



Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7700

**Hearing Date:** April 5th, 2023

**Case Report Prepared by:**

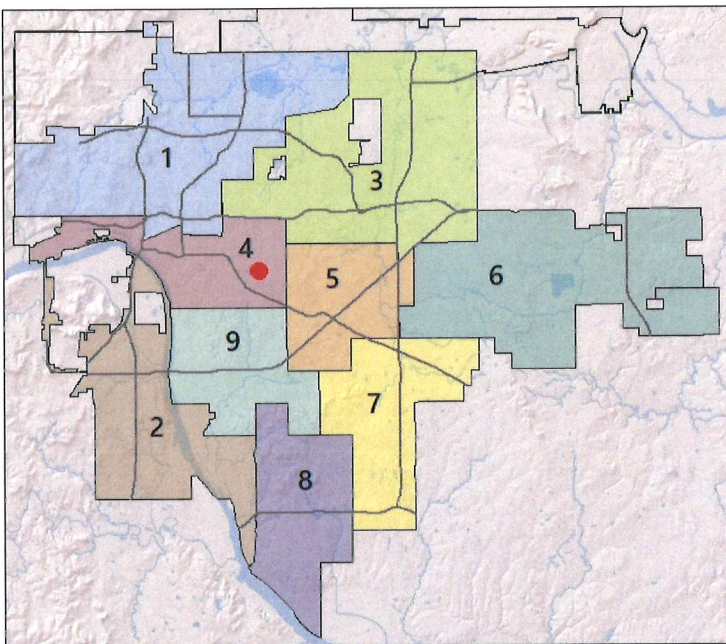
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Raul Cisneros

*Property Owner:* MARCELA HOMES LLC

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



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Townhomes

*Concept summary:* Rezone to allow redevelopment with townhome. The existing RS-3 does not allow townhome development.

*Tract Size:* 0.18 ± acres

*Location:* East of the Northeast corner of South Harvard Avenue and East 19th Street South

**Zoning:**

*Existing Zoning:* RS-3

*Proposed Zoning:* RT

**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:** 1

*Commissioner Name:* Stan Sallee

7.1

## SECTION I: Z-7700

**DEVELOPMENT CONCEPT:** The applicant has submitted conceptual plans that represent a proposed townhome development in a neighborhood near an arterial street and elementary school. The concept is not regulatory but the rezoning for RT would allow appropriate infill opportunities for a wider variety of housing types.

### 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: Concept building elevations.  
Concept site plan

### **DETAILED STAFF RECOMMENDATION:**

The uses along with the lot and building regulations defined in the RT zoning district are consistent with the Tulsa comprehensive plan for an existing neighborhood land use designation and,

All of the surrounding property owners are zoned RS-3 and only allow detached single homes. RT zoning supports a wider variety residential building types including detached homes, patio homes and townhouses that provide housing opportunities in an area that is one block from an elementary school and,

Z-7700 is not part of a small area plan so there is no additional guidance beyond the existing neighborhood land use designation. The existing neighborhood designation recognized opportunities for small-scale infill opportunities. The residential character illustrated by the applicant is consistent with those opportunities therefore,

**Staff recommends Approval of Z-7700 to rezone property from RS-3 to RT.**

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

**Staff Summary:** Uses and building types allowed in the RT district are consistent with the goals outlined in the Existing Neighborhood and the Area of Stability.

### 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.

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

An area of growth is a designation to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.”

**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 existing site is an empty lot. The original lot orientation faced South Jamestown Avenue. The proposed townhouse development will face East 19<sup>th</sup> Street.*

**Environmental Considerations:**

**Streets:**

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 19 <sup>th</sup> Street South	None	50 feet	2
Jamestown	None	50 feet	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	RS-3	Existing	Stability	Empty lot

7.3

		Neighborhood		
East	RS-3	Existing Neighborhood	Stability	Detached single family home
South	RS-3	Existing Neighborhood	Stability	Detached single family home
West	RS-3	Existing Neighborhood	Stability	Detached single family home

**SECTION III: Relevant Zoning History**

**History: Z-7700**

***Subject Property:***

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

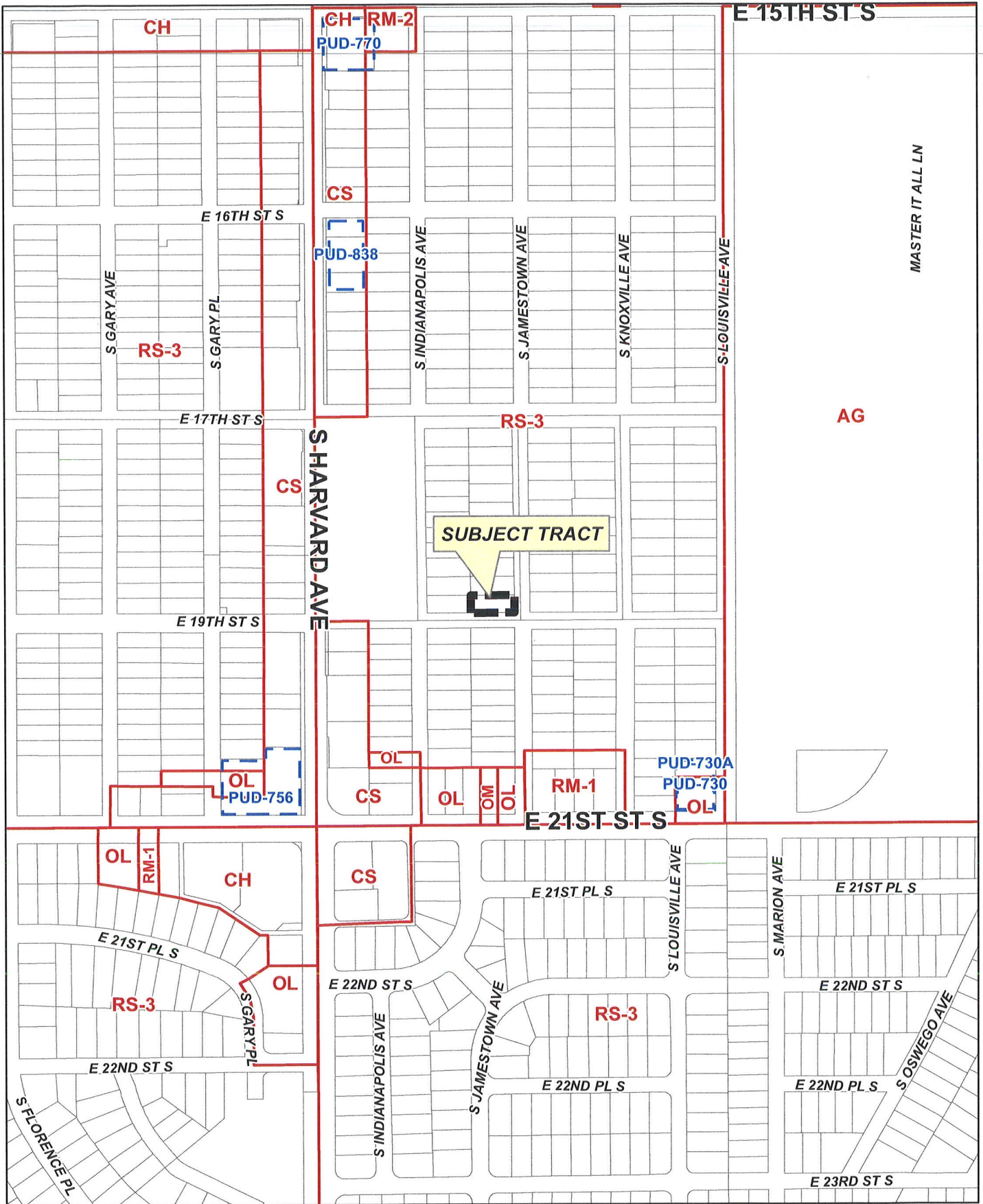
***Surrounding Property:***

**BOA-23326 April 2022:** The Board of Adjustment **approved** a *Special Exception* to permit a Dynamic display sign in a Residential District containing a School Use, on property located at 1727 South Harvard Ave.

**BOA-15797 August 1991:** The Board of Adjustment **approved** a *Variance* to permit the 45' setback from the centerline of 19<sup>th</sup> Street to 35' to permit an addition to an existing garage, on property located at 1747 South Knoxville.

**BOA-12700 July 1983:** The Board of Adjustment **approved** a *Special Exception* to permit community services, cultural, and recreation to allow a children's day care center in an existing school in an RS-3 zoned district, on property located at the SE corner of 17<sup>th</sup> Street and Harvard Avenue.

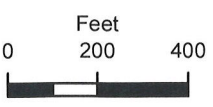




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AG

**SUBJECT TRACT**



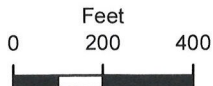
**Z-7700**

19-13 09



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Subject Tract

**Z-7700**

19-13 09

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

Aerial Photo Date: 2020/2021



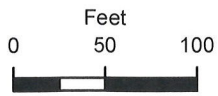




S INDIANAPOLIS AVE

S JAMESTOWN AVE

E 19TH ST S



Subject Tract

**Z-7700**

19-13 09

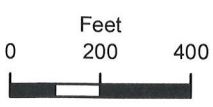
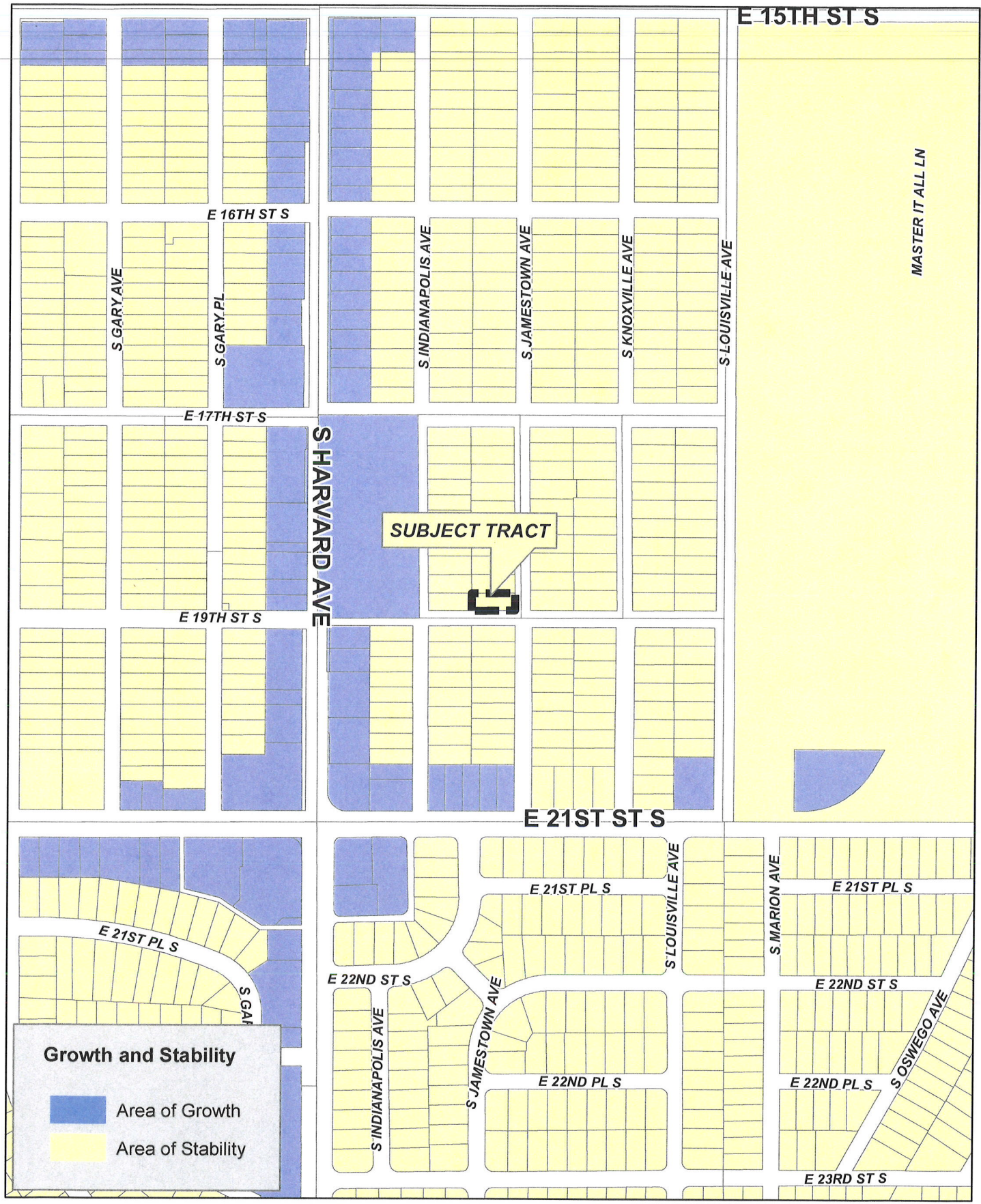
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021



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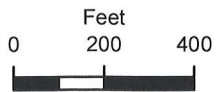
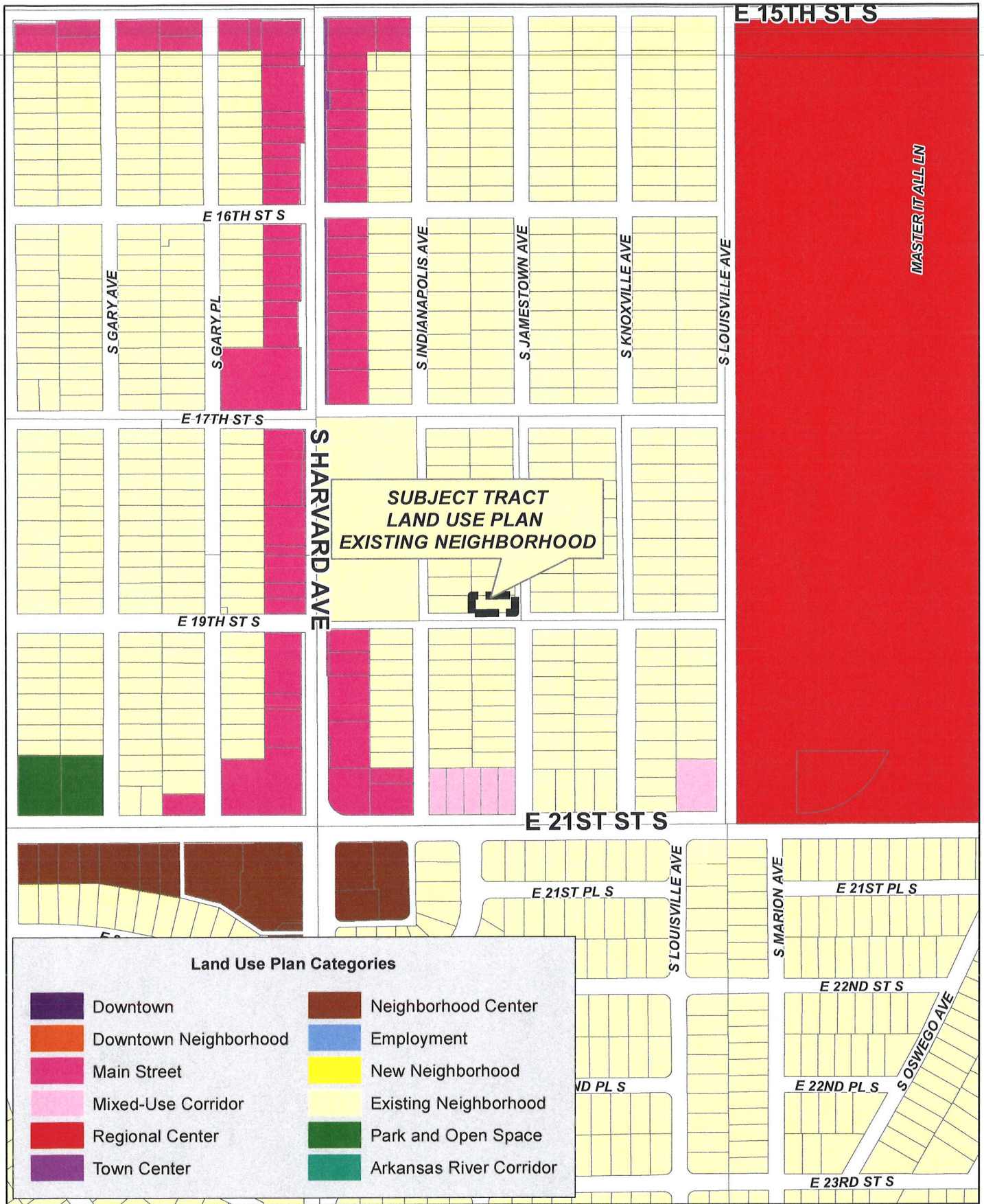


**Z-7700**

19-13 09







**Z-7700**

19-13 09




















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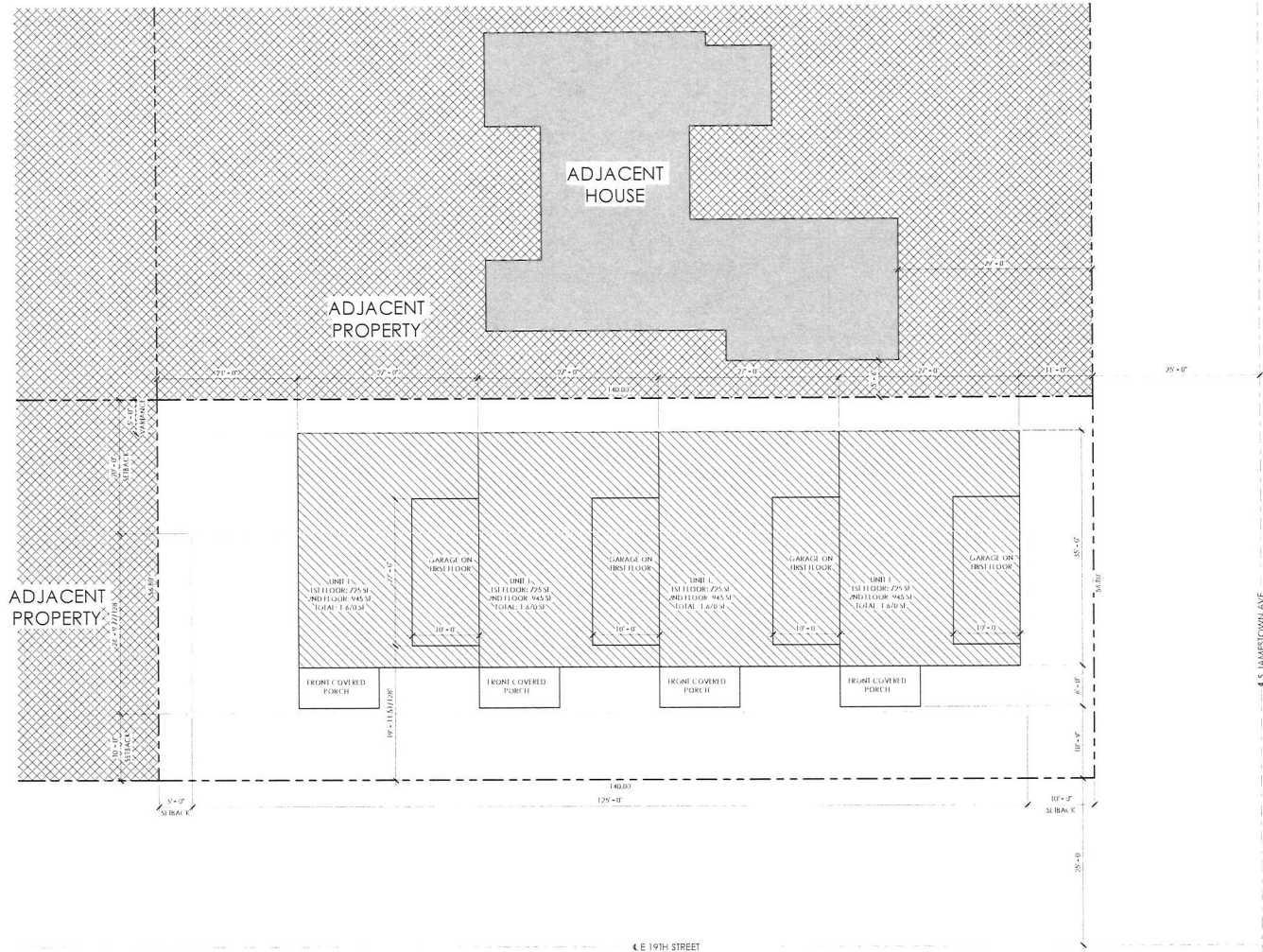


C:\Users\rcj\OneDrive\Documents\Projects\2023\1746 S Jamestown Ave\1746 S Jamestown Ave.dwg

**LEGEND**

SITE PLAN  
NOT ALL ITEMS MAY BE USED

-  EXISTING BUILDING FOOTPRINT ARE A NOT IN SCOPE OF WORK
-  EXISTING ASPHALT PAVING
-  NEW ASPHALT PAVING/ITALY
-  FHSA REGULATORY FLOOD PLAIN
-  EXISTING SOU TO REMAIN
-  NEW CONCrete DRIVEWAY/WALKWAY
-  PROPERTY LINE
-  BUILDING SETBACKS
-  BUILDING OUTLINE
-  SET POINT
-  DRAINAGE FLOW
-  HAY BALE
-  DOWNSPOUTS



**1** SITE PLAN  
1/8" = 1'-0"



TULSA, OK  
918.59.9343  
WWW.RCJDESIGNS.COM

DRAWN FOR:  
**MARCELA HOMES**

**TOWNHOMES**

1746 S JAMESTOWN AVE  
TULSA, OK 74112

NO.	REVISION	DATE

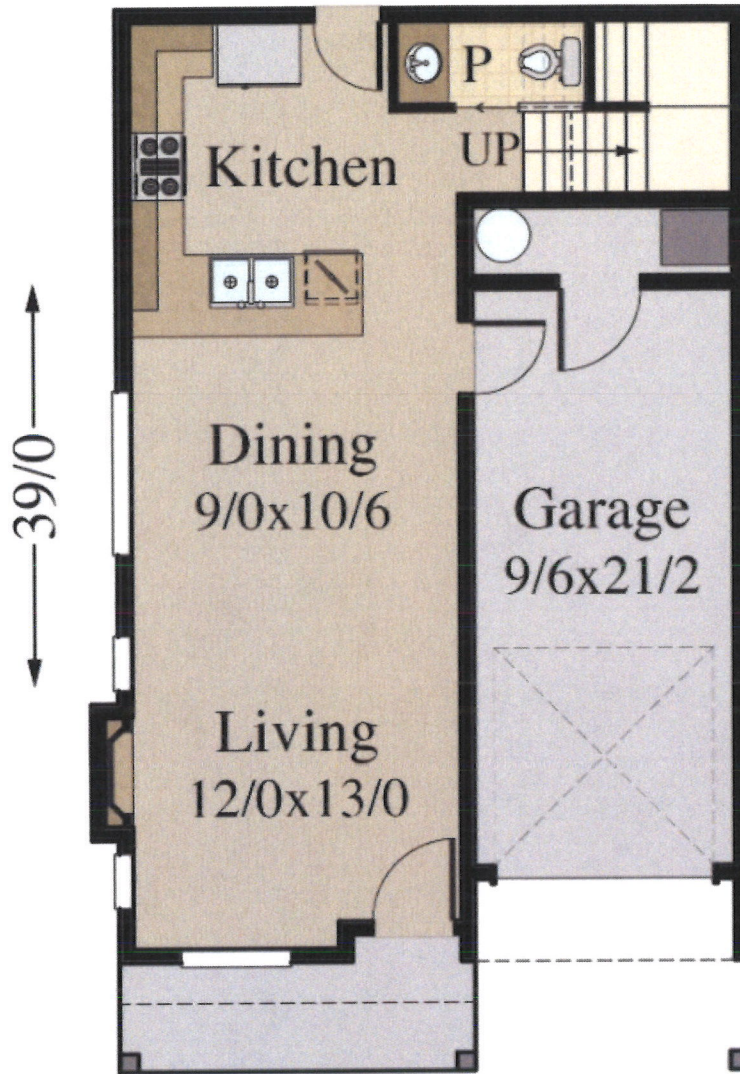
PROJECT NUMBER:  
22141  
ISSUE:  
SCHEMATIC DESIGN  
DATE:  
02.13.2023  
DRAWN BY:  
RCJ  
CHECKED BY:  
RCJ  
SHEET TITLE:

**SITE PLAN**

**SP**

211

Point B »



← 23/0 →  
Main- 524 Sq. Ft.  
Upper- 770 Sq. Ft.  
Total- 1,294 Sq. Ft.

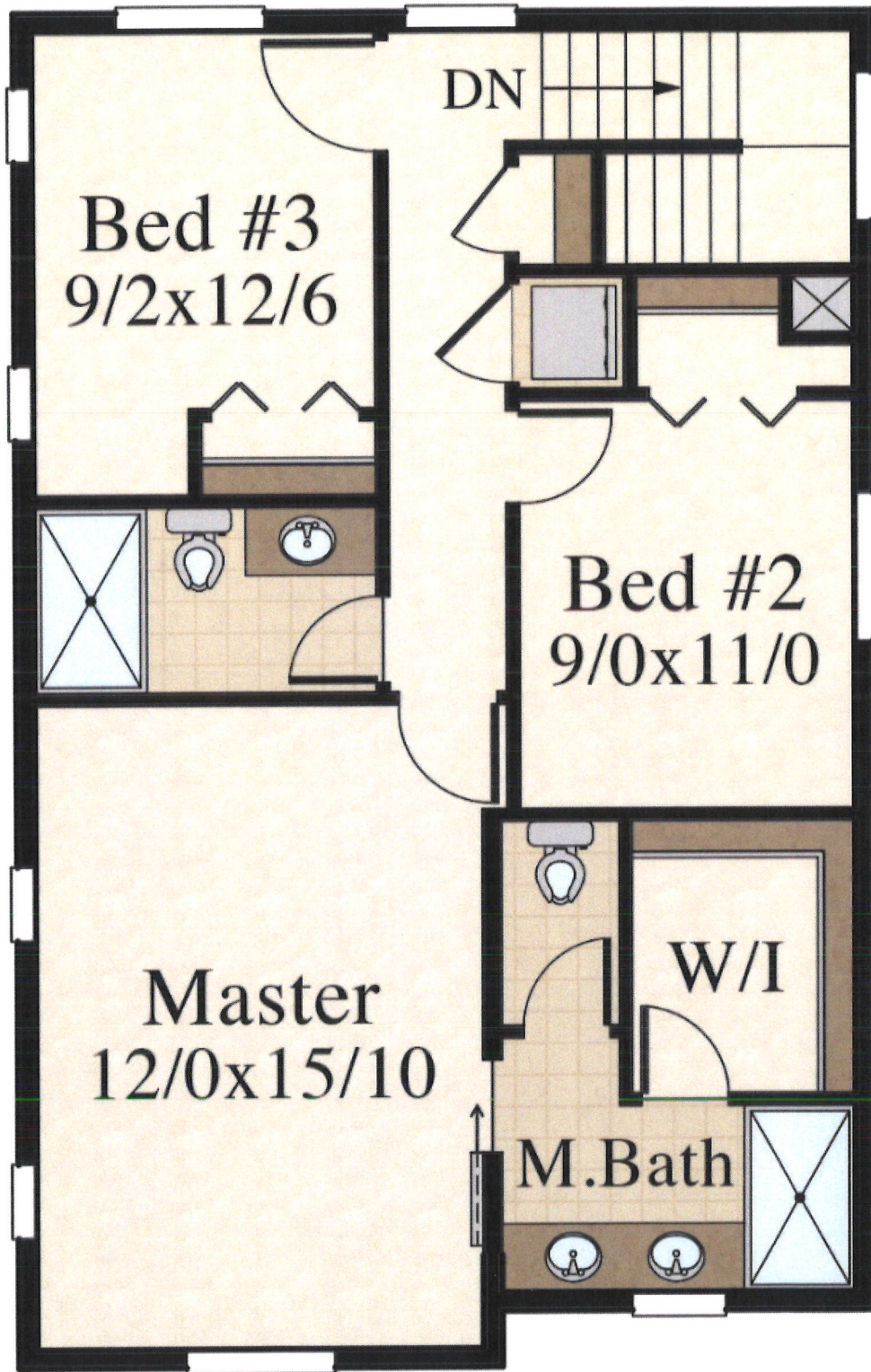
[Pin it](#)

# Country Pride

7.12



Point B »



# Country Pride

7.13

**Sawyer, Kim**

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**From:** Julie Alexander <juliealex@att.net>  
**Sent:** Wednesday, March 15, 2023 1:40 PM  
**To:** esubmit  
**Subject:** Case Z-7700

FILE COPY

Julie Alexander  
1919 S. Jamestown  
Tulsa OK 74112

I will be speaking in opposition to this zoning change. Four two-story townhomes on a single lot is completely out of character with the neighborhood. Its proximity to the elementary school will cause additional traffic and parking problems. Setbacks are lacking and it will be imposing on homes that abut or are near the lot. This is a neighborhood of single family homes and a few duplexes that was built in the 1930s. Infill projects like this must conform to existing structures in the area. This will not. This neighborhood has already seen a huge influx of short term rentals which is detrimental to the quiet enjoyment of adjacent homeowners.

I have owned my home for 13 years and am proud of my neighborhood and do not want to see it overbuilt with black and white townhomes. This project will not do anything to improve this area and will potentially lower property values. A neighborhood of owner-occupied homes is stabile. Letting more short term rentals invade this area will be detrimental in the long run.

Regards,  
Julie Alexander.



**Sawyer, Kim**

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**From:** Ifmalon@aol.com  
**Sent:** Wednesday, March 15, 2023 3:53 PM  
**To:** esubmit  
**Subject:** RE: CASE Z-7700

031523  
RE: Z-7700

My family has lived in this neighborhood since 1962. William and Virginia Maloney moved into the house built in 1939 with their family, including my future husband Mark. After we married we bought the house from his parents and have been living there ever since. My husband passed away last July. I have made improvements to the house since then. I worry about the value of my property with changes in the neighborhood. The construction of the ugly duplexes on 21<sup>st</sup> street on what used to be a single family property owned by the Marshall family of Bama Pie doesn't fit the neighborhood. I have no idea how that was allowed. Then the huge 2 story house was built on Jamestown Ave. down the street from my house. It is strange looking and doesn't fit the neighborhood either. Now I understand the same builder wants to build 4 townhomes adjacent to that 2 story house. This is a relatively small piece of property. I am sure the design of those townhomes would clash with the existing surrounding homes just like the 2 story house that was recently built. The traffic congestion would be horrible. Not only would there not be enough room for everyone to park, it's so close to the school it would interfere with parents parking to pick up their kids. It would be a mess. On 1906 South Jamestown there's already a house being renovated to become a duplex rather than a single family house as it once was. We still don't have a clear picture what will happen with the parking at that house. And let's not even talk about the mess during the fair. People who see our neighborhood look at the older homes and are charmed by the neighborhood. Big trees, houses that don't look cookie cutter. This can't just be about money. Quality of life must be considered. Don't spoil our neighborhood or our property values by allowing the townhomes to be built in our midst.

Thank you,  
Linda Maloney  
1915 South Jamestown Ave.  
918-629-1317 cell

FILE COPY

**Sawyer, Kim**

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**From:** Kevin Keller <kevinkeller918@gmail.com>  
**Sent:** Wednesday, March 22, 2023 9:16 PM  
**To:** esubmit  
**Subject:** Case Z-7700

My name is Kevin Keller. I live on South Knoxville with my toddler son and my wife. I am a prosecutor and my wife is a teacher, and we love our community. We have lived in this same house since 2015 and we plan on living here for many more years.

I am saddened to see that a developer is attempting to change zoning codes at 1748 S. Jameston in order to build four two-story town homes on the single lot.

And for the record, I object. Although we love our neighborhood, what you tolerate will dominate. Since 2018 we have seen a steady increase of transient individuals walking aimlessly around the neighborhood. I saw one today carrying a 7-foot rake --for reasons I cannot fathom, on his way to QuikTrip. Previously, I have seen this same individual zig-zagging around 21st street with a pickaxe. A few months ago I saw a homeless man masturbating with a flacid penis in full-view of passing motorists while he was looking up at the sky.

We want our son to grow up in a safe neighborhood where he can walk or ride a bicycle freely and in safety. On recent walks, we have to keep on lookout for the transient and try to modify our walking path to make sure we do not have any unsavory encounters.

Up until a few weeks ago, we had people living in what we called the "bamboo house"--a house whose yard was fortified with bamboo down our street. Two occupants from the home would routinely be screaming at one another in the street. On other days, they would be revving up their what-appeared-to-be-makeshift go-cart and zipping it up and down the street. Other days we would see police called with some frequency to the residence.

Before this duo lived at the "bamboo house," there was a young woman who lived there who would wander about the neighborhood screaming at her one-eyed dog or prostrating herself in a neighbor's yard towards the sun--with her eyes closed.

Last summer our neighbors had the police called to their house because their electrician's work truck got stolen right in front of their house for the short period that he was inside.

I can understand why people move to the suburbs. But we love TULSA. Property taxes are going up. Property values are going up. But at the same time our surrounding area is becoming increasingly less family friendly and increasingly less safe.

Why junk up our area any further? We work hard for what we have and we care about our neighborhood. Please do not escalate the debasement.

Kevin Keller

**FILE COPY**



**Sawyer, Kim**

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**From:** alice pitts <aepitts918@gmail.com>  
**Sent:** Wednesday, March 22, 2023 6:44 PM  
**To:** esubmit  
**Subject:** Reference case Z-7700

I OPPOSE changing the zoning codes at 1748 S. Jamestown. I do not want to see my neighborhood turn into a bunch of rental townhouses!

I have owned my home and have lived in this neighborhood for many years. We have a quiet, friendly neighborhood and I want it to stay that way!

I strongly oppose this infill development!

Sincerely,  
Alice Pitts

FILE COPY

**Sawyer, Kim**

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**From:** Regina Keller <regina.keller.tulsa@gmail.com>  
**Sent:** Wednesday, March 22, 2023 9:02 PM  
**To:** esubmit  
**Subject:** Reference case Z-7700

Greetings!

I am a Sunrise Terrace homeowner and would like to voice my concern about a developer trying to change the zoning codes at 1748 S Jamestown. Our family owns and lives in a single family home in the neighborhood and would like for it to remain a single family neighborhood. We have enough activity in our neighborhood surrounding the dates of the fair and all other expo events, we don't want any extra and unnecessary activity in our neighborhood. I financially support John 3:16 missions, meals on wheels, our parish outreach, and the salvation army and have a true concern for the homeless population in Tulsa, however, with a child of my own and a neighborhood school I am worried that a multifamily residence could attract more transient people and crime . I am unable to attend the meeting on April 5th due to scheduling conflicts, but would like to voice my concern.

Thank you for your time and consideration,  
Regina Keller  
1737 S Knoxville Ave  
Tulsa, OK 74112

**FILE COPY**

**FILE COPY**

TMAPC

CASE # Z-7700

My husband and I own the property located at 1920 S. Indianapolis Avenue. I am writing to voice our opposition to the rezoning of LT 11 BLK 1 Sunrise Terrace Second Addn. for the following reasons:

1. I do not think it is good to allow a multi-family dwelling to be built in the middle of a well established neighborhood of single family residences. Homes are purchased with the expectation that a neighborhood of single family homes will remain as such. To permit the rezoning of a lot to accommodate a multi-family residence destroys the integrity of the single family neighborhood.
2. I am concerned that rezoning one lot could lead to the rezoning of other lots in the area and fear having a multi-family residence or residences in the area would negatively impact property values.
3. The neighborhood already has parking and traffic challenges and to add a multi-family dwelling (or even eventually dwellings if this is approved) to the mix would definitely not improve the situation and could potentially contribute to the problems. Lanier Elementary School is located between 17<sup>th</sup> Street and 19<sup>th</sup> Street and Harvard and Indianapolis Ave. Indianapolis is heavily traveled by cars and buses daily as children are dropped off or picked up during the school year. Traffic enters or exits the neighborhood on 17<sup>th</sup> and 19<sup>th</sup> Streets at Harvard. There are no sidewalks on 19<sup>th</sup> St which has a lot of foot traffic to and from the school.

4. The subject tract is just one block east of the school. In fact, a School Crossing Ahead sign is posted by the curb on the subject tract. Additionally, a second pole posted by the curb on the subject tract bears a No Parking during the Fair sign as well as a sign restricting parking during certain school hours.
5. Additional neighborhood cut thru traffic comes from patrons, delivery drivers and employees of the Pizza Hut locate at 19<sup>th</sup> Street and Harvard and the Arbys located at 21<sup>st</sup> and Indianapolis. People leaving the commercial strip shopping center at 1900 S. Harvard use the neighborhood as a cut thru because it is difficult to turn left out of the commercial center onto Harvard. The Tulsa Fairgrounds has gates at 19<sup>th</sup> and Louisville and 17<sup>th</sup> and Louisville. These gates are not always open, but can be opened before, during or after the Fair or other events held on the Fair grounds. .During the Fair and other events parking is restricted to one side of the street and there is no parking on E. 19<sup>th</sup> Street. Yard parking is prohibited. A multi-family home occupied by multiple drivers would add to parking congestion. The diagram posted on-line shows four units. If all are occupied by couples, each with a vehicle, where are they all to park? What if they had guests?

A multi-family dwelling would in no way enhance the neighborhood. We are adamantly opposed to permitting the rezoning of this lot.

Thank you,



Susan Kruse

918-693-0286 or [kruse.susan@att.net](mailto:kruse.susan@att.net)



TMAPC  
c/o INCOG  
2 West 2<sup>nd</sup> Street, Ste. 800  
Tulsa, OK 74103

FILE COPY

Reference: Case number Z-7700

I am writing to formally voice opposition to the proposed rezoning of LT 11 BLK1, Sunrise Terrace Second Addn, City of Tulsa, Tulsa County Oklahoma as proposed in case number Z-7700.

I understand the applicant plans development of Townhomes at that residential address, 1746 S. Jamestown Ave. I anticipate several adverse consequences to this proposed development.

The Sunrise Terrace neighborhood, located within boundaries of St. Louis Avenue and Harvard Avenue and 15th Street to 21<sup>st</sup> Street, is comprised almost entirely of smaller, single-family homes with the notable exception being businesses confined to the west boundary along Harvard Ave. A significant number, and I believe a majority, of these homes are owner occupied and the neighborhood has a registered neighborhood association as noted on the City of Tulsa Neighborhoods viewer. The area also has an active, informal neighborhood association active on the Nextdoor social media app. This quiet area already contends with occasional traffic and pedestrian safety considerations associated with morning and afternoon school bell at Lanier Elementary and events at Expo Square/Tulsa Fairgrounds, just east of the neighborhood. While virtually all homes have driveways, legal, on-street parallel parking is the norm throughout the area.

Introduction of multi-family dwellings into this area, and on this small residential lot, can be expected to increase concerns with traffic and street parking. This lot is situated a mere block from the elementary school and increased traffic and parking related traffic flow restrictions will have adverse impact on safety of pedestrian traffic associated with the school and area events.

Addition of Townhomes is contraindicated to the preservation of the neighborhood as one of single-family dwellings and is highly likely to present as an architectural mismatch for the neighborhood. I have no problem with development, but potential problems with traffic, parking, emergency vehicle access to surrounding homes are substantially compounded with other problems that may accompany zoning change for multi-family dwellings in this small neighborhood. Deserved or not, multi-family housing is associated with transitory renters, absentee landlords, maintenance neglect, higher crime, higher traffic and parking density along with lower property values for surrounding homes. NONE of the aforementioned negative conditions can be risked in a small, long-established neighborhood of "starter homes" for Tulsa families.

I wish the best to the applicant in his desire to develop townhomes, but I insist that such development must be located where it will bring benefit to the City and its residents and not dropped into the middle of this unique Tulsa neighborhood.



W. Eric Sachau  
1916 S. Indianapolis Ave.  
Tulsa, OK 74120

7.21

**Sawyer, Kim**

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**From:** carmenskelton <carmenskelton@yahoo.com>  
**Sent:** Wednesday, March 29, 2023 2:38 PM  
**To:** esubmit  
**Subject:** Z-7700 opose development

Oppose development on 1748 S Jamestown  
Case Z-7700  
Carmen Skelton  
1707 s Indianapolis Ave  
SUNRISE TERRACE HOMEOWNER

**FILE COPY**