



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7726

Hearing Date: July 19, 2023

Case Report Prepared by:

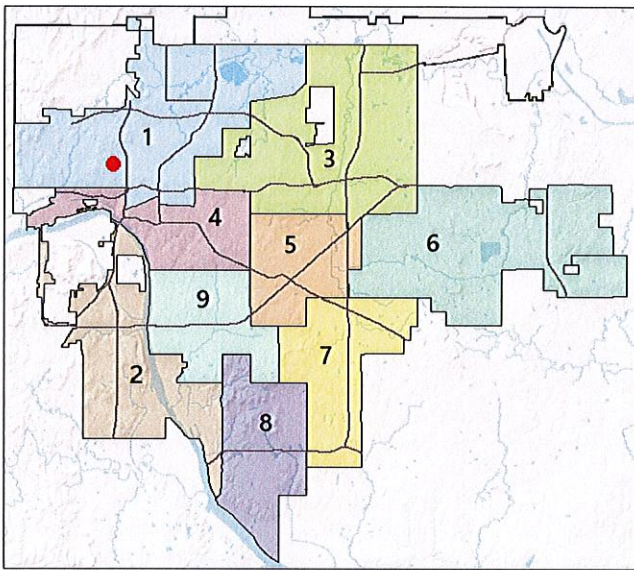
Nathan Foster

Owner and Applicant Information:

Applicant: Tim Waltherbach

Property Owner: S&P Realty LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Townhouses

Concept summary: Rezone property from RS-3 to RM-2 to permit the construction of townhouses

Tract Size: 1 ± acres

Location: Northwest corner of North Santa Fe Avenue and West Newton Street

Zoning:

Existing Zoning: RS-3

Proposed Zoning: RM-2

Comprehensive Plan:

Land Use Map: Neighborhood

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9203

CZM: 36

City Council District: 4

Councilor Name: Laura Bellis

County Commission District: 2

Commissioner Name: Karen Keith

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SECTION I: Z-7726

DEVELOPMENT CONCEPT:

EXHIBITS:

INCOG Case map
INCOG Aerial (small scale)
INCOG Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Applicant Exhibits: None Provided

DETAILED STAFF RECOMMENDATION:

The subject property is currently zoned RS-3. The applicant is seeking to rezone the property to RM-2 to permit the construction of townhouses. RM-2 zoning is consistent with the Neighborhood designation of the City's comprehensive plan and allows for a variety of residential building types.

The subject property is located along West Newton Street which serves as the "Residential Collector" street for surrounding neighborhood. Collector streets require wider right-of-way in anticipation of higher traffic areas and serve as appropriate locations for higher density infill projects.

Immediately west of the subject site, there have been two recent approvals for duplex developments. There is also an existing multi-unit housing development located on the north side of West Newton Street one block west of the subject tract.

Staff recommends approval of Z-7726 as outlined in Section I above.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: RM-2 zoning is consistent with the "Neighborhood" land use designation of the City's comprehensive plan which calls for the addition of appropriate infill projects including the addition of multi-unit housing developments.

Land Use Vision:

Land Use Plan map designation: Neighborhood

Neighborhoods are "Mostly Residential Uses" which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents' daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off of a lower-order street separated from the arterial, then it would be considered Neighborhood.

Transportation Vision:

Major Street and Highway Plan: The Tulsa Major Street and Highway Plan designates West Newton Street as a Residential Collector. Residential Collectors are anticipated as higher traffic corridors

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through neighborhood areas that require wider rights-of-way. Residential Collectors are appropriate locations for multi-unit housing developments within existing neighborhood areas.

Trail System Master Plan Considerations: None adjacent to the subject property; however North Union Avenue, two blocks to the west, is planned as a signed bicycle route in the City’s GO Plan. Connecting appropriate residential development to bicycle facilities is a priority of both the GO Plan and the City’s Comprehensive Plan.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The subject property is currently vacant. It is roughly 1 acre in size. There are existing single-family detached houses to the west and north. There are two newly approved duplexes to the west and an existing multi-unit housing development one block west. The applicant is proposing the construction of townhouses on the subject property.

Environmental Considerations: None that would impact site development.

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
North Santa Fe Avenue	None	50'	2
West Newton Street	Residential Collector	60'	2

Utilities:

The subject tract has municipal water and sewer available.

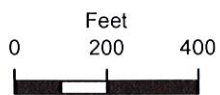
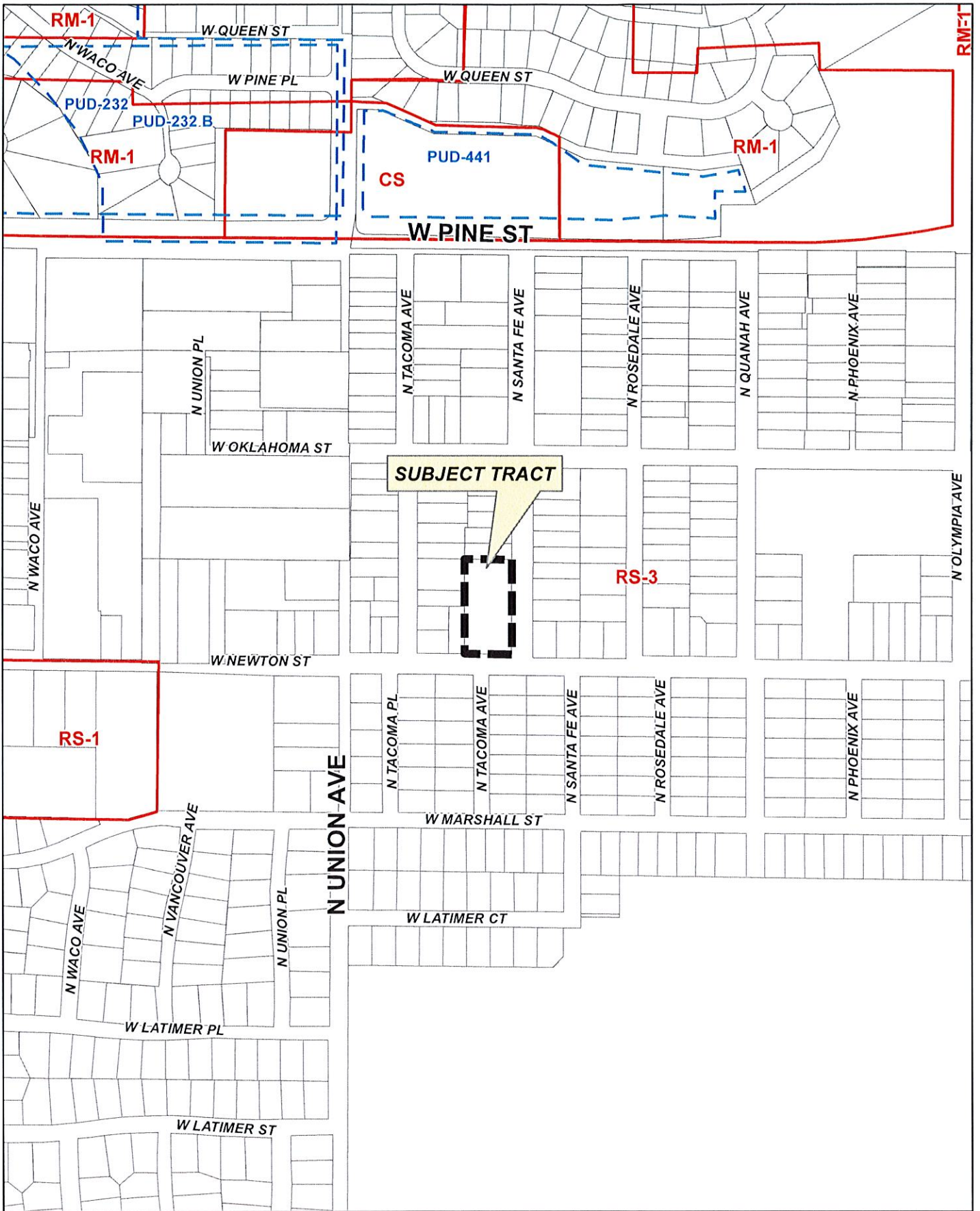
Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	RS-3	Neighborhood	Single-Family Residential
East	RS-3	Neighborhood	Single-Family Residential
South	RS-3	Neighborhood	Single-Family Residential
West	RS-3	Neighborhood	Duplexes

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11917 dated September 1, 1970, established zoning for the subject property.

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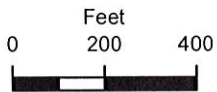
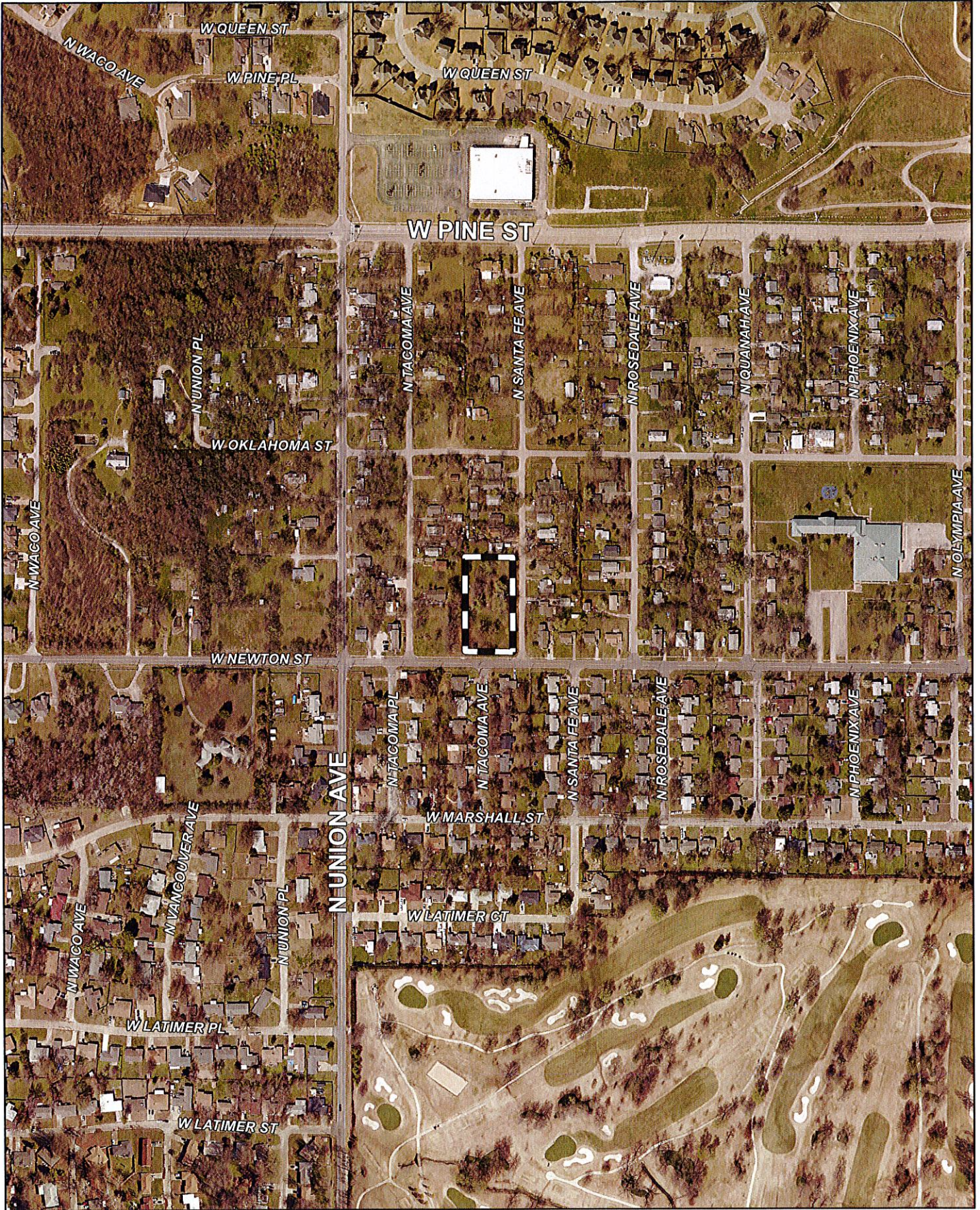


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Subject Tract

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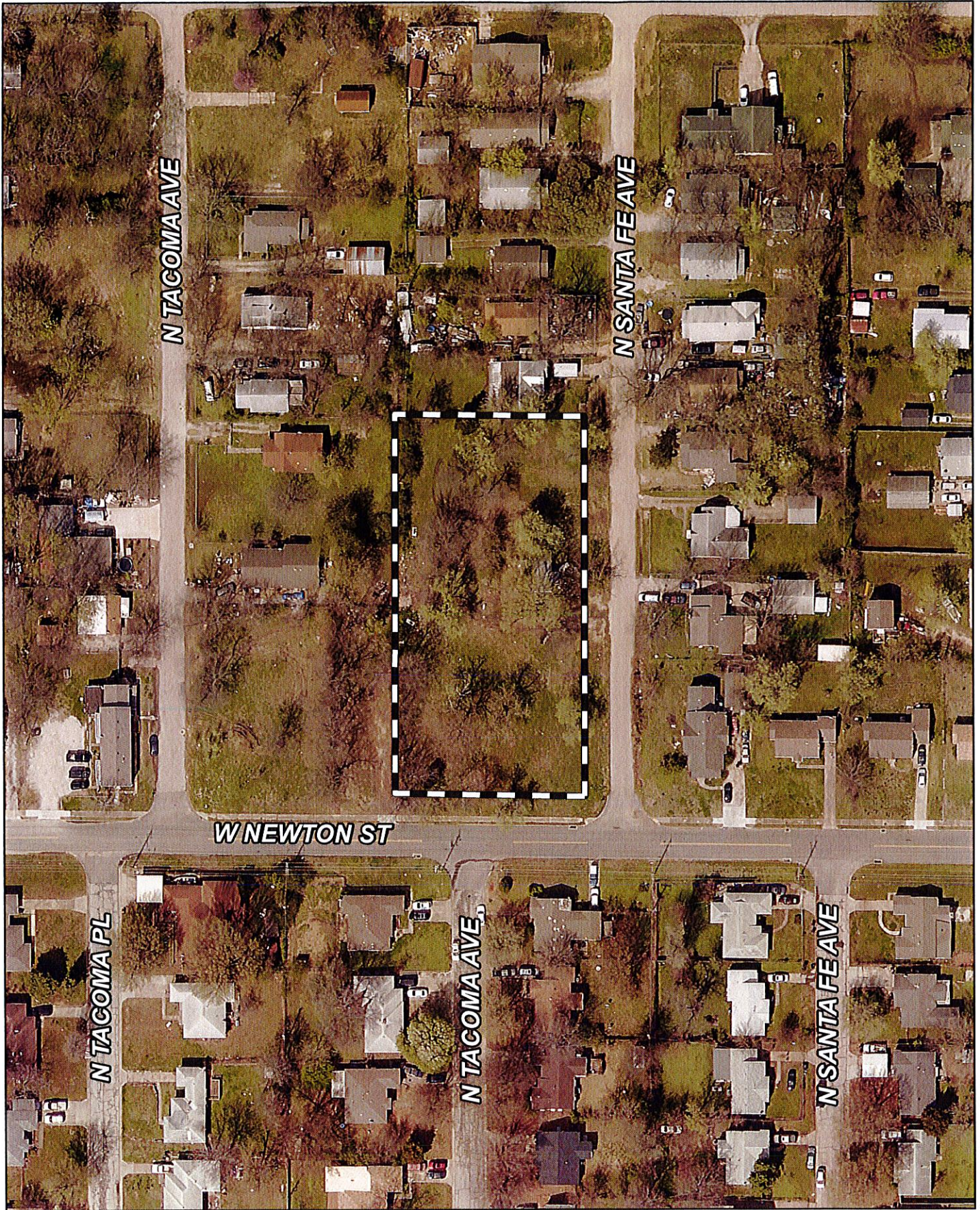
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2021



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N TACOMA AVE

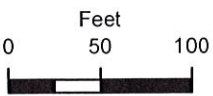
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W NEWTON ST

N TACOMA PL

N TACOMA AVE

N SANTA FE AVE



Subject Tract

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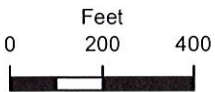
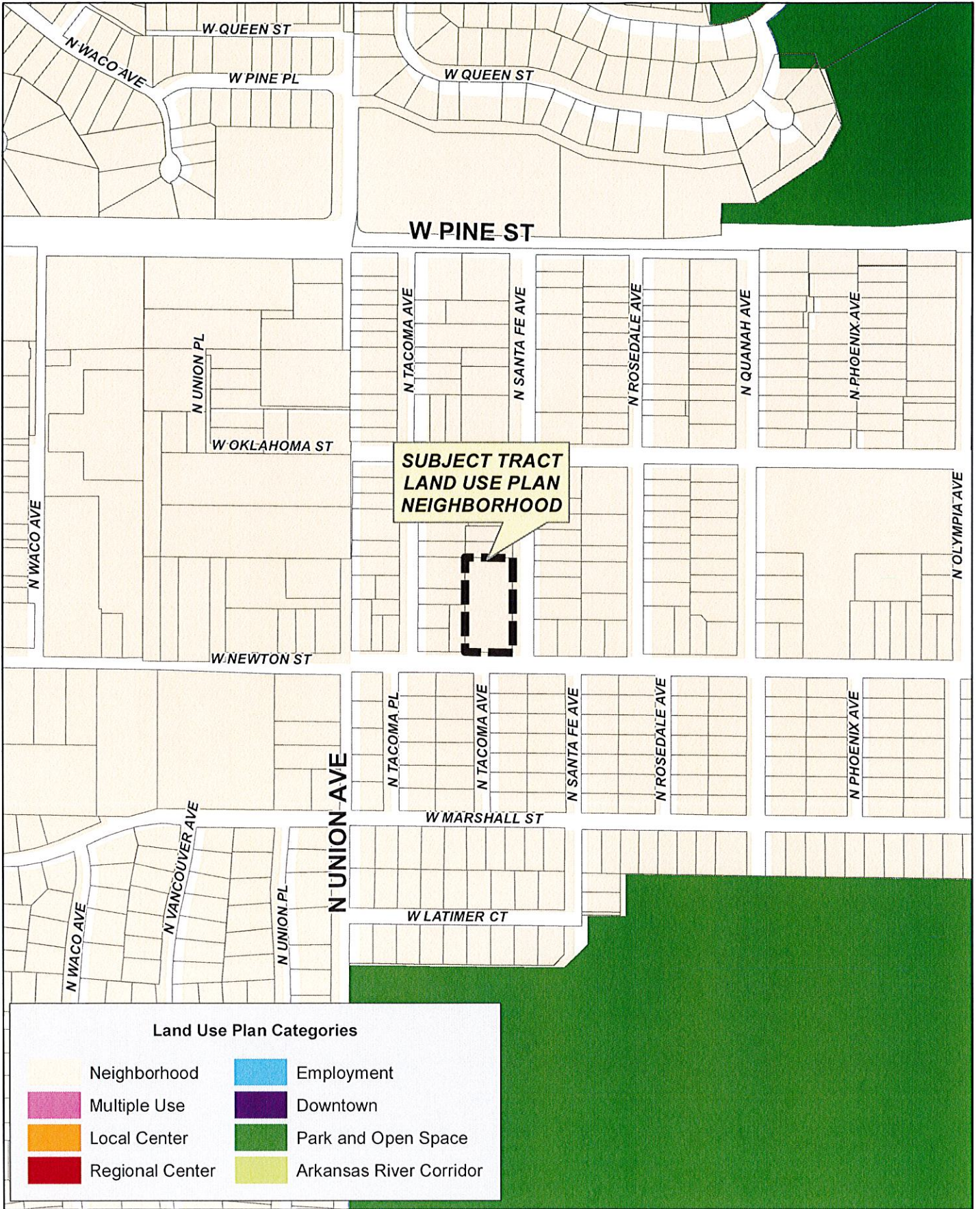
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