



Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7727

**Hearing Date:** July 19, 2023

**Case Report Prepared by:**

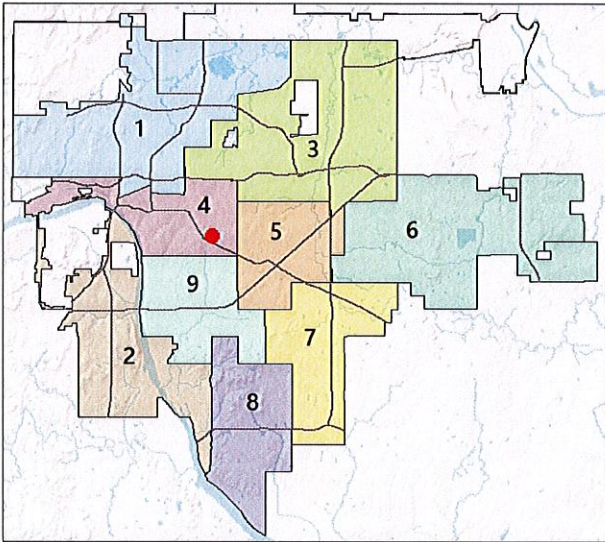
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Bell Land Use, LLC

*Property Owner:* Brooks Harvard, LLC

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



**Applicant Proposal:**

*Present Use:* Medical Facility

*Proposed Use:* Apartments

*Concept summary:* Rezone the subject property from OM and RS-3 to RM-2 to permit apartments.

*Tract Size:* 6.6 ± acres

*Location:* South of the southeast corner of East 21<sup>st</sup> Street South and South Harvard Avenue

**Zoning:**

*Existing Zoning:* OM, RS-3

*Proposed Zoning:* RM-2

**Comprehensive Plan:**

*Land Use Map:* Multiple Use

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 9316

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-7727

**DEVELOPMENT CONCEPT:** The applicant is proposing to rezone the subject property from OM & RS-3 to RM-2 to permit use of the existing building as apartments. RM-2 zoning would permit the development of apartments on the site either in the existing building or as a redevelopment of the property. The existing structure is currently used as the Tulsa Center for Behavioral Health. There are existing apartments, zoned RM-2, to the south of the subject property.

### 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

### **DETAILED STAFF RECOMMENDATION:**

The applicant is proposing to rezone a 6.6-acre site from OM & RS-3 to RM-2 to permit a redevelopment of the existing structure as apartments. The property is currently used as the Tulsa Center for Behavioral Health.

The subject property is located on South Harvard Avenue which is considered a secondary arterial under the adopted Major Street and Highway Plan. Secondary arterials include many of the City's main thoroughfares and can support higher density development and larger traffic volumes.

There are existing apartments to the immediate south of the subject property, located within existing RM-2 zoning.

RM-2 zoning is consistent with the Multiple Use land use designation of the City of Tulsa Comprehensive Plan and would allow for a variety of residential housing types.

**Staff recommends approval of Z-7727 as outlined in Section I above.**

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

**Staff Summary:** The subject property is located within the "Multiple Use" land use designation of the City's Comprehensive Plan. Prior to the adoption of the 2023 plan update, the property was designated as a "Town Center". The requested RM-2 zoning is consistent with the Multiple Use land use designation.

### Land Use Vision:

***Land Use Plan map designation: Multiple Use***

Multiple Use areas are "Mostly Commercial or Retail Uses" which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development patterns, with Local Centers being more commonplace in newer parts of the city. For single properties that are commercial but surrounded by Neighborhood, Multiple Use is the preferred designation.

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**Transportation Vision:**

**Major Street and Highway Plan:** South Harvard Avenue is designated as a secondary arterial on the Tulsa Major Street and Highway Plan.

**Trail System Master Plan Considerations:** The City's GO Plan recommends a bike corridor along South Harvard Avenue in this location. East 25<sup>th</sup> Street, which is adjacent to the site on the south, is recommended as a signed bicycle route. The planned/existing bicycle infrastructure adjacent to the site would support the proposal for new multi-unit residential development.

**Small Area Plan:** None

**Special District Considerations:** None

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** The site is currently the location of the Tulsa Center for Behavioral Health operated by the State of Oklahoma. There are single-family residential neighborhoods to the east and north of the subject property with additional single-family residential across South Harvard Avenue. There are apartments to the south across East 25<sup>th</sup> Street South. The proposal is to use the existing buildings as apartments. RM-2 zoning would permit apartments on the site either in the existing structure or as a part of any redevelopment.

**Environmental Considerations:** None

**Streets:**

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Harvard Avenue	Secondary Arterial	100'	4
East 25 <sup>th</sup> Street South	None	50'	2

**Utilities:**

The subject tract has municipal water and sewer available.

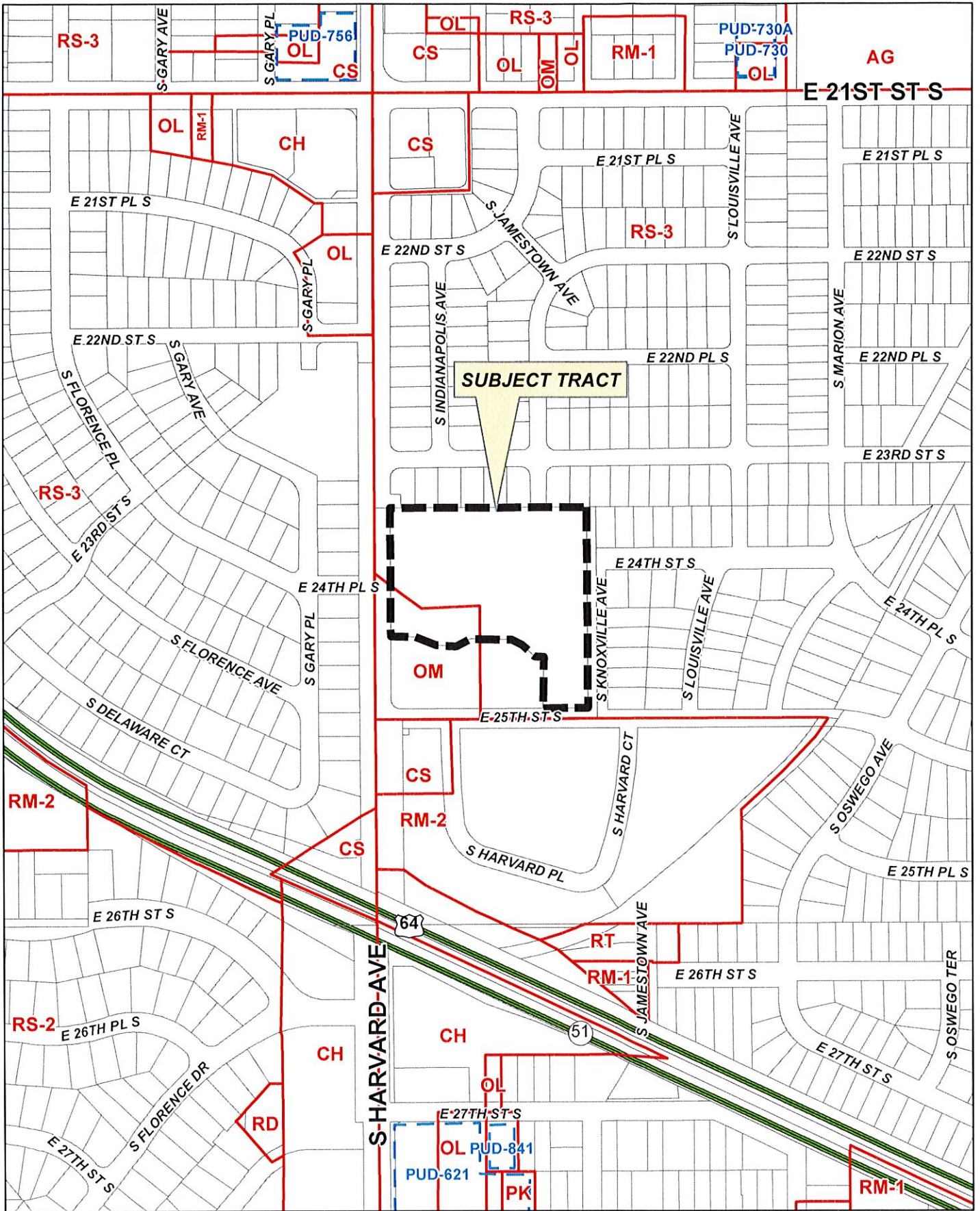
**Surrounding Properties:**

Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	RS-3	Neighborhood	Single-Family Residential
East	RS-3	Neighborhood	Single-Family Residential
South	RM-2	Neighborhood/Multiple Use	Apartments
West	RS-3	Neighborhood	Single-Family Residential

**SECTION III: Relevant Zoning History**

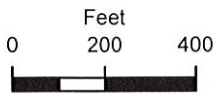
**ZONING ORDINANCE:** Ordinance number 11815 dated June 26, 1970, established zoning for the subject property.

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SUBJECT TRACT

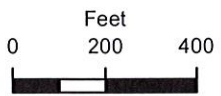
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 Subject Tract

**Z-7727**

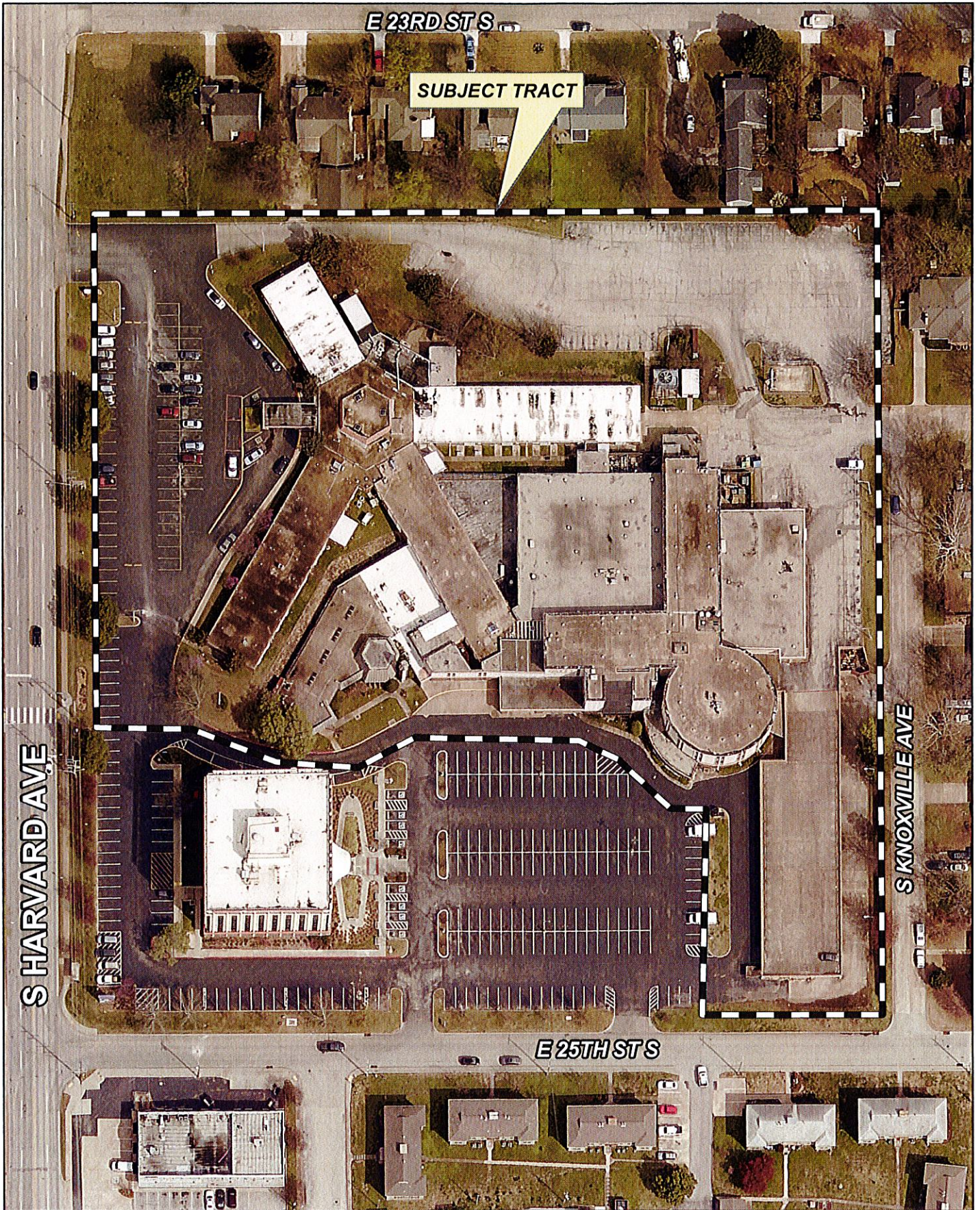
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2023



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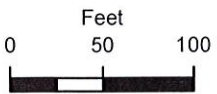
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SUBJECT TRACT

S HARVARD AVE

S KNOXVILLE AVE

E 25TH ST S



 Subject Tract

**Z-7727**

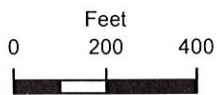
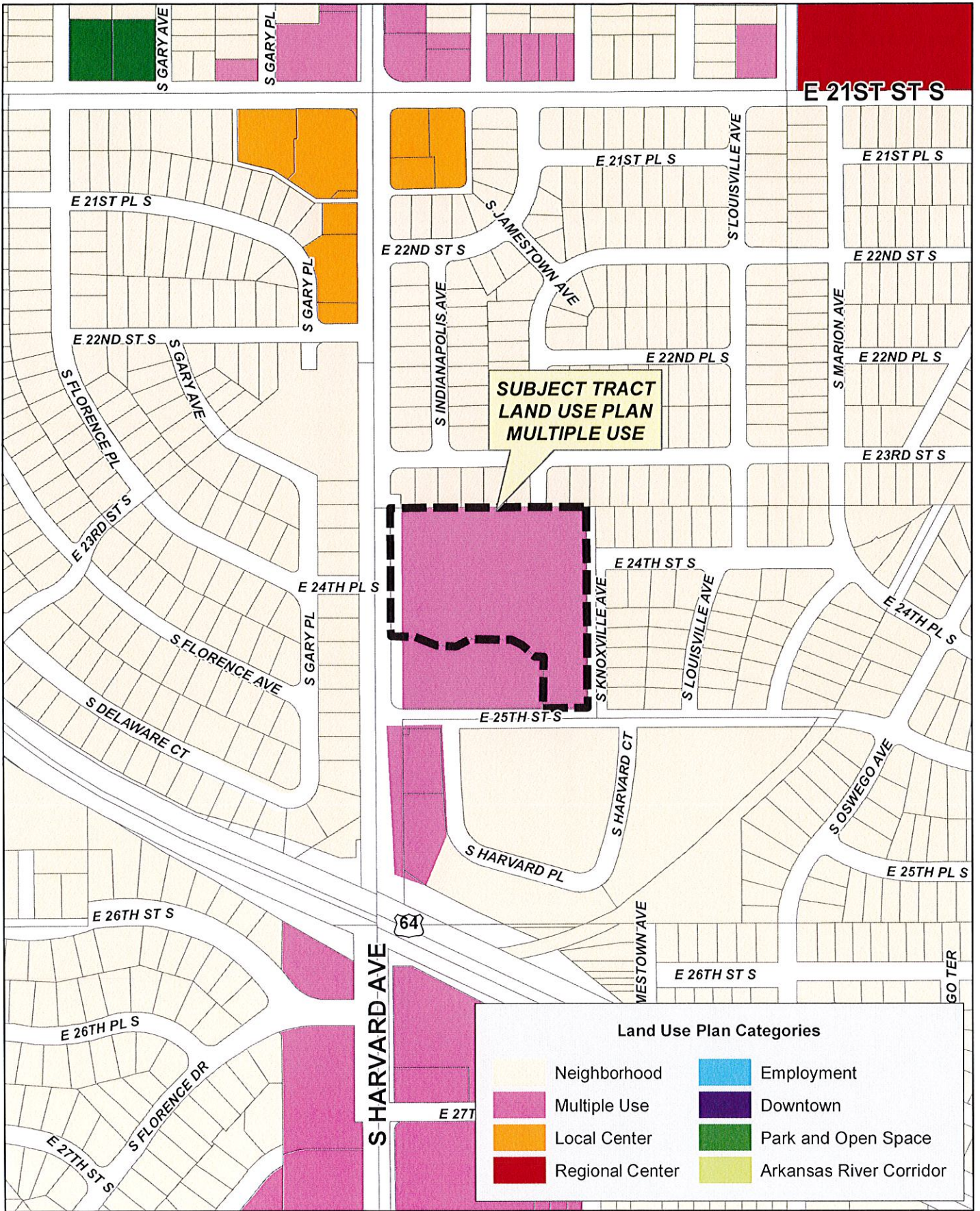
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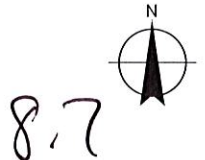


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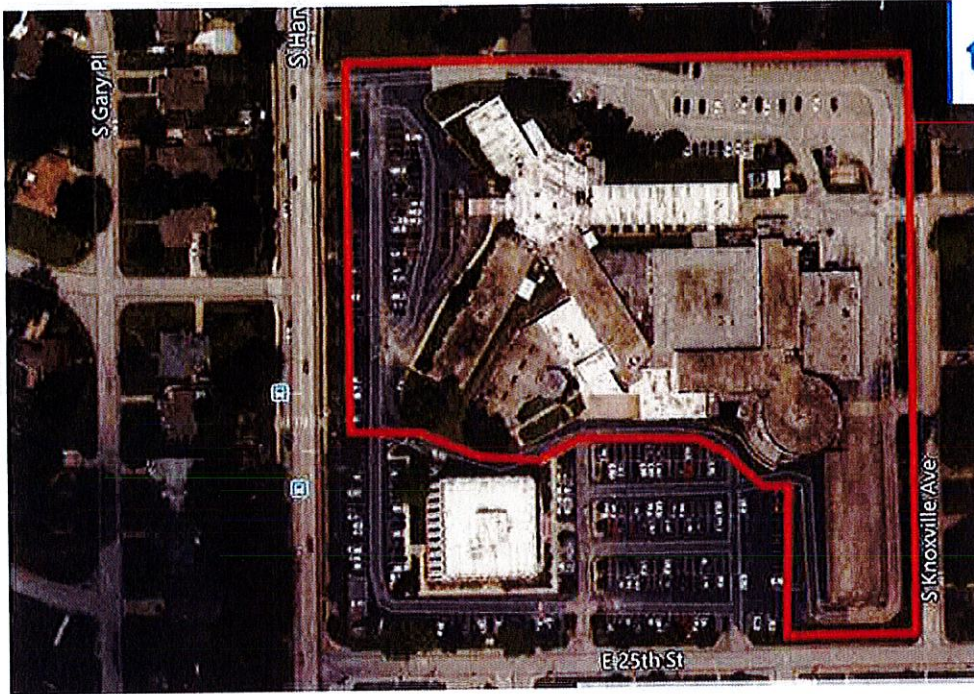
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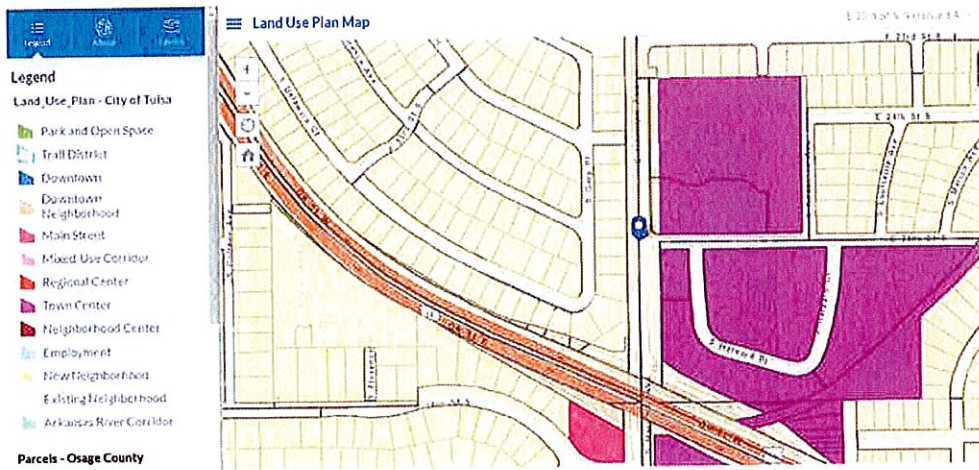


2323 W Harvard  
Findings of Fact  
Zone Change to RM-2

The Subject Property.



The Comprehensive Plan for this site is designated Town Center.

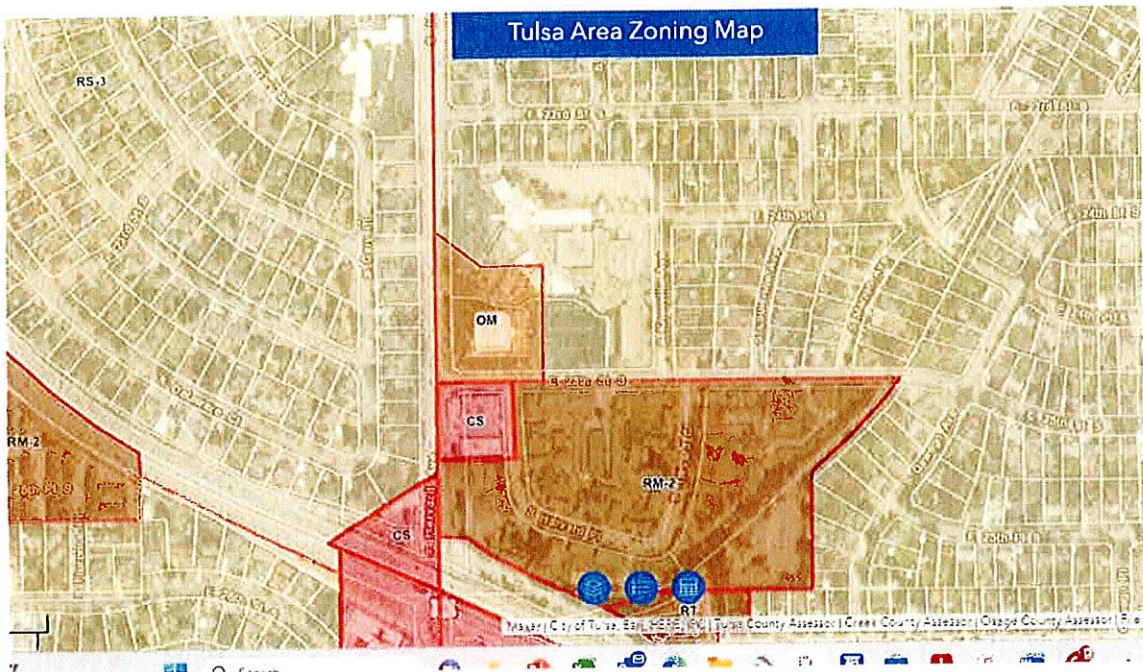




## Town Centers

Town Centers are medium-scale, one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood centers, with retail, dining, and services and employment. They **can include apartments**, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to a number of destinations.

The current zoning of the property is OM (Medium Office) and RS3 (Single Family Residential). The majority of the tract is currently zoned Single Family Residential.



The current use of the property is a hospital that was constructed in 1965 and is recognized as a pre-existing use. The use of the hospital has been changed through the years and is now recognized as a Mental Health Facility operated by the State of Oklahoma. It is believed that the State of Oklahoma will discontinue their use of the facility in the near future. The Residential Zones could allow the hospital use through a special use permit, and it is currently authorized as a pre-existing use. The Zone Change to RM-2 will allow the current owner the ability to initiate the extensive review and the necessary redevelopment plan while allowing the State of Oklahoma to continue to provide Mental Health Services to the community.

The Zoning Map of the area identifies that there is an RM2 tract immediately to the south of the subject property and a smaller tract of RM2 to the west of Harvard Avenue. A small tract of RM1 is also located to the east along 21<sup>st</sup> Street. Brooks Harvard LLC or, subsidiaries of the ownership, owns 7 of the residences that abut to the roads adjacent to the facility.

Without knowing the exact date, the Hospital will discontinue use and we don't want to send the wrong message with full development plans. It is therefore the intention to work on the design once the RM2 zoning is in place and then bring the required Subdivision Plat and Site/Development Plan at the appropriate time to move the proposed development forward.



**Assessor**

**John A. Wright**

**General Information**

Account Number	R99316931620420
Situs Address	2323 S HARVARD AVE TULSA 741140000
Owner Name	BROOKS HARVARD LLC
Owner Mailing Address	2 W 6TH ST APT 701 TULSA, OK 741191237
Land Area	6.60 acres / 287,446 sq ft
Market Value	\$2,766,000
Last Year's Taxes	\$37,433.86
Legal Description	Subdivision: UNPLATTED (99316) Legal: BEG 60E NWC S 2 NW TH 3406.16 E 77 SE 70 65 SE 64 T2 NE 61 66 E 130 SE 35.45 SE 55 E 25 S 162 E 132 12 N 628 50 W 618 50 POB SEC 16 19 13 6 599ACS Section: 16 Township: 19 Range: 13



**Tax Information**

	2021	2022	2023
Fair Cash Value	\$2,766,000	\$2,766,000	\$2,766,000
Taxable Value	\$2,431,012	\$2,552,563	\$2,680,191
Assessment Ratio			
Gross Assessed	\$267,412	\$280,782	\$284,821
Exemptions	\$0	\$0	\$0
Net Assessed	\$267,412	\$280,782	\$284,821
Tax Rate	T-1A	T-1A	T-1A
Tax Rate Mills	132.070000	133.320000	133.320000
Estimated Taxes	\$35,317	\$37,434	\$39,306
Notice of Value Date (if changed from prev yr)	2/2/2021	2/2/2022	1/31/2023

**Values**

	2021	2022	2023
Land Value	\$1,437,200	\$1,437,200	\$1,437,200
Improvement Value	\$1,328,800	\$1,328,800	\$1,328,800
Fair Cash (Market) Value	\$2,766,000	\$2,766,000	\$2,766,000

**Exemptions**

	2021	2022	2023
Homestead	-	-	-
Additional Homestead	-	-	-
Senior Valuation Freeze	-	-	-
Veteran	-	-	-

**Improvements**

Imp #	Property Type	Foundation	Yr Bkt	Exterior	Livable	Stories	Story Height	Baths	Roof
							Use		HVAC Type
1.00	Commercial		1965		174,239 SF	3.00	10	0.00	
							Conviant Hosp Nursing Home		Complete HVAC

**Recent Sales**

Sale Date	Grantor	Grantee	Sale Price	Doc Type	Book-Page/Doc #
11/16/2001	HILLCREST HARVARD INC DON	BROOKS HARVARD LLC ROBERT	\$5,000,000	Special Warranty Deed	2000046774 BK-06636 PG-00665
11/16/2001	HILLCREST HARVARD INC	BROOKS HARVARD LLC	\$4,975,000	Special Warranty Deed	2000305948 BK-06646 PG-01404
7/30/1991	NOTALE HOSPITALS OF OKLAHOMA	EPIC PROPERTIES INC	\$3,675,500	Warranty Deed	1991997284

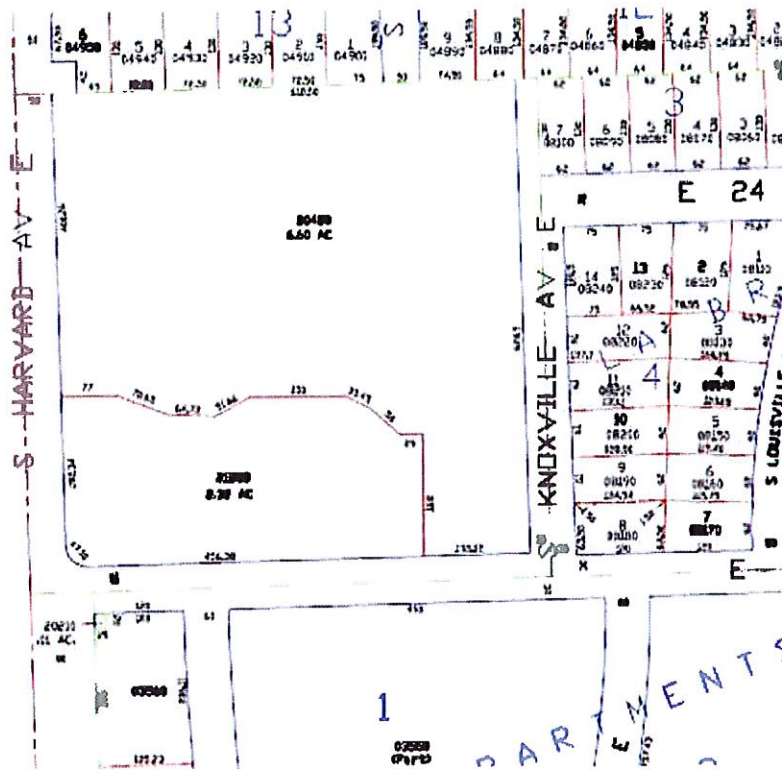
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EXHIBIT "A"

Legal Description

A tract of land that is part of the South Half (S/2) of the Northwest Quarter (NW/4) of Section Sixteen (16), Township Nineteen (19) North, Range Thirteen (13) East of the Indian Base and Meridian, City of Tulsa, Tulsa County, State of Oklahoma, according to the U.S. Government survey thereof, being more particularly described as follows, to-wit:

Commencing at the Northwest corner of said S/2 of the NW/4; thence S 89°57'24" E along the Northerly line thereof for 50.00 feet to a point on the Easterly right-of-way line of South Harvard Avenue and the "Point of Beginning" of said tract of land, Thence South 406.16 feet, East 77 feet, Southeast 70.65 feet, Southeast 64.72 feet, Northeast 51.66 feet, East 130 feet, Southeast 35.45 feet, Southeast 56 feet, East 29 feet, South 168 feet, East 132.12 feet, North 628.50 feet, West 618.50 feet to the point of beginning, being 6.60 acres.



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