



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7743

Hearing Date: November 1, 2023

Case Report Prepared by:

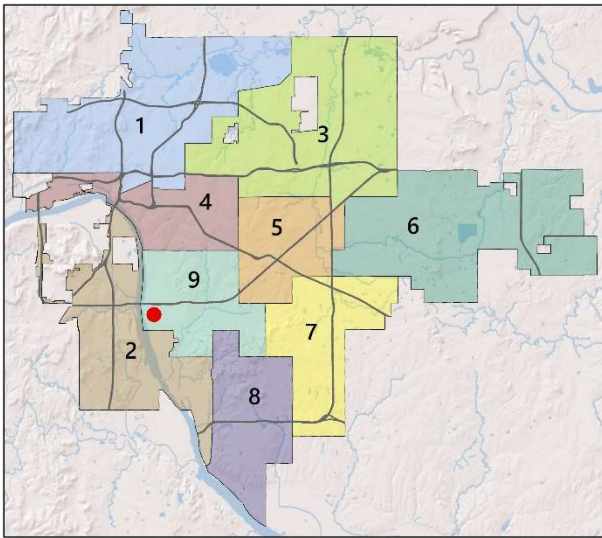
Nathan Foster

Owner and Applicant Information:

Applicant: United Wall Systems, Inc.

Property Owner: United Wall Systems, Inc.

Location Map:
(shown with City Council districts)



Applicant Proposal:

Present Use: Single-Family Residential

Proposed Use: Multifamily Residential

Concept summary: Rezone subject property from RS-3 to RM-2 to permit the construction of 4 multifamily units.

Tract Size: 0.33 ± acres

Location: South of the southeast corner of East 56th Street South and South Quincy Avenue

Zoning:

Existing Zoning: RS-3

Proposed Zoning: RM-2

Comprehensive Plan:

Land Use Map: Neighborhood

Staff Recommendation:

Staff recommends approval of Z-7743 to rezone the site from RS-3 to RM-2

City Council District: 9

Councilor Name: Jayme Fowler

County Commission District: 2

Commissioner Name: Karen Keith

SECTION I: Z-7743

DEVELOPMENT CONCEPT: The applicant is proposing to rezone the subject property from RS-3 to RM-2 to permit the construction of 4 multifamily units. The property is adjacent to the Cornerstone Apartments and across Quincy Avenue from the South Glen Apartments.

EXHIBITS:

- Case map
- Aerial (small scale)
- Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Applicant Exhibits

DETAILED STAFF RECOMMENDATION:

The Tulsa Comprehensive Plan designates this area as Neighborhood. RM-2 zoning aligns with the recommendations for the Neighborhood land use designation in this area.

The existing structure on the property has been vacant for some time.



Rezoning to RM-2 would permit redevelopment of the site with the addition of more housing units. The neighboring lot to the north contains the Cornerstone Apartment development. Across Quincy to the west is a large multifamily complex, The South Glen Apartments.

RM-2 zoning requires 1,100 square feet of lot area and 200 square feet of open space per unit in addition to the required landscaping and parking associated with any new development of the property. The maximum building height allowed in the RM-2 district is 35 feet which is consistent with the surrounding zoning districts in the area.

Rezoning of the property would increase the potential of this property and permit the addition of needed new housing units in the area while maintaining an appropriate scale for the surrounding area.

Staff recommends approval of Z-7743 to rezone the property from RS-3 to RM-2.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject property is designated as “Neighborhood” by the Comprehensive Plan land use map. The proposed RM-2 district aligns with the recommendations of the “Neighborhood” land use designation in this area.

Land Use Vision:

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 a lower-order street separated from the arterial, then it would be considered Neighborhood.

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: East 56th Street South is a designated bike route and has existing striping for bicycle shared lanes.

Small Area Plan: Riverwood Small Area Plan

The small area plan focused on infrastructure improvements for the area without many specific recommendations for zoning in the area. The rezoning would align with the goal to provide a diversity of housing.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The subject property is adjacent to existing multifamily residential to the north and west with single-family zoning to the south and east.

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Quincy Avenue	None	50'	2

Utilities:

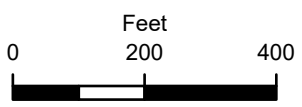
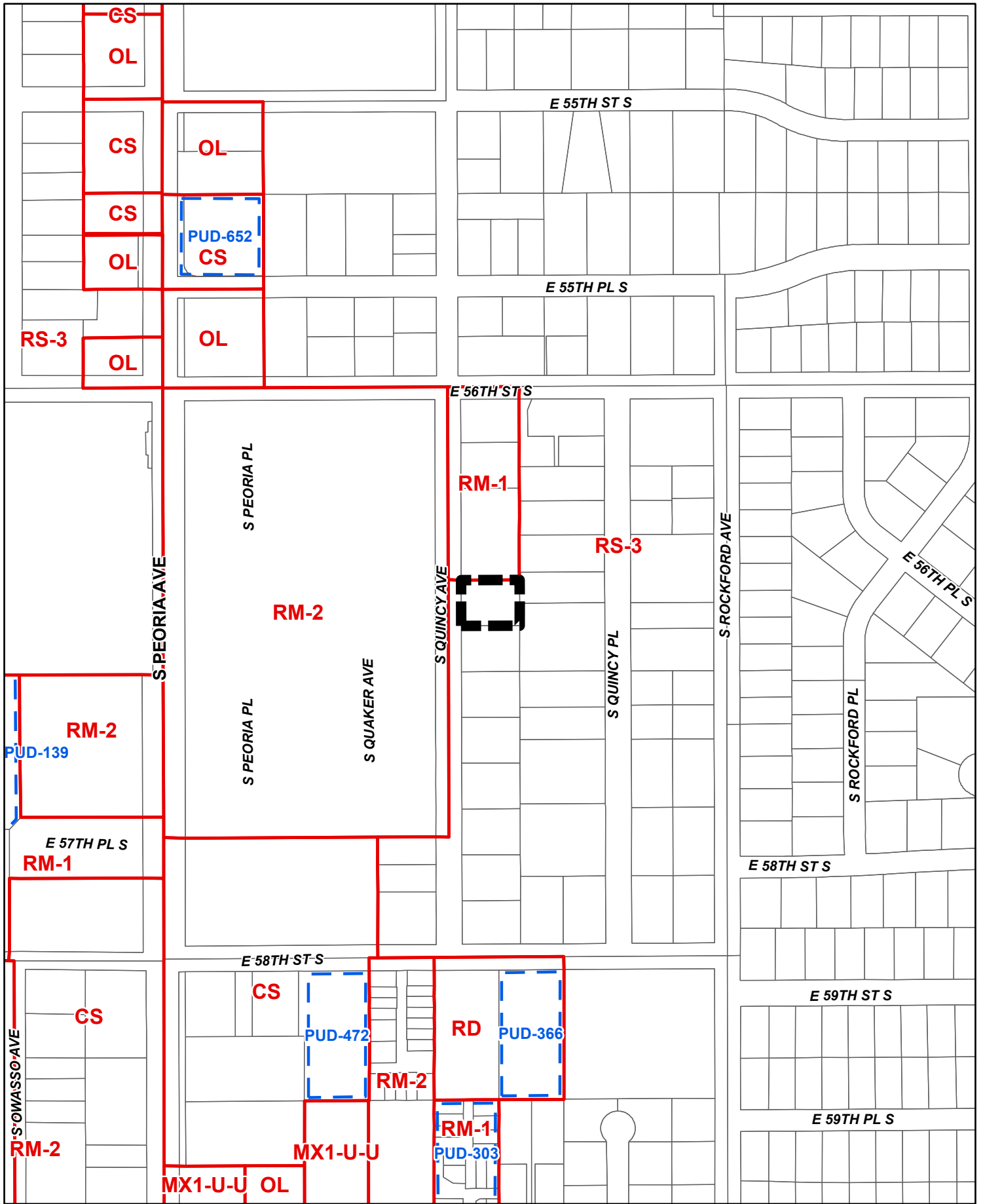
The subject tract has municipal water and sewer available.

Surrounding Properties:

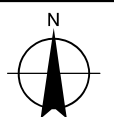
Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	RM-1	Neighborhood	Multifamily
East	RS-3	Neighborhood	Single-Family Residential
South	RS-3	Neighborhood	Single-Family Residential
West	RM-2	Neighborhood	Multifamily

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11823 dated June 26, 1970, established zoning for the subject property.



Z-7743



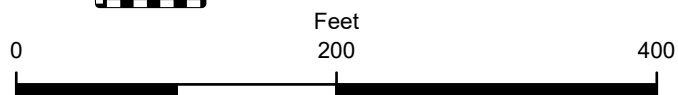
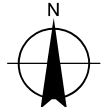


 Subject Tract

Z-7743

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

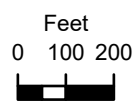
Aerial Photo Date: 2021



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S QUINCY AVE

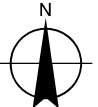


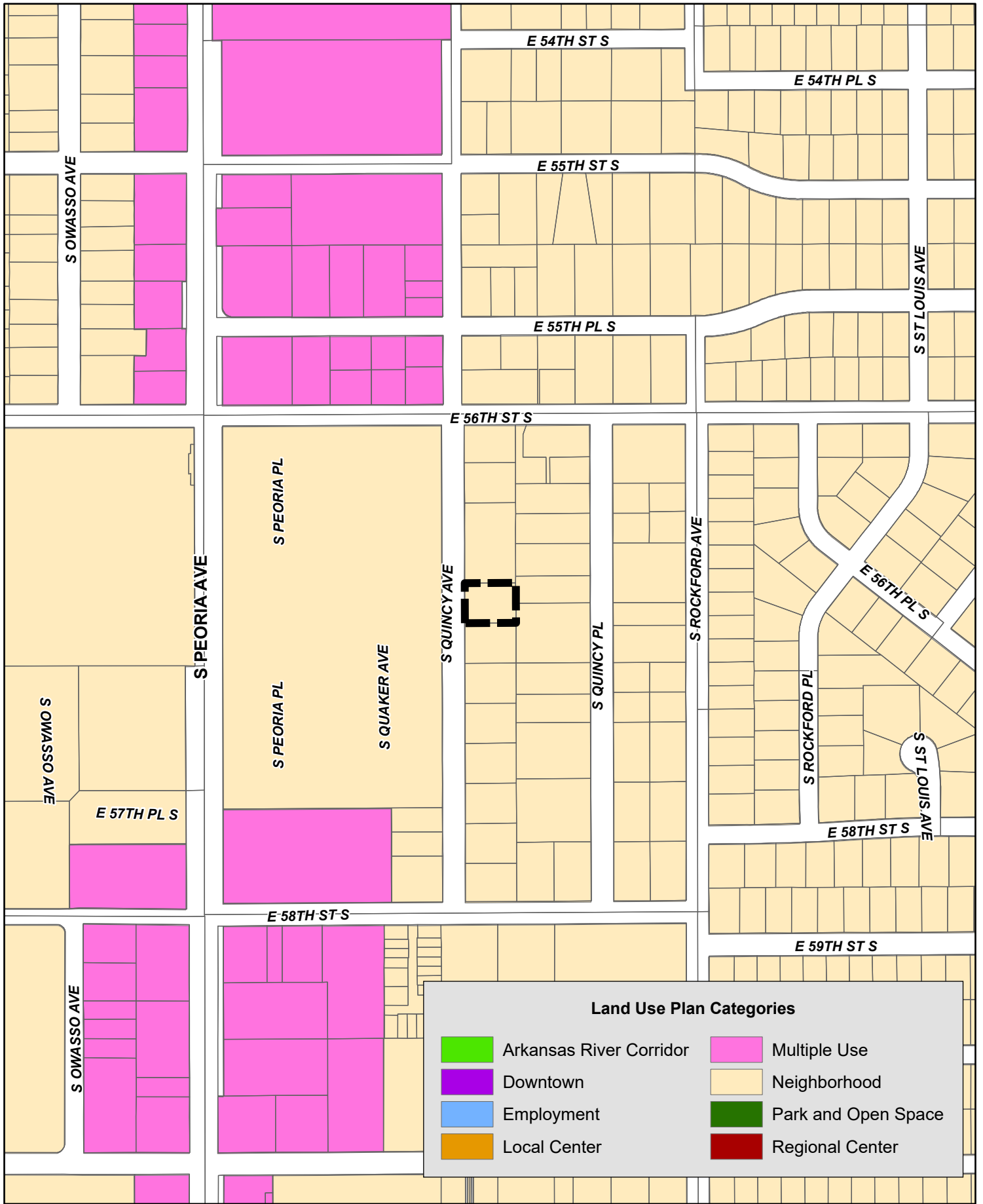
Subject Tract

Z-7743









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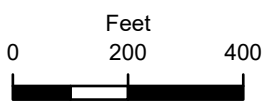
Aerial Photo Date: 2021



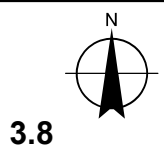


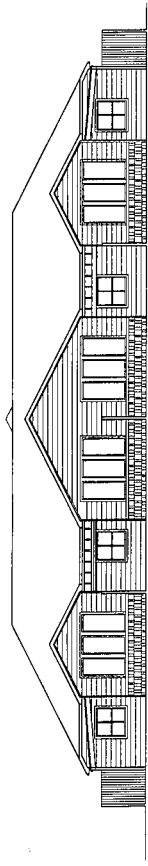
Land Use Plan Categories

	Arkansas River Corridor		Multiple Use
	Downtown		Neighborhood
	Employment		Park and Open Space
	Local Center		Regional Center

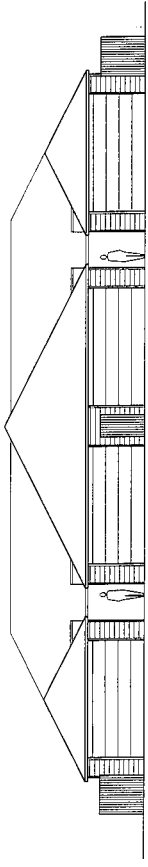


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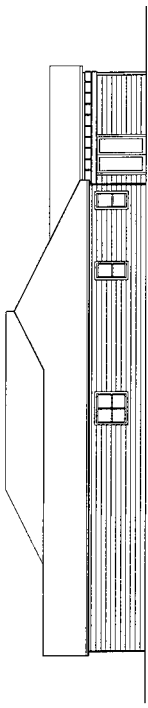




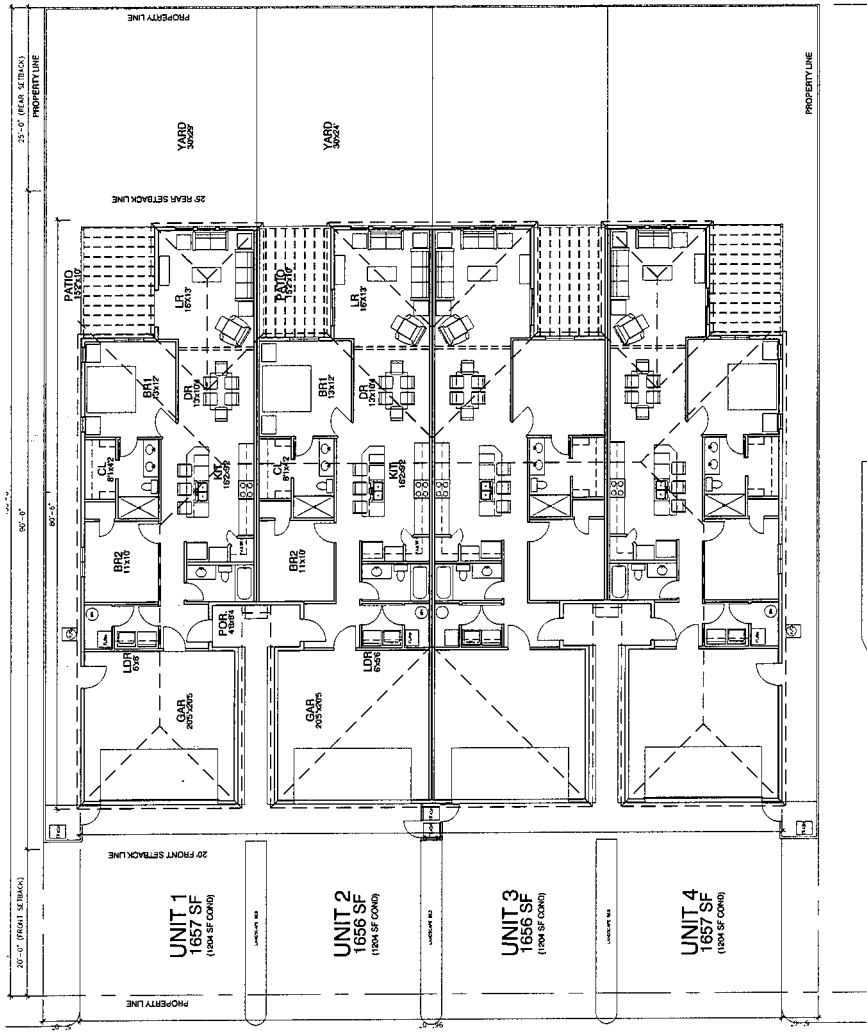
2 REAR ELEVATION
 SCALE: 1/4" = 1'-0"



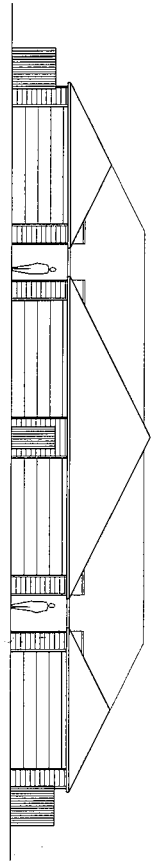
1 FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



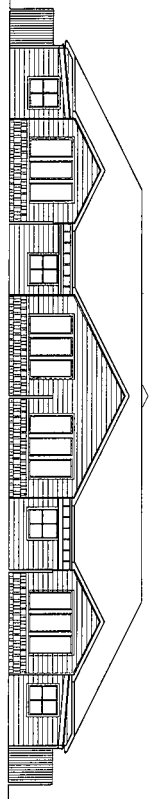
3 SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



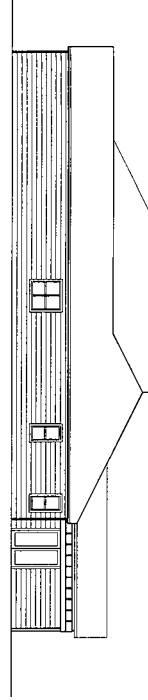
QUINCY AVE.



1 FRONT ELEVATION

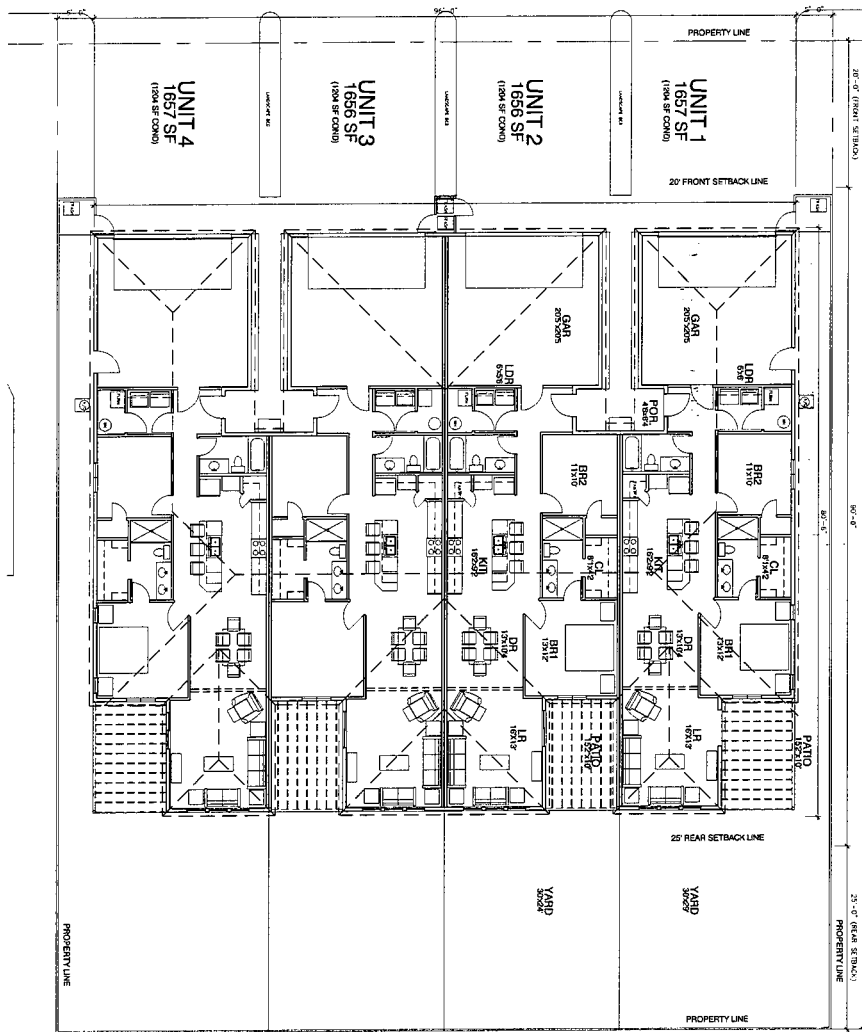


2 REAR ELEVATION



3 SIDE ELEVATION

QUINCY AVE.



A PROPOSED SITE/FLOOR PLAN



A101

SITE PLAN
FLOOR PLAN

DATE:	7/28/2011
DESIGNER:	7/28/2011
QUANTITY:	6-15-23
DATE:	6-15-23
FOR REVIEW:	
NO.:	19423

MULTI-FAMILY COMPLEX
5635 S. QUINCY AVENUE
TULSA, OKLAHOMA 74105



CENTERPOINTE, LLC
6211 S. Yorktown Place
Tulsa, Oklahoma 74136
centerpointearch@gmail.com
PH 918.490.9832

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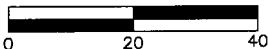


WHITE SURVEYING COMPANY

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BOUNDARY SURVEY



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CLIENT: CURTIS YODER

LEGEND

- +— FENCE
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- M/P METERING POINT
- CB CHORD BEARING
- B/E BURIED ELECTRIC & TELEPHONE CABLE EASEMENT (APPROXIMATE LOCATION)



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UNDERGROUND UTILITIES.
DIAL 811

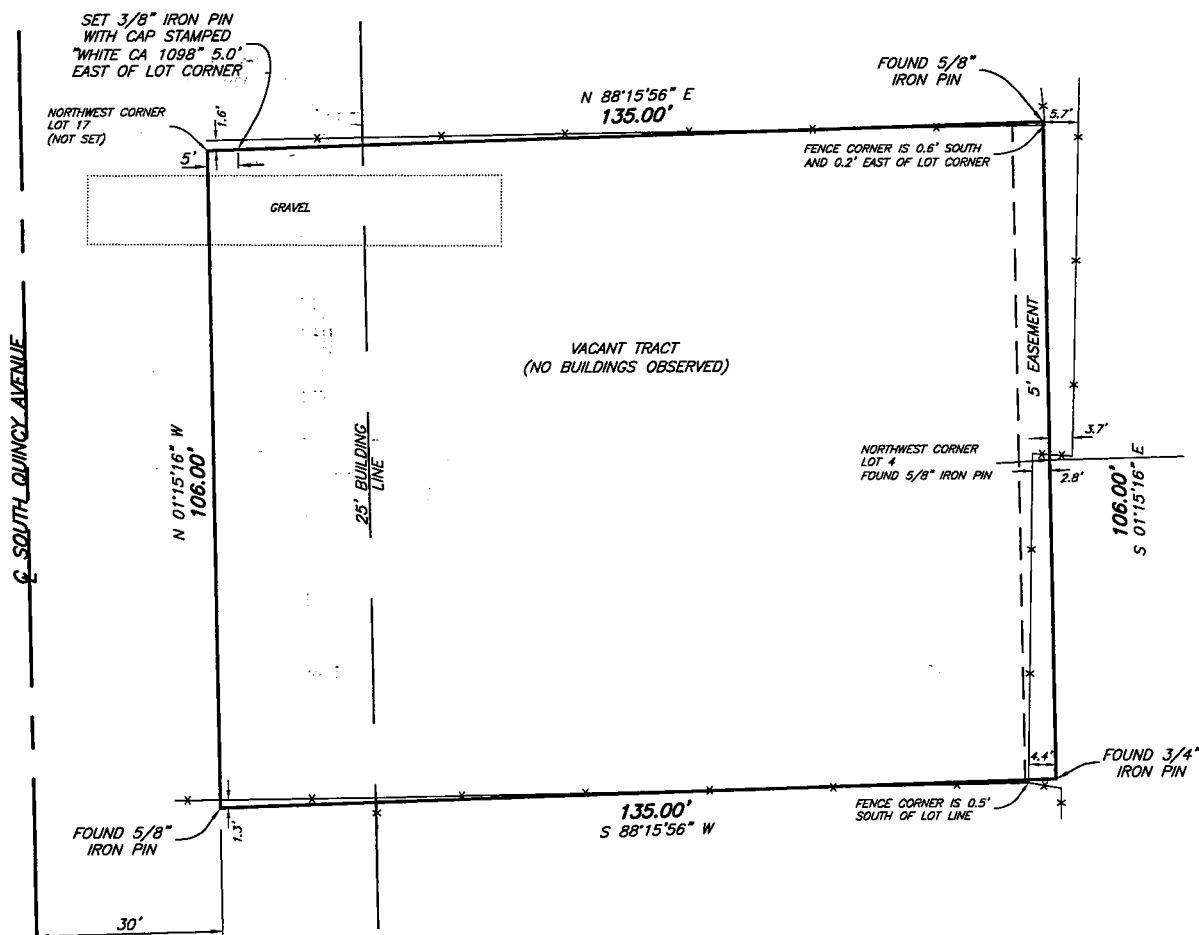
GENERAL NOTES

THE BEARINGS SHOWN HEREON ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83 (2011) AND THE NORTH LINE OF LOT 17, BLOCK 2, RIVERVIEW ACRES BEING N 88°15'56" E.

THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT. THIS SURVEYOR HAS NOT ABSTRACTED THE SUBJECT TRACT. THERE MAY BE UNDERLYING ISSUES OF TITLE THAT ARE NOT SHOWN.

THE PROPERTY DESCRIBED HEREON CONTAINS 0.33 ACRES, MORE OR LESS.

FIELD WORK COMPLETED JULY 24, 2023.



LEGAL DESCRIPTION:

LOT SEVENTEEN (17), BLOCK TWO (2), RIVERVIEW ACRES, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND KNOWN AS 5635 SOUTH QUINCY AVENUE.

SURVEYOR'S STATEMENT

I, JOHN L. LIBBY, JR., CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.



WHITE SURVEYING COMPANY
CERTIFICATE OF
AUTHORIZATION NO. CA1098

By: *John L. Libby Jr.* DATE: 8/3/23
REGISTERED PROFESSIONAL LAND
SURVEYOR OKLAHOMA NO. 1806

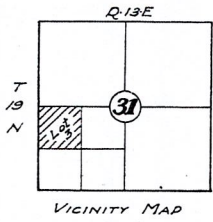
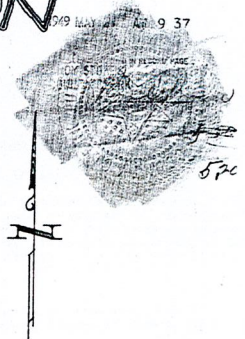
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STATE OF OKLAHOMA
TULSA COUNTY
1-20

RIVERVIEW ACRES ADDITION

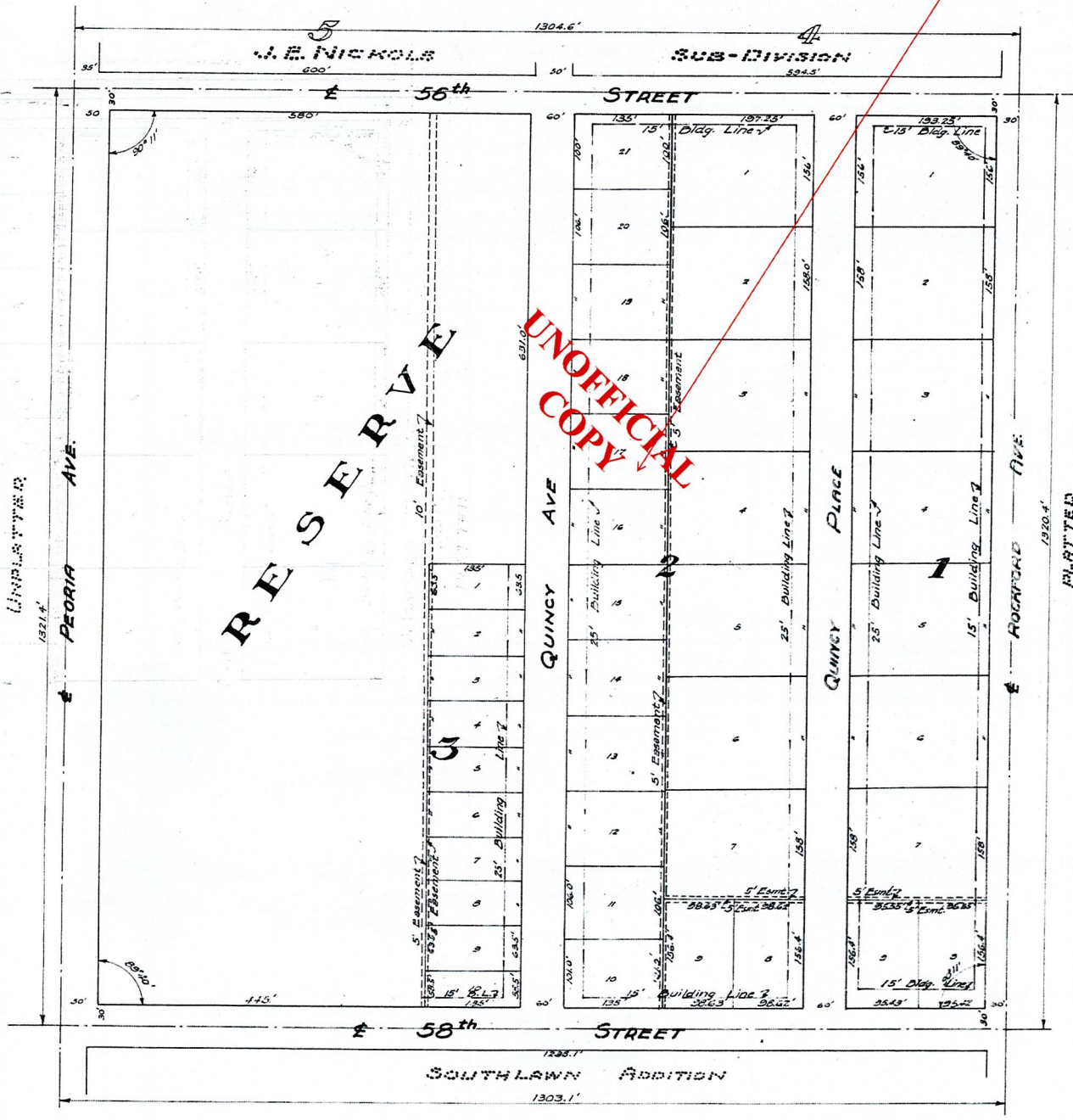
Situated in Lot 3, Sec. 31, Twp. 19N, Range 13E.
TULSA COUNTY, OKLAHOMA



Shibley Engineering Company
Tulsa Building
Tulsa, Oklahoma

SCALE: 1" = 100'

DATE: DECEMBER, 1948



UNOFFICIAL COPY

RESERVE

DEED OF DEDICATION
OF
RIVERVIEW ADDITION