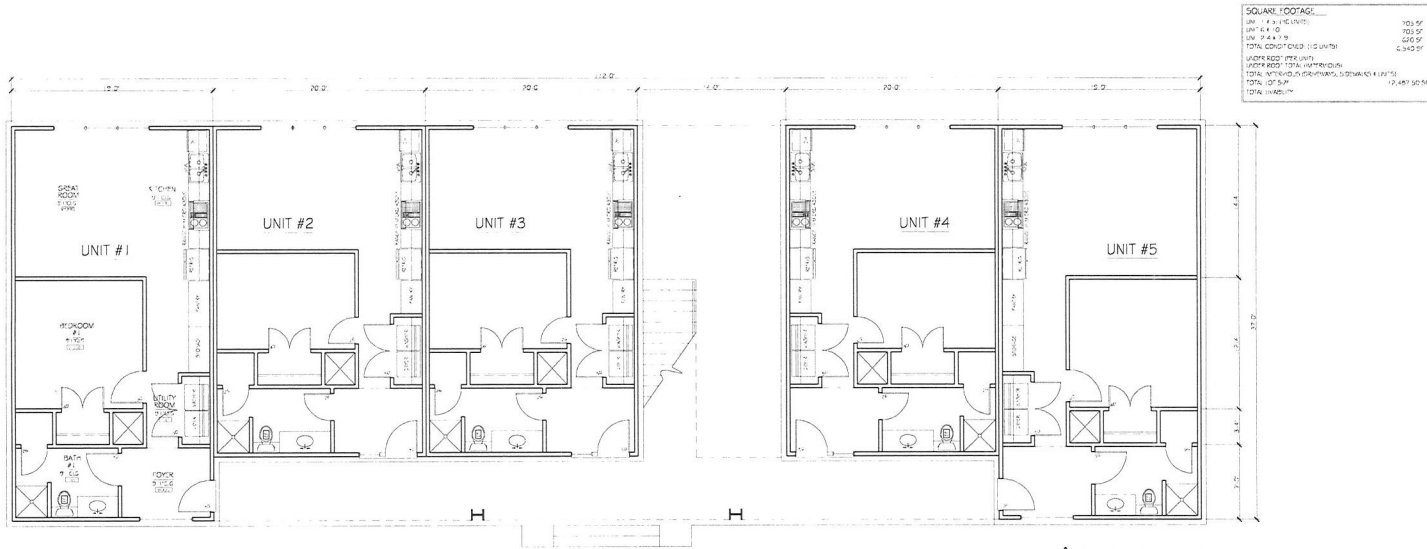
HOLLINGER ENTERPRISES, LLC
 14603 S. COLUMBIA AVENUE
 OKMONTOKLA, 74006
 918-364-3433
 GEG@HOLLINGERENTERPRISES.COM

BG
 HOMES, LLC
 LOT 18, 19 & 20, BLK 1, SUNRISE TERRACE ADDITION
 1508 S INDIANAPOLIS E, UNITS 1-10, TULSA OKLA 74112

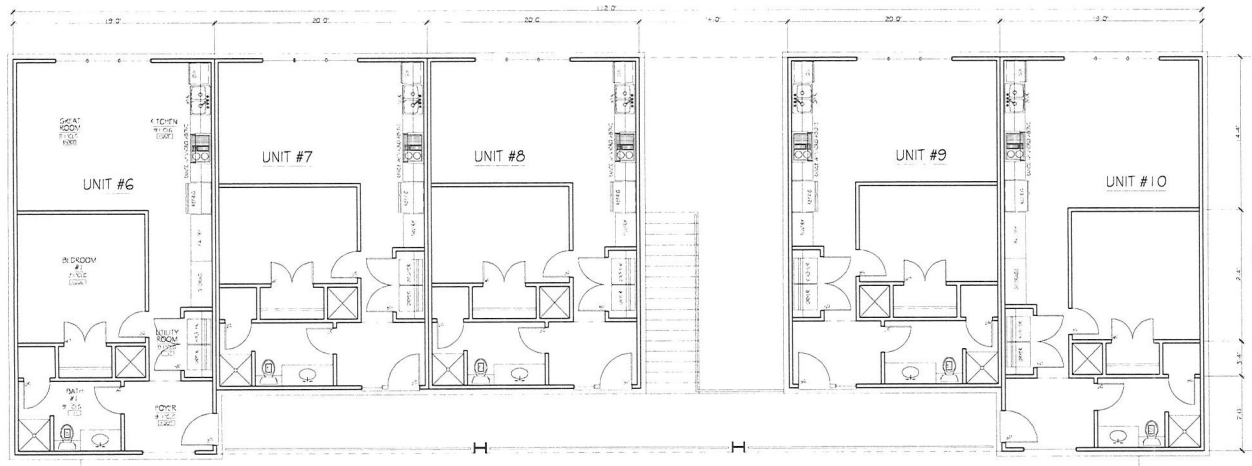
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A FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



B SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

HOLLINGER ENTERPRISES, LLC
 14803 S. COLUMBIA AVENUE
 BMBY, OKLA. 74008
 918-364-3433
 CDEGID-0-UNCLN-V1-11-2015-0

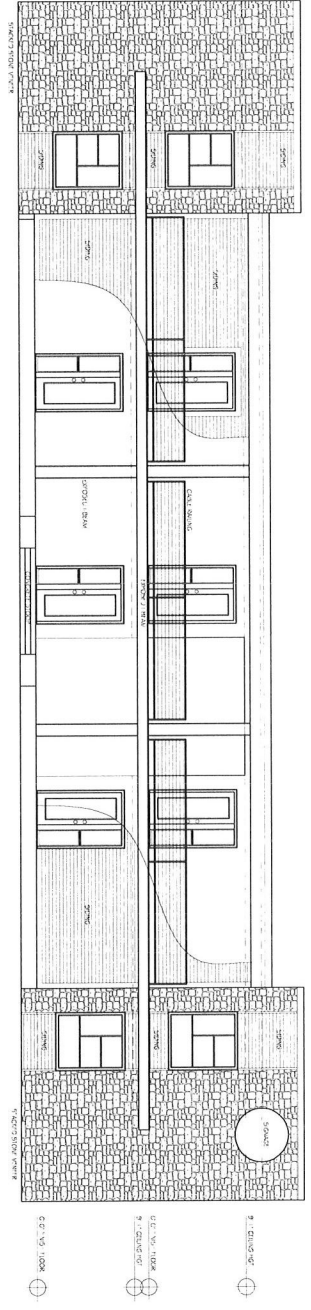
BG
HOMES, LLC
 1500 S. INDIANAPOLIS E. UNIT 5, TULSA, OKLA. 74112



PROJECT # 21-1-011

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A FRONT ELEVATION
SCALE: 3/16" = 1'-0"

Sheet
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PROJECT: 24111307
 DATE: 08/11/2024
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

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BG HOMES, LLC
 .LOT 18, 9 & 20 BLK 1, SUNRISE TERRACE ADDITION
 1506 S INDIANAPOLIS E, UNIT 9 - 10, TULSA OKLA 74112

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