



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7744

Hearing Date: November 1, 2023

Case Report Prepared by:

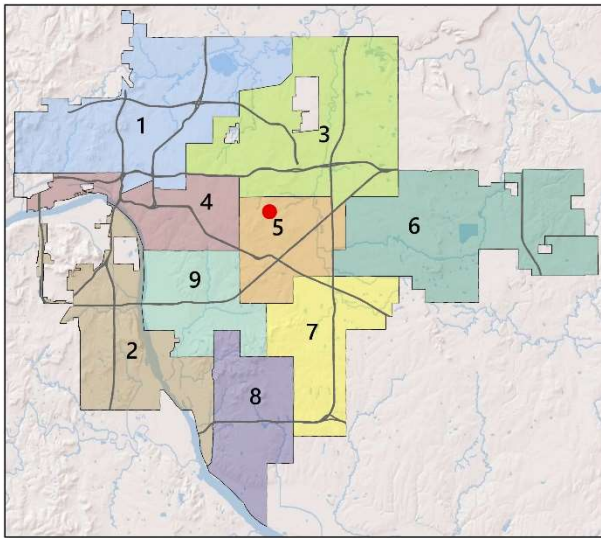
Nathan Foster

Owner and Applicant Information:

Applicant: Jeremy Wilkinson

Property Owner: Wilkinson Properties, LLC

Location Map:
(shown with City Council districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Multifamily Residential

Concept summary: Rezone subject property from CS to RM-2 to permit the construction of a multifamily development.

Tract Size: 0.20 ± acres

Location: Northeast corner of East 15th Street South and South Fulton Avenue

Zoning:

Existing Zoning: CS

Proposed Zoning: RM-2

Comprehensive Plan:

Land Use Map: Multiple Use

Staff Recommendation:

Staff recommends approval of Z-7744 to rezone the site from CS to RM-2

City Council District: 5

Councilor Name: Grant Miller

County Commission District: 2

Commissioner Name: Karen Keith

SECTION I: Z-7744

DEVELOPMENT CONCEPT: The applicant is proposing to rezone the subject property from CS to RM-2 to permit the construction of multifamily units. The property is adjacent to East 15th Street and is currently zoned CS (Commercial – Shopping). Rezoning would align the zoning regulations with the applicant’s proposed concept while removing commercial uses.

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 property as Multiple Use. RM-2 zoning aligns with the recommendations for the Multiple Use land use designation in this area.

The property is currently vacant.



Rezoning to RM-2 would permit redevelopment of the site as multifamily while removing commercial allowance currently afforded by the CS zoning district. CS requires additional setbacks for buildings regardless of use which were incompatible with the applicant’s proposed development.

CS zoning anticipates a variety of uses and larger lots for development of multifamily which limits the potential redevelopment proposed by the applicant.

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.

Staff recommends approval of Z-7744 to rezone the property from CS to RM-2.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

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

Land Use Vision:

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.

The Neighborhood land use designation considers multifamily residential projects taking access from an arterial as “Multiple Use”

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: East 15th Street South is considered a secondary arterial requiring an ultimate right-of-way of 100 feet.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The subject property is adjacent to an existing single-family neighborhood to the north with a multifamily project to the west along 15th Street. There is IM (Industrial Moderate) zoning to the west and south of the site with existing industrial and commercial uses.

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 15 th Street South	Secondary Arterial	100'	4
South Fulton Avenue	None	50'	2

Utilities:

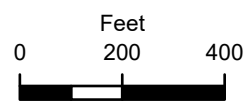
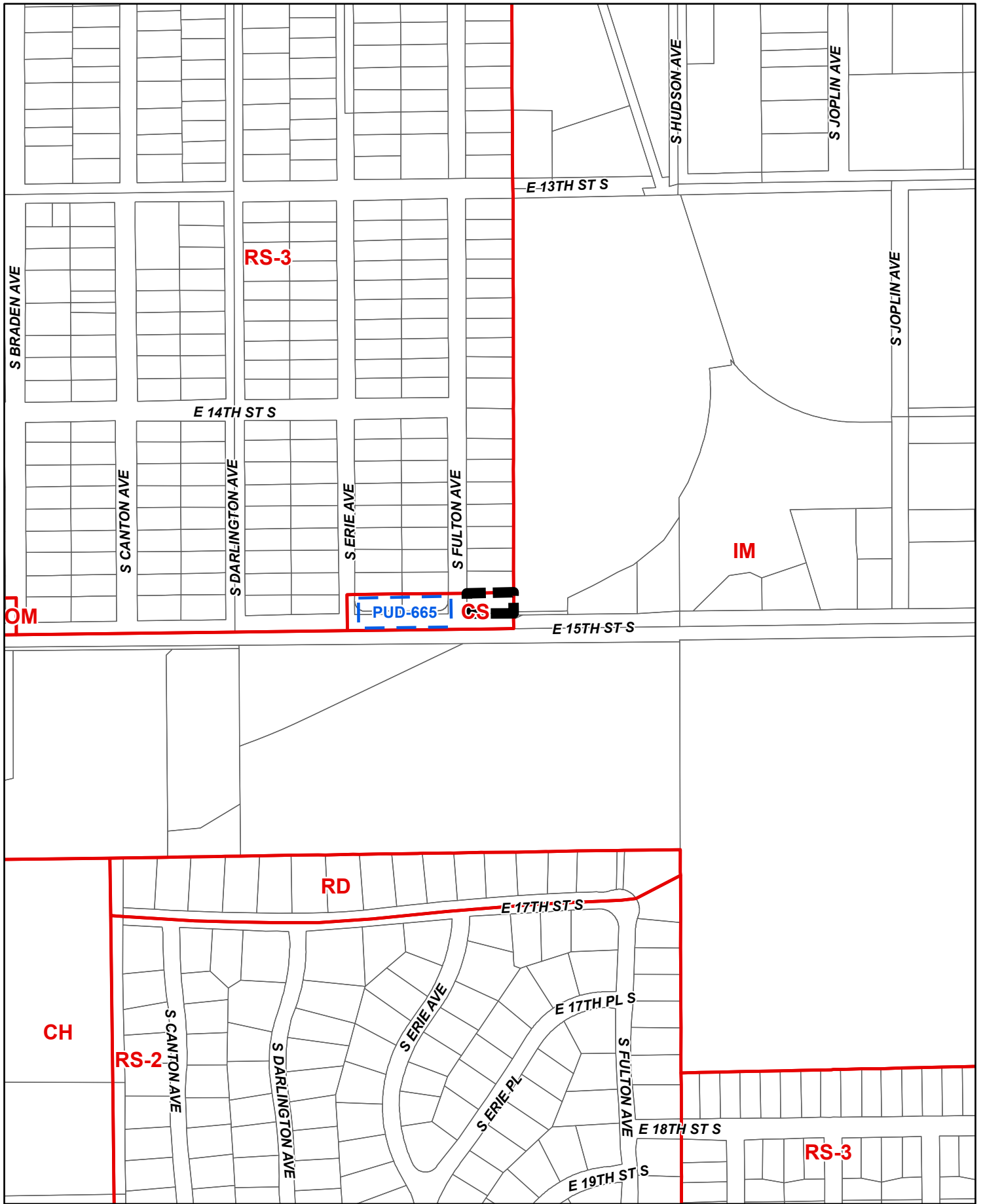
The subject tract has municipal water and sewer available.

Surrounding Properties:

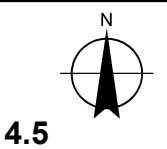
Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	RS-3	Neighborhood	Single-Family Residential
East	IM	Employment	Industrial
South	IM	Employment	Industrial
West	CS/PUD-665	Multiple Use	Multifamily

SECTION III: Relevant Zoning History

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



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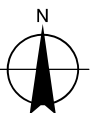


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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2021

4.6

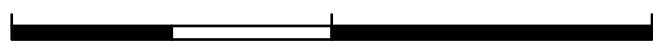


Subject Tract

Feet
200

400

0





S FULTON AVE

E 15TH ST S



Feet
0 100 200

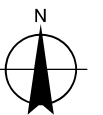


Subject
Tract

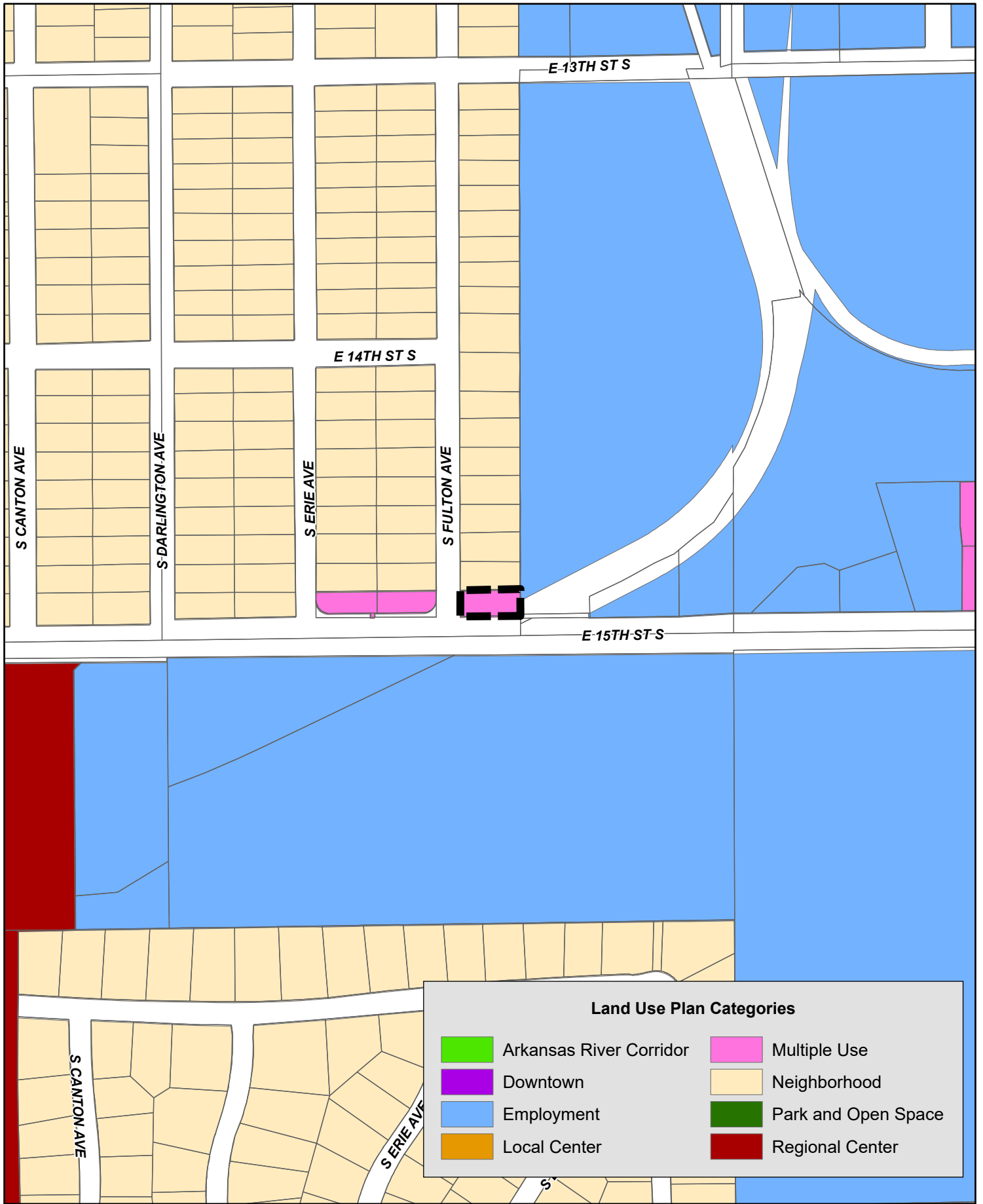
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







Aerial Photo Date: 2021

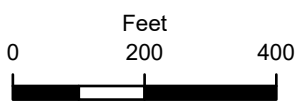


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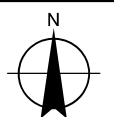


Land Use Plan Categories

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

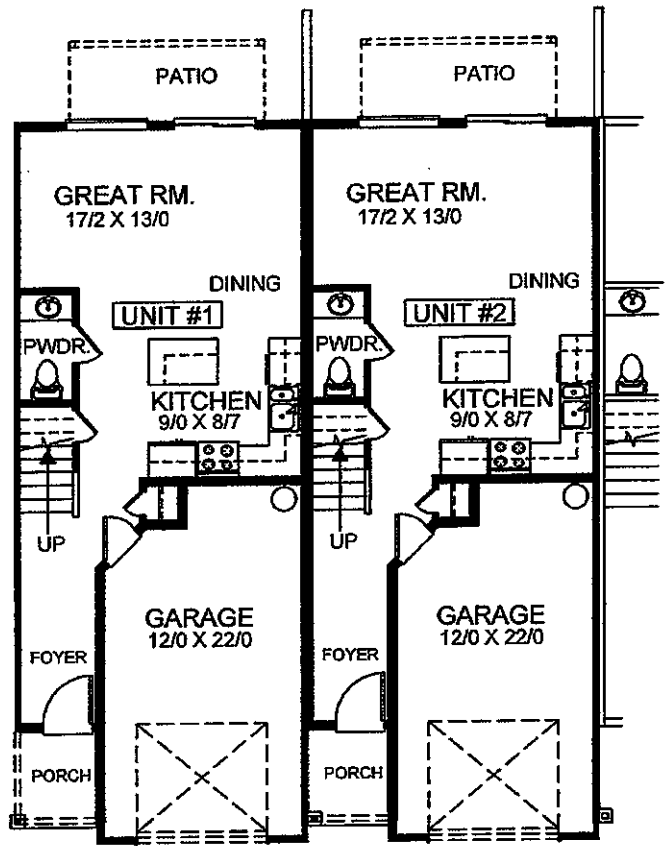


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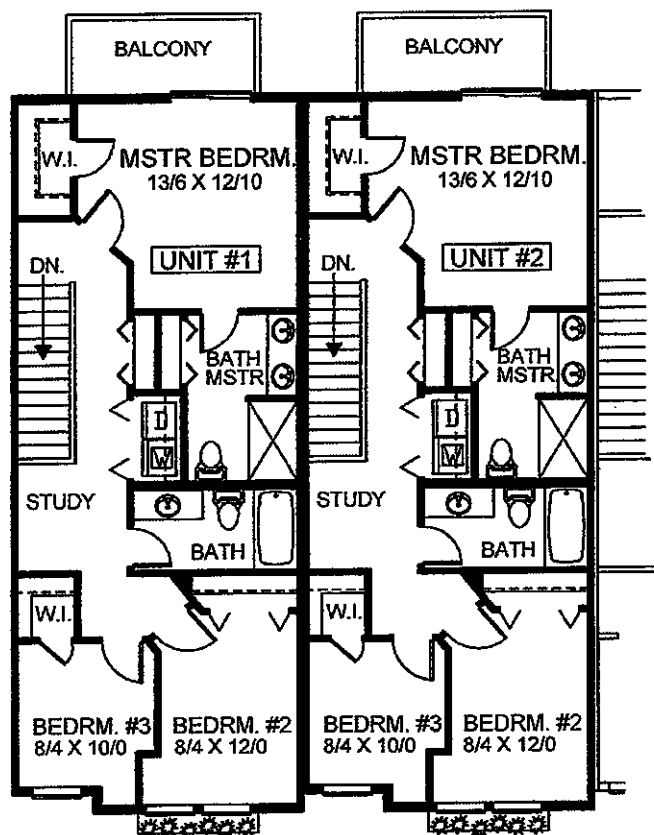




4 UNITS SHOWN
18' wide unit



LOWER FLR. PLAN



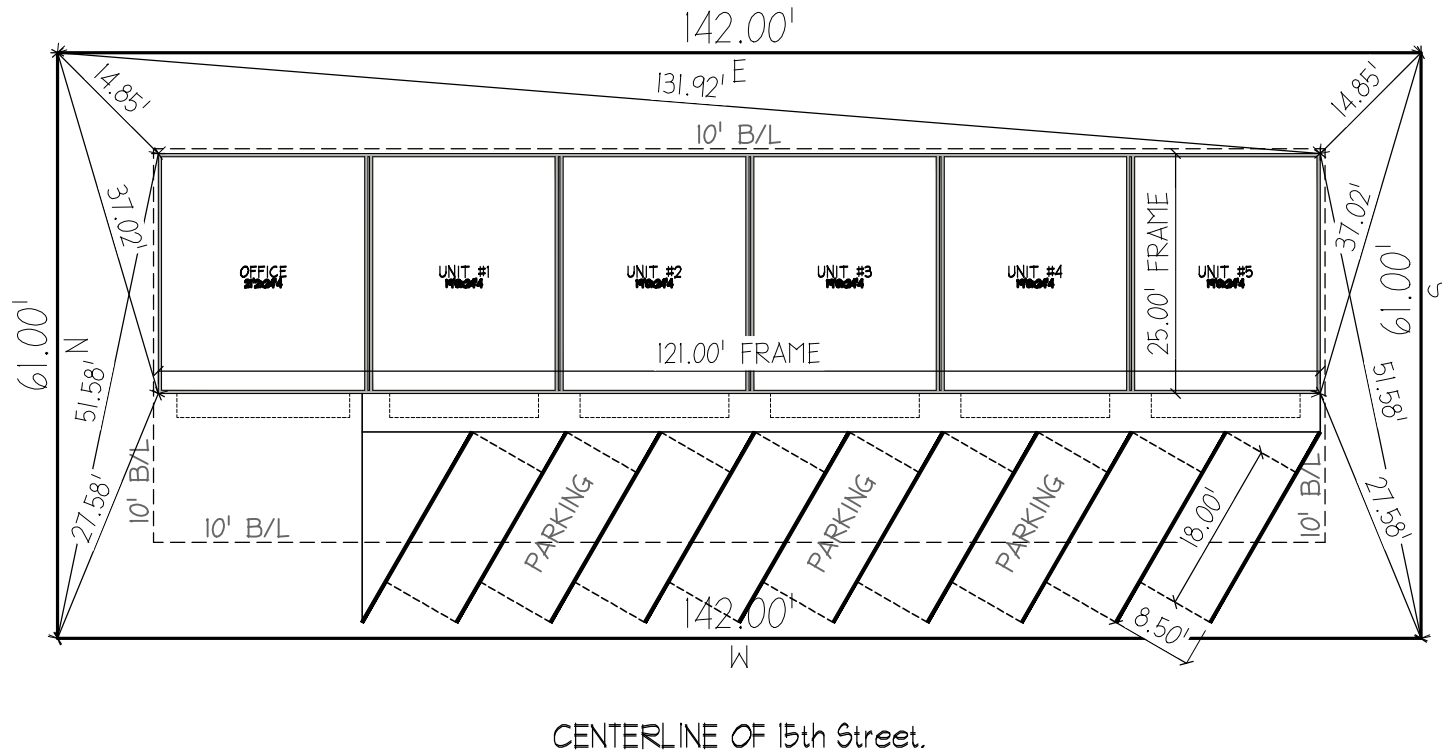
UPPER FLR. PLAN

2 UNITS SHOWN
RIGHT SIDE UNITS TO BE SIMILAR

Bldg. Width = 72'-0"
Per unit width = 18'-0"
Depth = 45'-0"
NOT INC. BALCONY
1,276 Sq. Ft / unit
4 units shown



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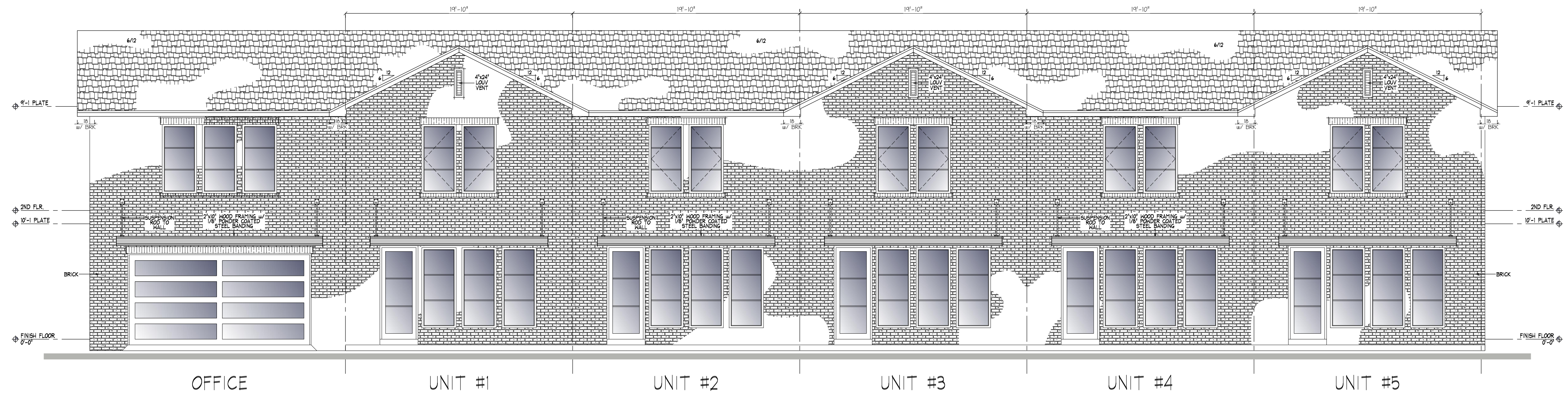
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 <p>Bainbridge Design Group</p> <p>2723 E. 15th St., Tulsa, OK 74104 918.499.1497</p>	 <p>TRUE NORTH</p>	Client: Wilkinson Properties LLC
		Project: 2379.03 - Plot Plan
		Legal Description: LOT -, BLOCK -, -----, A SUBDIVISION IN THE CITY OF -----, ----- COUNTY, STATE OF OKLAHOMA
SCALE = 1"=20'		
FIELD VERIFY LOCATION OF HOUSE		



A Proposed Elevation
 Scale: 3/16" = 1'-0"

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Wilkinson Properties LLC

Project Name:	
Location:	
Project #:	23.79.03
First:	----
Second:	----
Total Living:	----
Total Veneer:	----
Garage:	----
Cov'd Porch:	----

Date: 10/24/2023

DRAWING #
P1