



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7712 with optional
development plan
(related to Black Wall Street Preliminary Plat)

Hearing Date: May 3rd, 2023

Case Report Prepared by:

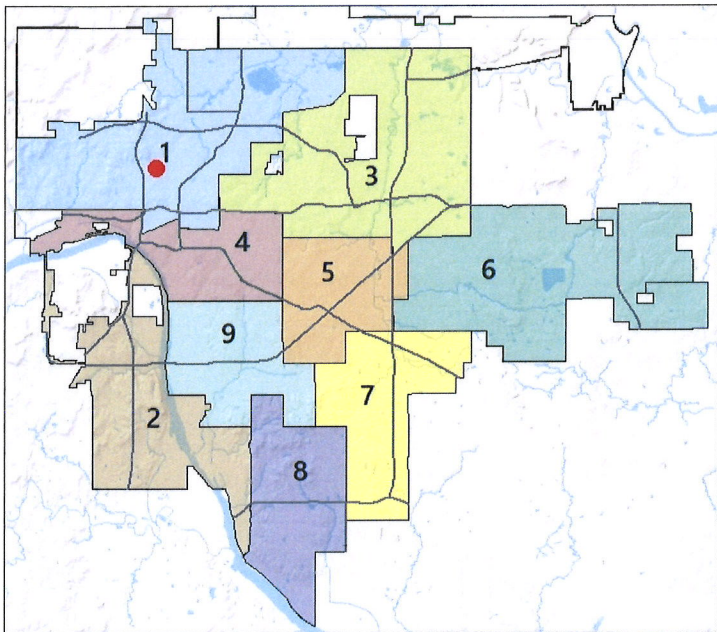
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Wallace Design Collective, Mike
Thedford

Property Owner: HABITAT HOUSING INC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Townhouse Development

Concept summary: Rezone property to allow
townhouse development with private streets.

Tract Size: 1.75 ± acres

Location: Northeast corner of Martin Luther King
JR Boulevard and East Reading Street

Zoning:

Existing Zoning: RS-4

Proposed Zoning: RM-0 with optional development
plan

Comprehensive Plan:

Land Use Map: New Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 149

CZM: 28

City Council District: 1

Councilor Name: Stan Sallee

County Commission District: 1

Commissioner Name: Vanessa Hall-Harper

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SECTION I: Z-7712

DEVELOPMENT CONCEPT: The developer has requested rezoning to allow redevelopment of this parcel with townhome development. The development plan limits use on the subject tract so only a townhome development can be constructed. A concept lot configuration has been attached to illustrate lot layout and street configuration. RM-0 zoning is the zoning requested which supports townhome development building setbacks adjacent to Martin Luther King Jr. Blvd within 10 feet of the planned right-of-way. The townhome development is consistent with the concepts supporting housing choices identified in the Unity Heritage Neighborhood Small Area Plan.

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:
 - Topography and utility plan
 - Aerial photography, boundary, and adjacent development
 - Proposed zoning map.
 - Topographic and boundary survey

DETAILED STAFF RECOMMENDATION:

Z-7712 requesting RM-0 zoning with an optional development plan to allow private streets and townhome uses that are compatible with the existing surrounding properties and,

Lot and building regulations identified in the provisions of the optional development plan are consistent with the RM-0 zoning requirements. The lot sizes identified in the optional development plan are consistent with the anticipated future development pattern of the surrounding property and,

The optional development standards defined in Section II is consistent with the development plan standards defined in the Tulsa Zoning Code and,

Lot and building regulations in Z-7712 are consistent with the New Neighborhood land use designation of the Comprehensive Plan therefore,

Staff recommends Approval of Z-7712 to rezone property from RS-4 to RM-0 with the development plan outlined in Section II.

SECTION II: Z-7712 OPTIONAL DEVELOPMENT PLAN STANDARDS:

GENERAL PROVISIONS:

1. All uses, supplemental regulations, residential building types, lot and building regulations, and other relevant regulations shall conform with the provision of the Tulsa Zoning Code for development in an RM-0 zoning district except as outlined in in the optional development plan.
2. All use categories, subcategories or specific uses and residential building types that are not listed in the following development plan are prohibited.
3. Lots in the entire optional development plan area may be served by private streets.

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PERMITTED USES CATEGORY:

Residential

Household Living (if in allowed building type identified below)

Uses permitted by right in the RM-0 Zoning District.

Permitted Uses: Uses permitted by right in the ~~RS-2~~ RM-0 Zoning District.

LOT AND BUILDING STANDARDS:

Minimum Lot Size for townhouse	1600 sq. ft.
Minimum Lot Width	20 feet
Minimum Building Setbacks:	
-Street Setbacks	
Arterial	10 feet (from planned right of way)
Private Streets	10 feet (from reserve area)
- Rear Yard	20 feet
- Side (End Units):	5 ft.
Maximum Building Height	35 feet
Minimum Open Space Per Lot	1200 SF

PRIVATE STREETS AND MAINTENANCE OBLIGATIONS FOR COMMON AREAS AND IMPROVEMENTS:

1. All lots within the subdivision shall include direct vehicular access to a private street. All private streets shall be in a reserve area as defined on the face of the final plat.
2. All operations and maintenance responsibilities for improvements in reserve areas shall be assigned to the Homeowners Association. The reserve area language in the plat shall include provisions that provide common use and benefit of the owners of the residential lots, their guest, and invitees for providing vehicular and pedestrian access to and from the various residential lots and to and from public streets.
3. Provisions shall be made to allow access to the City of Tulsa, the United States Postal Service, private parcel delivery services, public utility providing service to the subdivision and to any refuse collection service which provides service within the subdivision the right to enter and traverse the private street and to operate thereon all service, emergency and allow government vehicles including, but not limited to, police and fire vehicles and equipment.
4. Private streets and sidewalks abutting private streets shall be constructed to meet or exceed the City of Tulsa Engineering standards for minor residential streets and must satisfy the provisions of the Tulsa Metropolitan Area Subdivision and Development Regulations.

Amended 4.3

- Private streets intersecting with public streets must have a vehicular turn around area before any entrance gate that allows a complete turnaround completely outside the street right of way of the intersecting public streets. A building permit is required prior to subdivision entrance features that may include gates, walls, security systems, lighting, and access controls. Entrance features must be reviewed and approved by the technical advisory committee before building permit approval and installation.

VEHICULAR DRIVE LIMITATIONS

Each lot will have access to a garage entrance from the private street system. Driveway access from each lot abutting Martin Luther King Jr Blvd, East Reading Street and North Cincinnati Place is prohibited.

BUILDING TYPE FOR HOUSEHOLD LIVING

Residential

Household Living

Townhouse

2-unit townhouse

3+-unit townhouse

PLATTING REQUIREMENT:

A final plat meeting or exceeding the minimum standards of the City of Tulsa shall be filed at the Tulsa County Courthouse prior to receipt of any residential building permit.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Townhome uses and building types are consistent with the New Neighborhood Land use designation.

Land Use Vision:

Land Use Plan map designation: New Neighborhood

The New Neighborhood residential building block is comprised of a plan category by the same name. It is intended for new communities to develop on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity and shall be paired with an existing or New Neighborhood or Town Center.

Areas of Stability and Growth designation: Area of Growth

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

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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:

Martin Luther King Jr. Blvd is a fully developed secondary arterial street with 4 lanes of traffic. Redevelopment of this site, with any of the anticipated uses that commercial or residential zoning would allow, will increase traffic on existing street infrastructure. Existing street infrastructure can easily support small scale commercial or any residential zoning use in this area.

Part of the street system will include sidewalks. Along Martin Luther King Jr. Blvd a sidewalk has been constructed, however no sidewalks are currently located on East Reading Street or North Cincinnati. Sidewalks with appropriate infill at this site will support the new neighborhood concept and will be required as part of the plat process.

Trail System Master Plan Considerations: None

Small Area Plan: Unity Heritage Neighborhoods Sector Plan

The unity heritage neighborhood sector plan was adopted in November 2016 and supports a wide variety of housing choices including townhome developments.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The property was originally platted with 12 lots. None of the original homes are on the site and the subject tract is vacant. Existing easements and utilities are in the original location in the center of the parcel.*

Environmental Considerations: None that would affect site redevelopment.

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
Martin Luther King Jr. Blvd	Secondary Arterial	100 feet	4
East Reading Street	None	50 feet	2
North Cincinnati Place	None	50 feet	2

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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-4	Existing and new neighborhood	Growth and Stability	Detached single family
East	RS-4	Existing neighborhood	Stability	Detached single family
South	RS-4	New Neighborhood	Stability	Detached single family
West	RS-4	Existing neighborhood	Stability	Detached single family

SECTION IV: Relevant Zoning History

History: Z-7712

ZONING ORDINANCE: Ordinance number 11918 dated Sept 1, 1970, established 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).

Surrounding Property:

PUD-842 January 2016: All concurred in **denied** of a proposed *Planned Unit Development* on a 1.60± acre tract of land for on property located Northeast corner of Queen and Martin Luther King.

Z-7321 January 2016: All concurred in **denied** of a request for *rezoning* a tract of land from RS-4 to CS on property located NE/c of E. Queen St. and N. Martin Luther King Blvd.

PUD-743-A Abandonment July 2011: All concurred in **approval** of a proposed *Planned Unit Development Abandonment* on a tract of land for on property located North and east of northeast corner of North Cincinnati Avenue and East Queen Street.

BOA-20874-A March 2011: The Board of Adjustment **approved** an Amendment to a condition of a previous approval to extend or eliminate the 2-year time limitation of a childcare center in the RS-3, on property located at 1619 N Boston Place.

BOA-20874 March 2009: The Board of Adjustment **approved** a *Special Exception* to permit a childcare center in the RS-3 district; a Variance of the parking requirement for a childcare center; and a Variance of the minimum lot size, minimum frontage required, and minimum building setback from

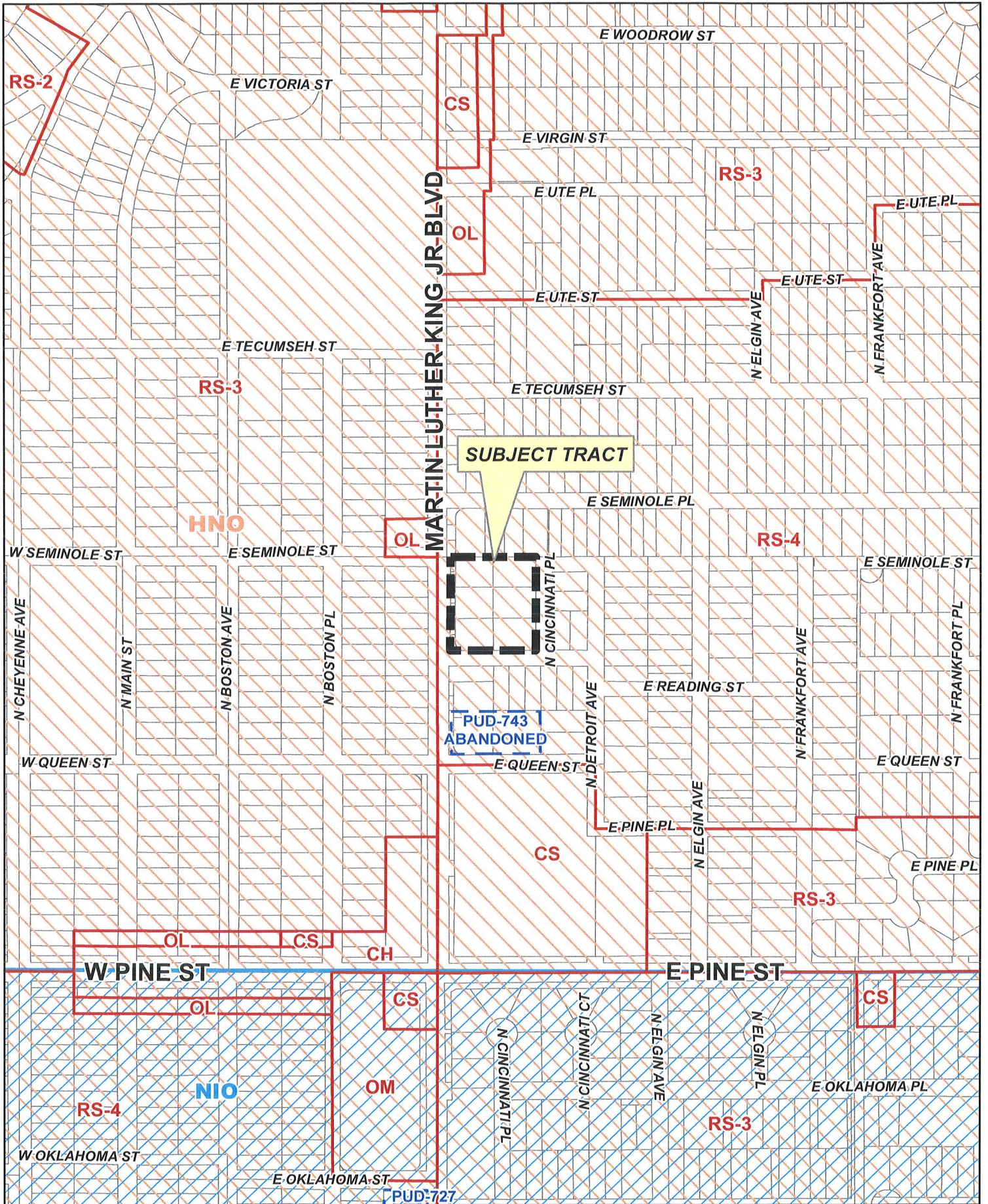
an abutting R district to permit a childcare center in the existing dwelling, on property located at 1619 N Boston Place.

BOA-19744 January 2004: The Board of Adjustment **approved** a *Variance* to permit average lot width from 50' to 44' to permit Lot-Split, on property located at 228 East Seminole Place North.

BOA-18456 June 1999: The Board of Adjustment **approved** a *Special Exception* to permit a tent revival in an R zoned district from July 23, 1999, through August 2, 1999, on property located at NE/c East Seminole Place & North Cincinnati.

BOA-10604 August 1979: The Board of Adjustment **approved** a *Variance* to permit the setback requirements as per plot plan to permit an addition to the present dwelling at 208 East Reading Street, on property located at 208 East Reading Street.

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SUBJECT TRACT

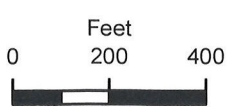
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ABANDONED**

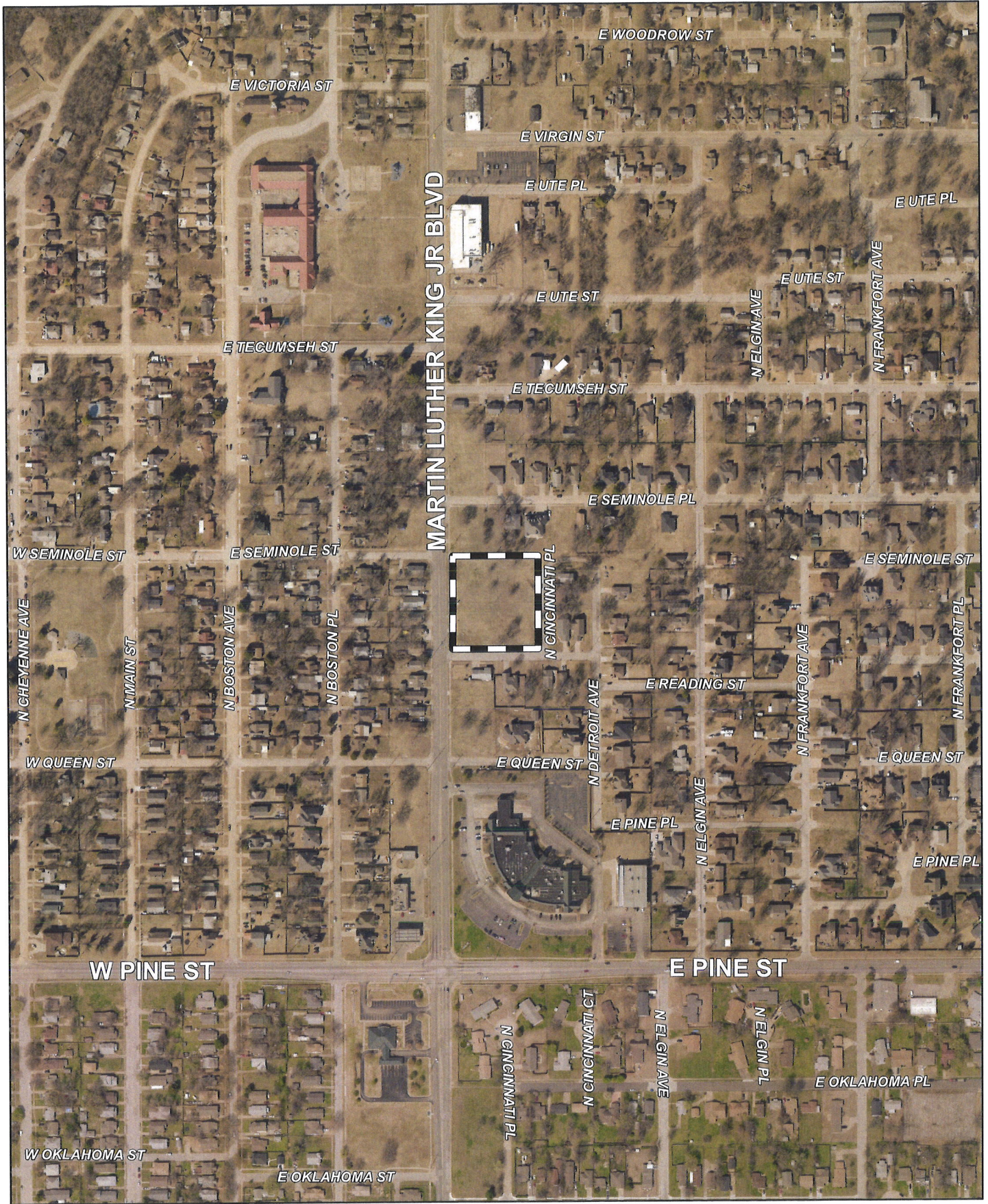
PUD-727

Z-7712

20-12 25

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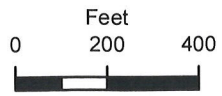




MARTIN LUTHER KING JR BLVD

Z-7712

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

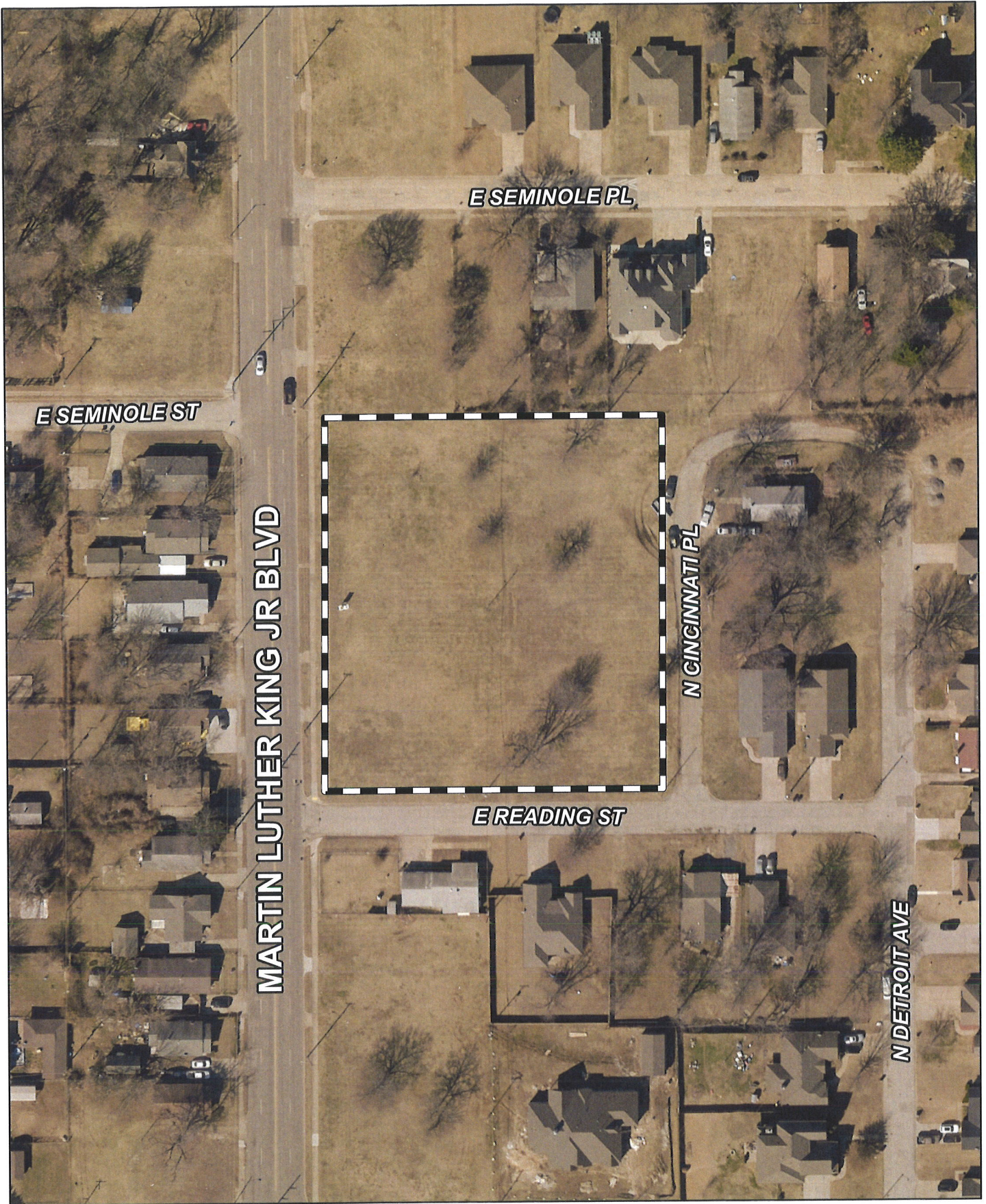


Subject Tract

20-12 25

Aerial Photo Date: 2020/2021

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E SEMINOLE ST

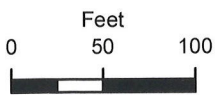
E SEMINOLE PL

MARTIN LUTHER KING JR BLVD

N CINCINNATI PL

E READING ST

N DETROIT AVE



Subject Tract

Z-7712

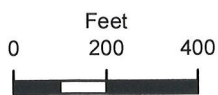
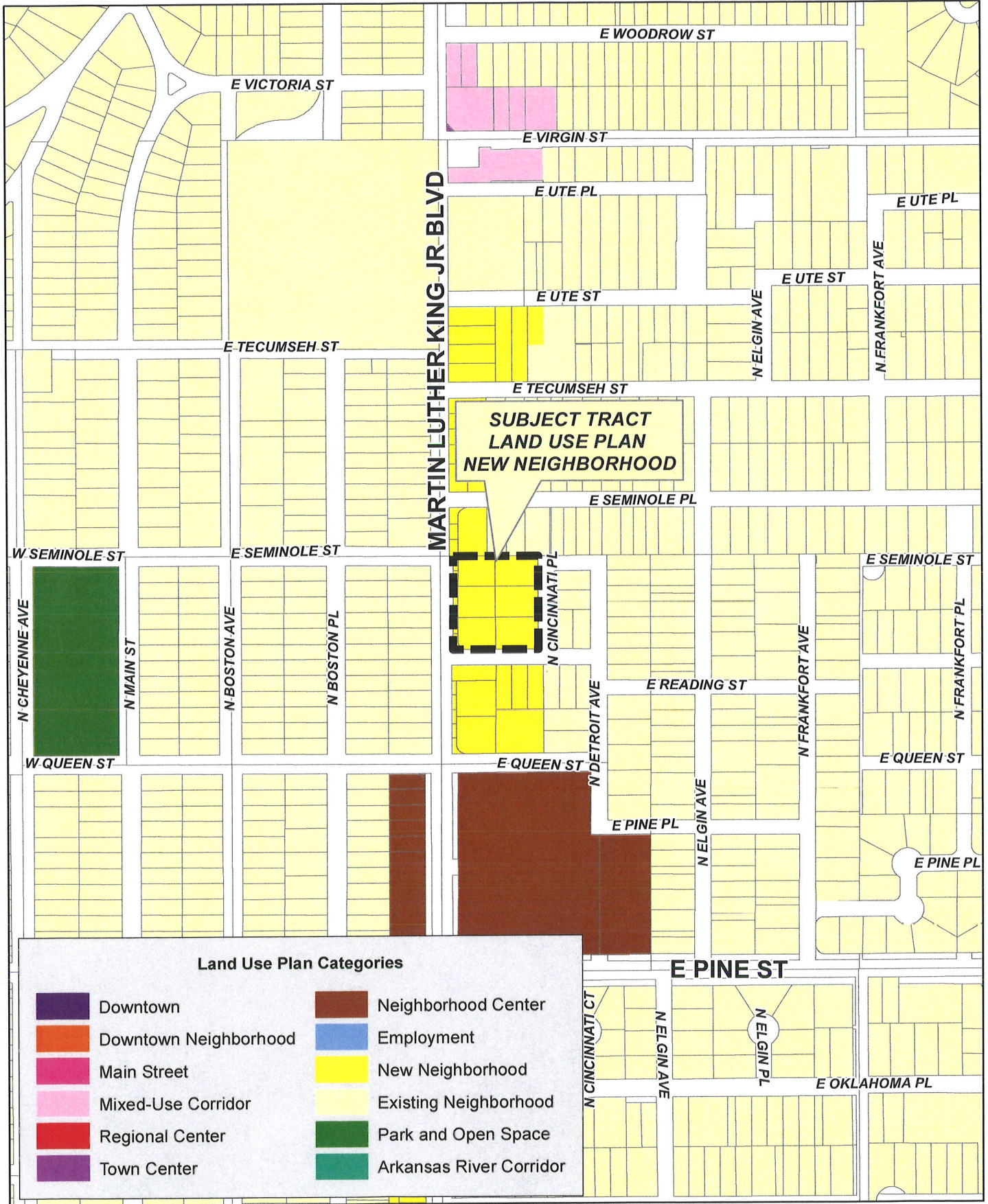
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021



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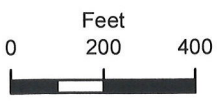
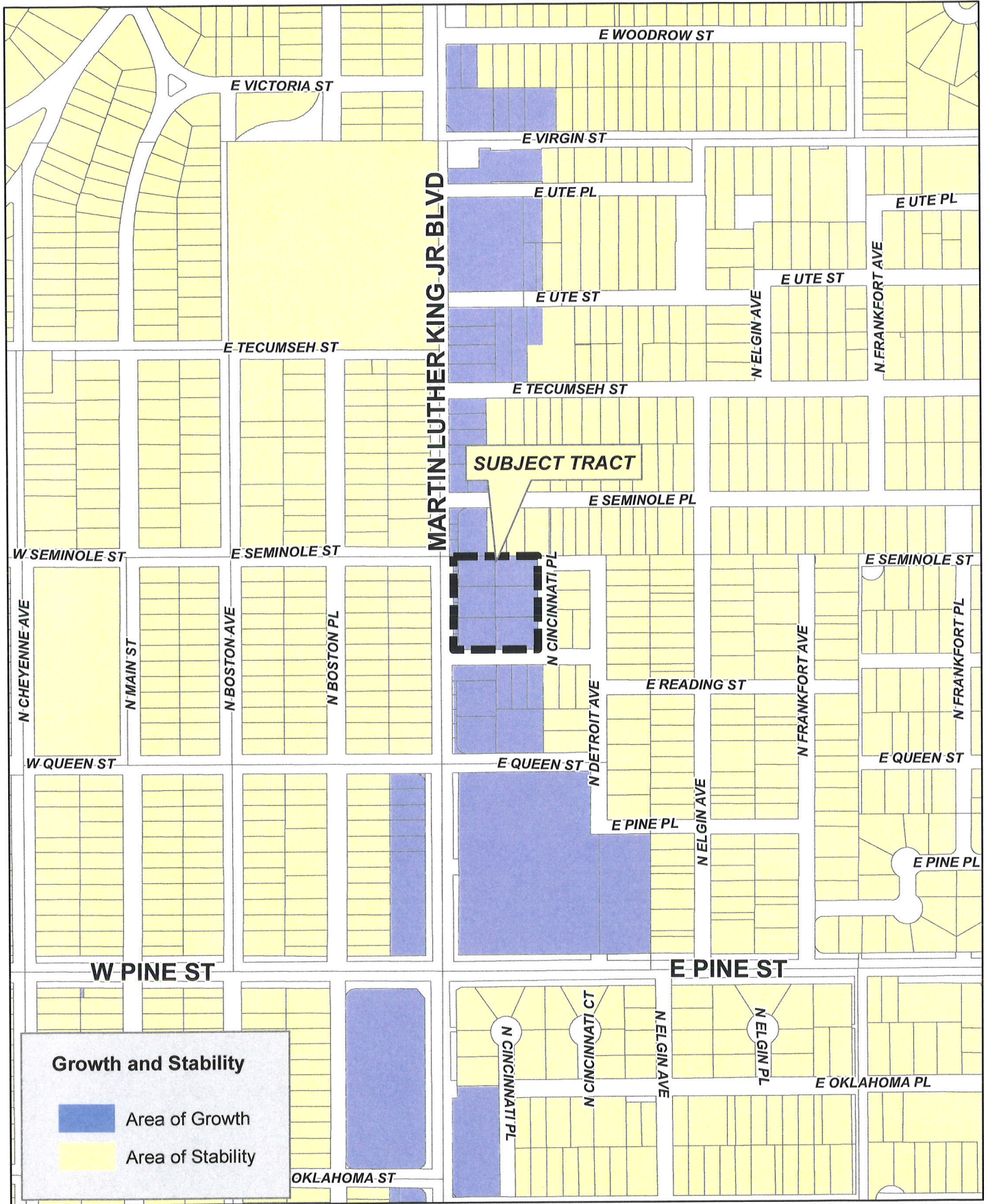


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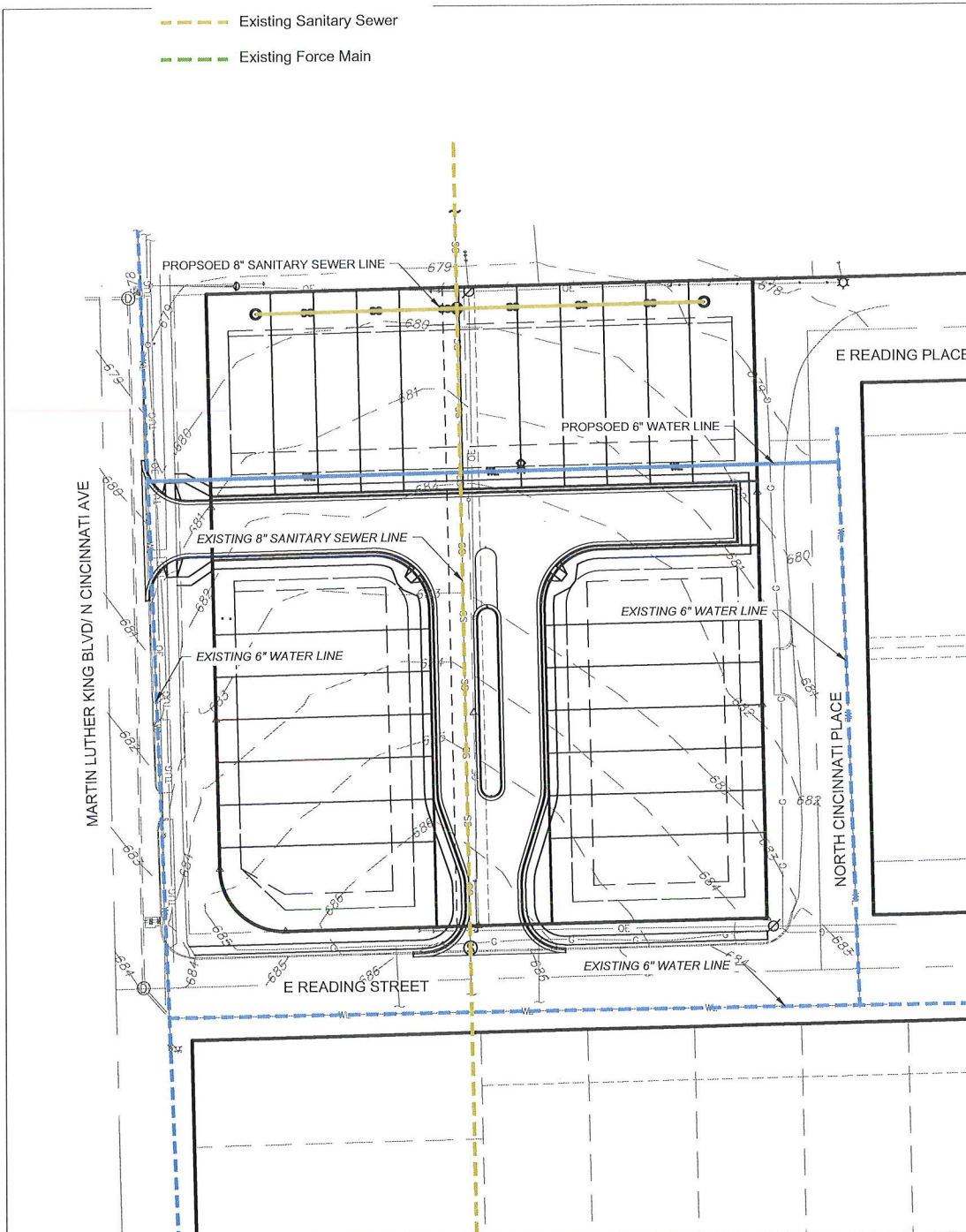
Black Wall Street

TOPOGRAPHY AND UTILITY PLAN



NORTH
1" = 50'

- Legend**
- Proposed Water
 - - - Existing Water
 - Proposed Sanitary Sewer
 - - - Existing Sanitary Sewer
 - - - Existing Force Main



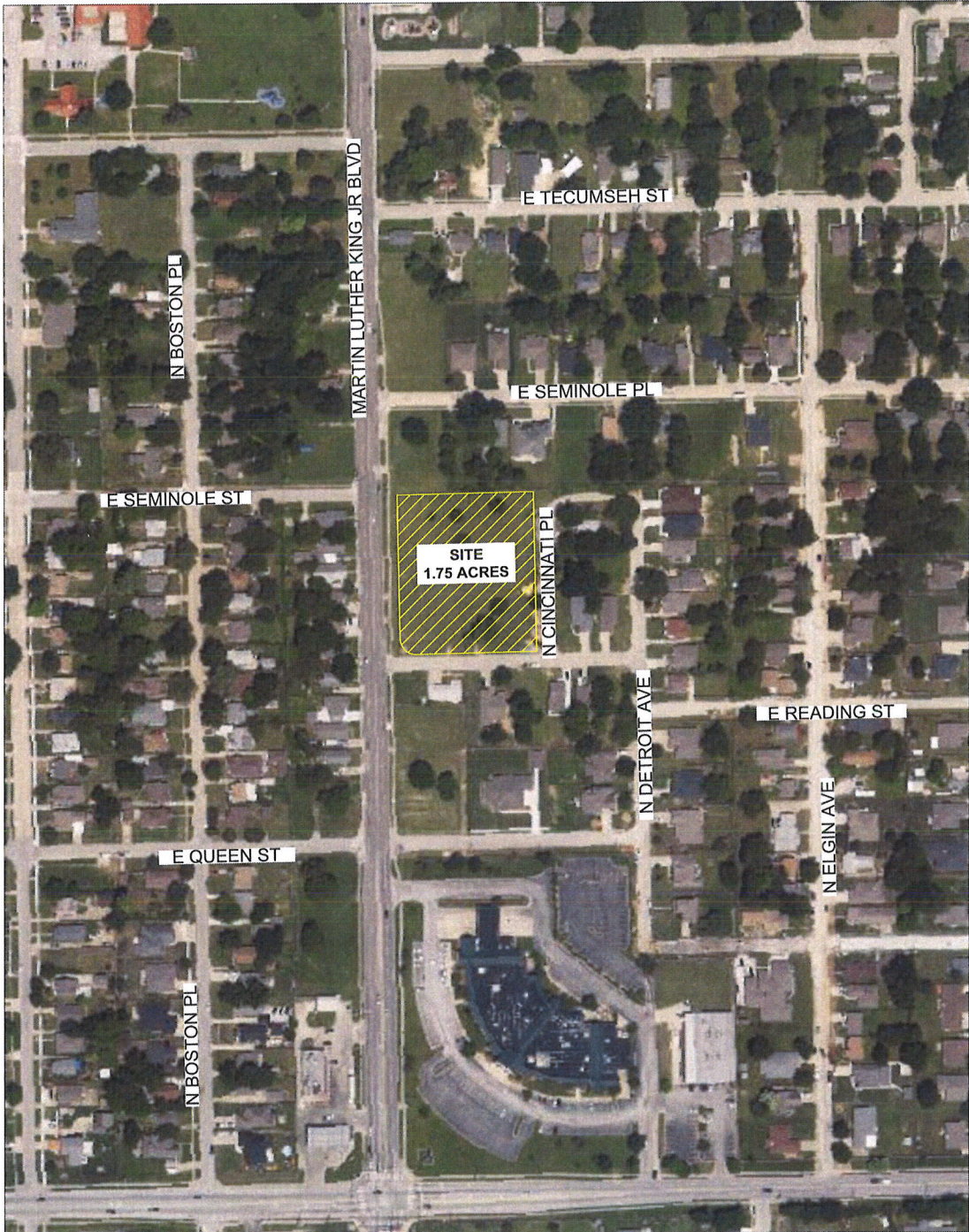
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Black Wall Street

AERIAL PHOTOGRAPHY, BOUNDARY, AND ADJACENT DEVELOPMENTS



NORTH
1" = 200'



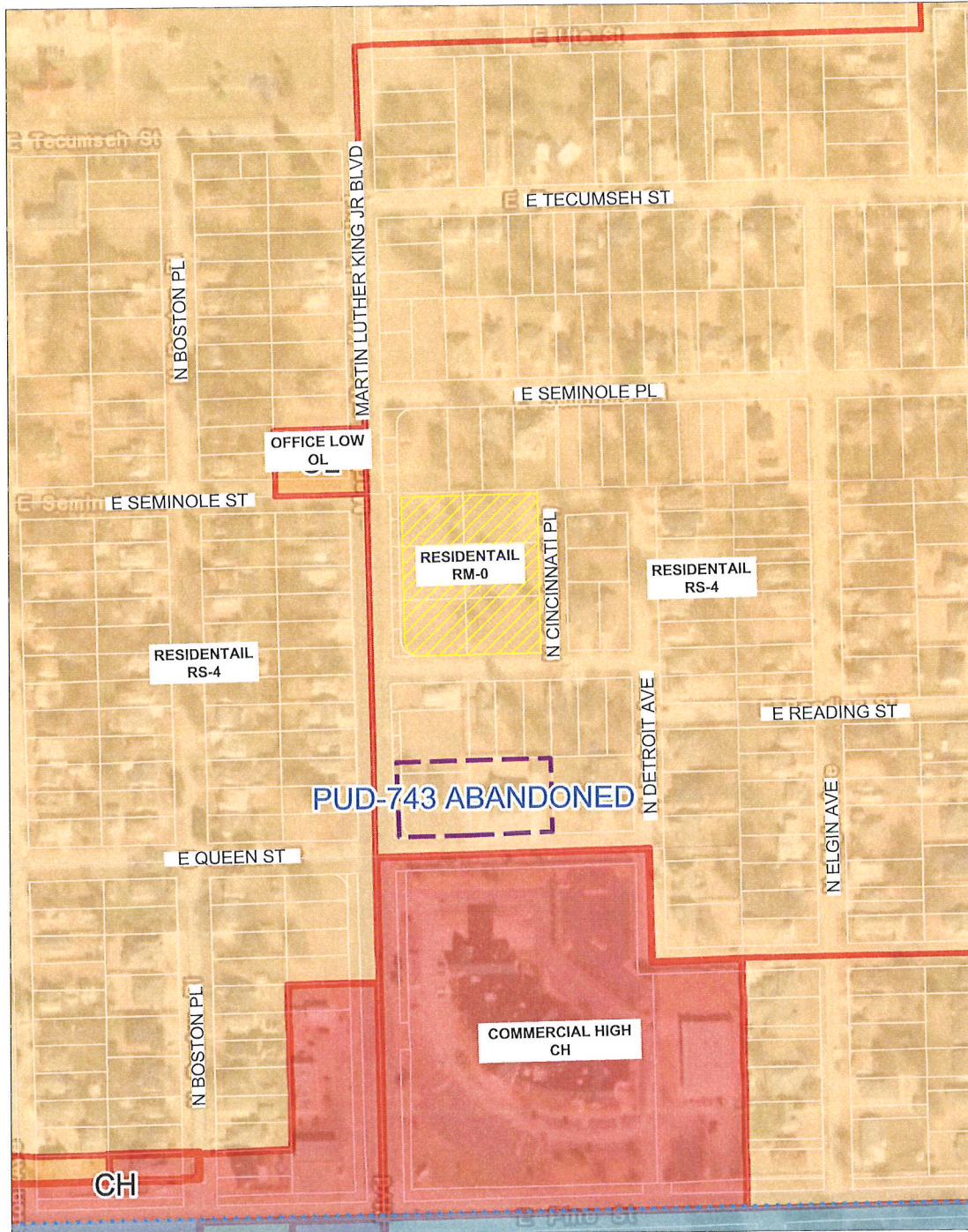
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Black Wall Street

PROPOSED ZONING MAP



NORTH
1" = 200'



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TOPOGRAPHIC AND BOUNDARY SURVEY FOR
BLOCK THREE (3) DICKASON GOODMAN ADDITION
 CITY OF TULSA, TULSA COUNTY, OKLAHOMA

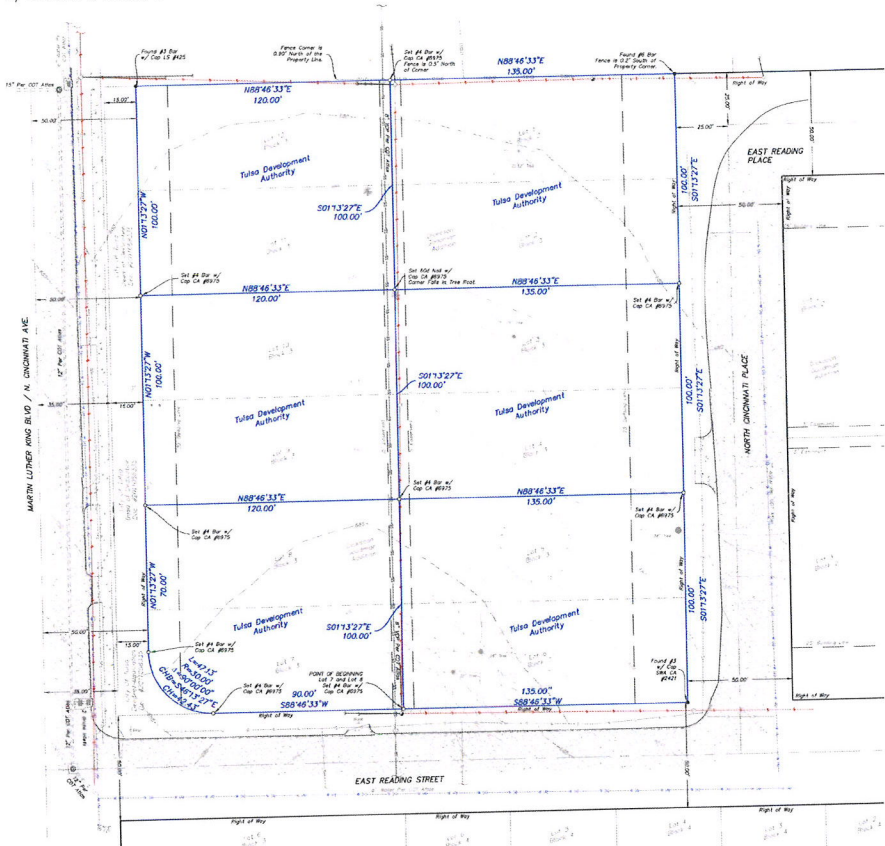
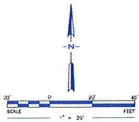


DATE	11/15/2022
BY	DAVID L. LENKIE
CHECKED BY	DAVID L. LENKIE
SCALE	AS SHOWN
PROJECT NO.	2022-001
DRAWN BY	DAVID L. LENKIE
DATE	11/15/2022

BOUNDARY AND TOPOGRAPHIC DESIGN SURVEY
 BLOCK THREE (3), DICKASON GOODMAN ADDITION
 CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA
 6232 SOUTH 13TH STREET, TULSA, OKLAHOMA

TOPOGRAPHIC LEGEND

- | | |
|-------------------------------|-------------------------------|
| ○ LIGHT POLE | — WROUGHT IRON FENCE |
| ● TRANSFORMER POLE | — HOOD WIRE FENCE |
| ○ POWER POLE | — OVERHEAD ELECTRIC LINE |
| ○ DOWN GUY | — GAS LINE |
| ○ TELEPHONE MANHOLE | — SANITARY SEWER LINE |
| ○ COMMUNICATIONS ANTENNA | — SANITARY SEWER LINE (ATLAS) |
| ○ COMMUNICATIONS BACKUP RISER | — STORM DRAIN LINE |
| ○ FIRE HYDRANT | — GROUND SURFACE CONTOUR |
| ○ WATER VALVE BOX | — CURB AND GUTTER |
| ○ SANITARY SEWER MANHOLE | — TREE DRIP LINE |
| ○ STORM DRAIN MANHOLE | — SHRUB LINE |
| ○ GROUND POST | — WATER LINE (ATLAS) |
| ○ MONUMENT FOUND | — CONCRETE |
| ○ MONUMENT SET | — ASPHALT |
| ○ SIGN | — GRAVEL |



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