



Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7717

**Hearing Date:** June 7th, 2023

**Case Report Prepared by:**

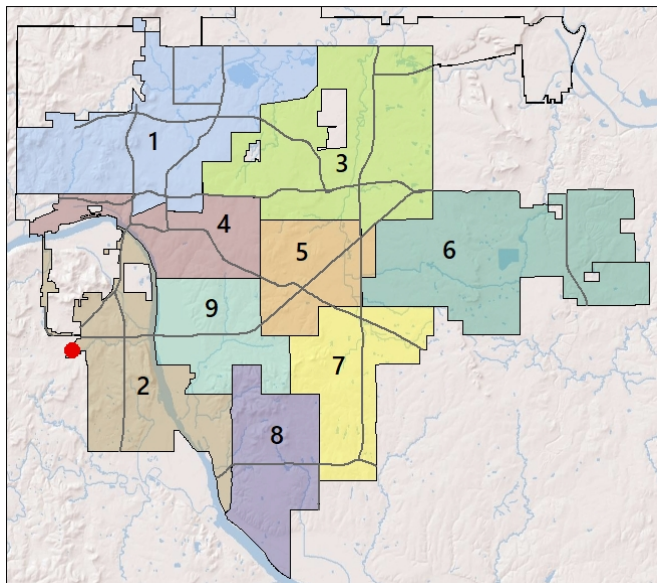
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Mathew D. Ward

*Property Owner:* MKW Properties, LLC

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



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Duplex

*Concept summary:* Rezone to RM-1 to allow for a duplex.

*Tract Size:* 0.16 ± acres

*Location:* West of the Northwest corner of West 57<sup>th</sup> Street South and South 41<sup>st</sup> West Avenue

**Zoning:**

*Existing Zoning:* RS-3

*Proposed Zoning:* RM-1

**Comprehensive Plan:**

*Land Use Map:* Existing Neighborhood

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 9233

CZM: 45

**City Council District:** 2

*Councilor Name:* Jeannie Cue

**County Commission District:** 2

*Commissioner Name:* Karen Keith

## SECTION I: Z-7717

**DEVELOPMENT CONCEPT:** Rezone a single residential lot from RS-3 to RM-1 to permit the construction of a duplex.

### **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 provided

### **DETAILED STAFF RECOMMENDATION:**

The subject tract is currently zoned RS-3. The applicant is seeking to rezone the subject tract to RM-1 to permit the construction of a duplex. Duplexes are permitted by special exception in the RS-3 district; however, the size of the lot does not comply with the lot and building regulations that are required to support a duplex in the RS-3 district.

RM-1 zoning is consistent with the existing neighborhood designation and allows for a variety of residential buildings. The subject tract is also considered an area of growth. Due to the size of the lot, the maximum density permitted on the lot would be up to 3 apartments. The applicant has stated the intent to construct a duplex.

While there are no other RM-zoned properties in the immediate area, staff supports the request to rezone the site to RM-1 due to the nature of RM-1 being [one of the](#) the lowest intensity multifamily zoning district and the lot size limiting the amount of density that could be developed on the tract.

Staff recommends approval of Z-7717 to rezone the tract from RS-3 to RM-1.

## SECTION II: Supporting Documentation

### **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

***Staff Summary:*** RM-1 zoning is consistent with the existing neighborhood and area of growth designations of the Tulsa Comprehensive 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 Growth**

The purpose of Areas of Growth is 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:** There are vacant properties on all sides of the subject property. There are new single-family homes located on the east end of the block. South Haven Manor, a development of the Tulsa Housing Authority, is located east of South 41<sup>st</sup> West Avenue.

**Environmental Considerations:** None

**Streets:**

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
West 57 <sup>th</sup> Street South	None	50'	2

**Utilities:**

The subject tract has municipal water available. According to City of Tulsa infrastructure atlases, the nearest sanitary sewer is located at the intersection of West 57<sup>th</sup> Street and South 41<sup>st</sup> West Avenue.

**Surrounding Properties:**

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-3	Existing	Growth	Vacant

		Neighborhood		
South	RS-3	Existing Neighborhood	Growth	Vacant
East	RS-3	Existing Neighborhood	Growth	Vacant
West	RS-3	Existing Neighborhood	Growth	Vacant

**SECTION III: Relevant Zoning History**

**History: Z-7717**

**Subject Property:**

**ZONING ORDINANCE:** Ordinance number 11821 dated June 26, 1970, established zoning for the subject property.

**Surrounding Property:**

**BOA-14624 October 1987:** The Board of Adjustment **approved** a *Special Exception* to permit a mobile home in a RS-3 zoned district and a *Variance* to permit the time regulation from 1 year to permanently, on property located at 4102 West 57<sup>th</sup> Street South.

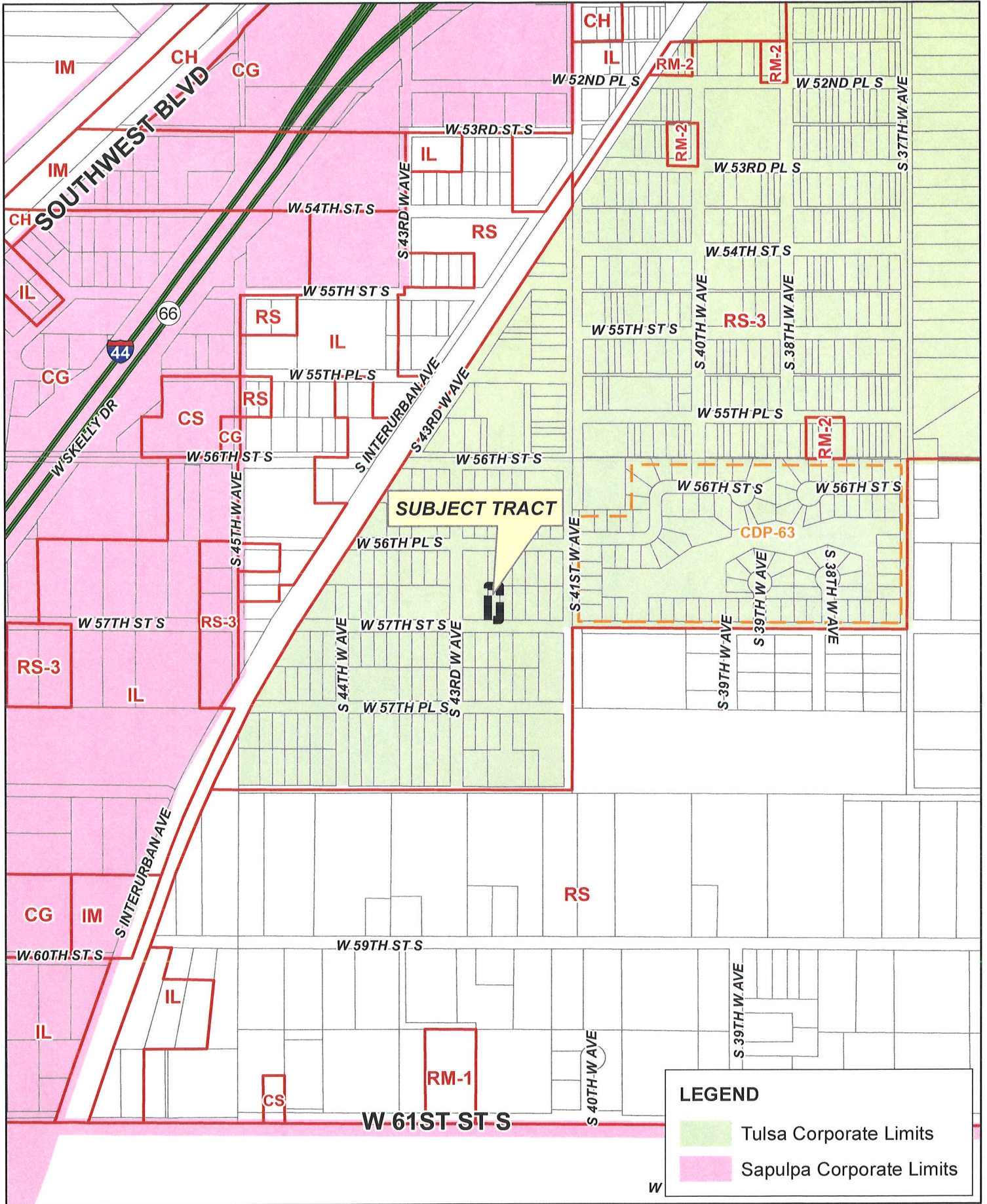
**BOA-11471 May 1981:** The Board of Adjustment **approved** a *Special Exception* to permit a mobile home in an RS-3 District; and a *Variance* to permit the mobile home for more than one year, on property located at 4102 West 57<sup>th</sup> Street.

**BOA-10377 April 1979:** The Board of Adjustment **approved** a *Variance* to permit the setback requirements on a corner lot from 25' to 18' on the north and a *Variance* of 25' to 12' on the east, and request for permission to building across a lot line, on property located at 57<sup>th</sup> Street and 43<sup>rd</sup> West Avenue.

**BOA-10353 March 1979:** The Board of Adjustment **approved** a *Special Exception* to permit a mobile home in an RS-3 District on the SW corner of 57<sup>th</sup> Street and 41<sup>st</sup> West Avenue, on property located at SW corner of 57<sup>th</sup> Street and 41<sup>st</sup> West Avenue.

**BOA-11006 May 1980:** The Board of Adjustment **approved** a *Special Exception* to permit a mobile home in an RS-3 District, on property located at 4102 W. 57<sup>th</sup> Street.



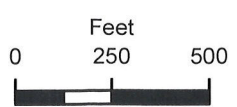


**SUBJECT TRACT**

CDP-63

**LEGEND**

- Tulsa Corporate Limits
- Sapulpa Corporate Limits

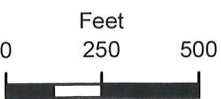


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19-12 33







Subject Tract

**Z-7717**

19-12 33

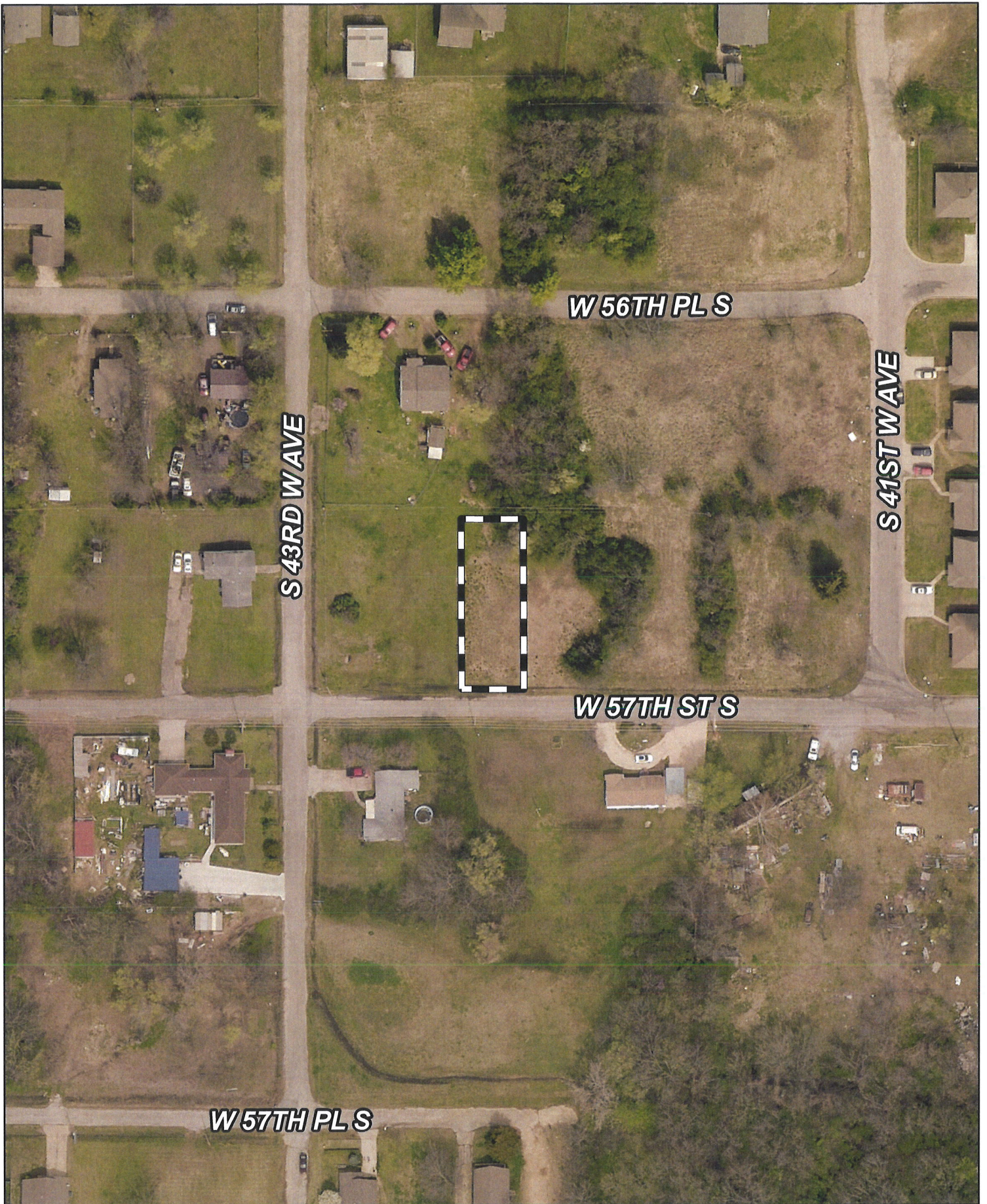
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Aerial Photo Date: 2020/2021



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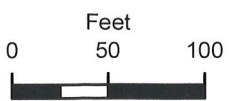
**W 56TH PL S**

**S 43RD W AVE**

**S 41ST W AVE**

**W 57TH ST S**

**W 57TH PL S**



**Subject Tract**

**Z-7717**

19-12 33

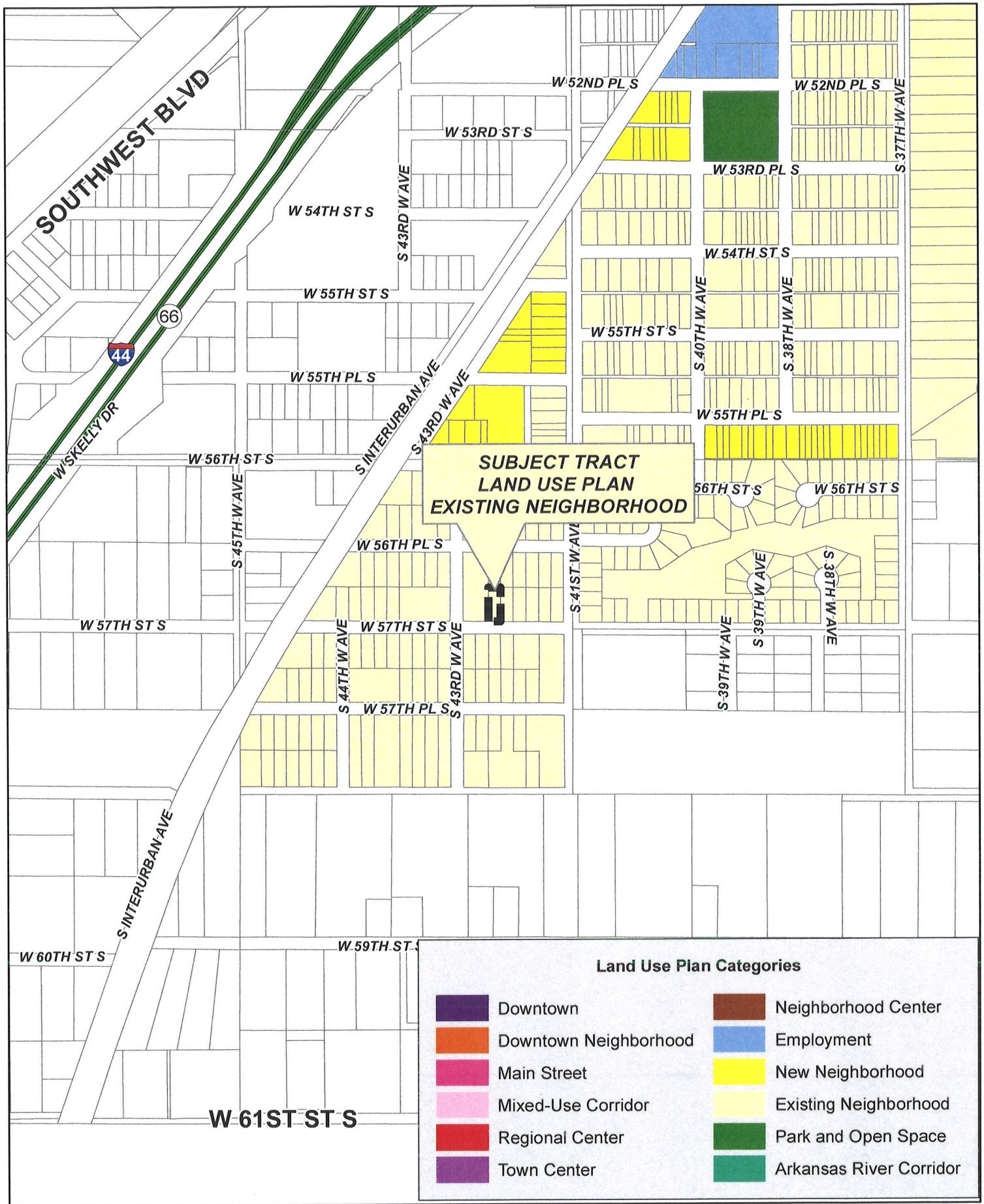
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Aerial Photo Date: 2020/2021



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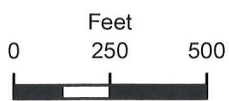
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