



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7749

Hearing Date: December 6, 2023

Case Report Prepared by:

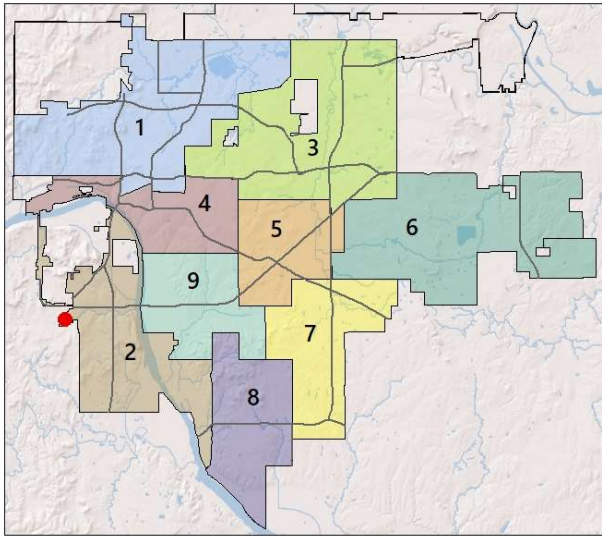
Nathan Foster

Owner and Applicant Information:

Applicant: Marc Ruiz, NextGen Capital

Property Owner: NextGen Capital

Location Map:
(shown with City Council districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Duplexes

Concept summary: Rezone subject properties from RS-3 to RM-1 to permit the construction of duplexes.

Tract Size: 0.75 ± acres

Location: Multiple lots north and south of West 56th Place South between South 43rd West Avenue and South 41st West Avenue

Zoning:

Existing Zoning: RS-3

Proposed Zoning: RM-1

Comprehensive Plan:

Land Use Map: Neighborhood

Staff Recommendation:

Staff recommends approval of Z-7749 to rezone the site from RS-3 to RM-1

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

SECTION I: Z-7749

DEVELOPMENT CONCEPT: The applicant is proposing to rezone the subject properties from RS-3 to RM-1 to permit the construction of duplexes on each lot. TMAPC recommended approval and City Council adopted a rezoning request for similar purposes on a lot adjacent to the subject properties in June 2023.

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

The Tulsa Comprehensive Plan designates this area as Neighborhood. RM-1 zoning aligns with the recommendations for the Neighborhood land use designation in this area.

Rezoning to RM-1 would permit redevelopment of the site with the addition of more housing units. The applicant is proposing duplexes on each lot under the zoning proposal.

RM-1 zoning requires 5,500 square feet of lot area and 600 square feet of open space per unit in addition to the required parking associated with any new development of the property. The maximum building height allowed in the RM-1 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-7749 to rezone the property from RS-3 to RM-1.

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-1 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: 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 existing multifamily residential to the southeast with single-family zoning to north, east, and west.

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
West 56 th Place	None	50'	2

Utilities:

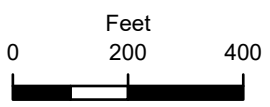
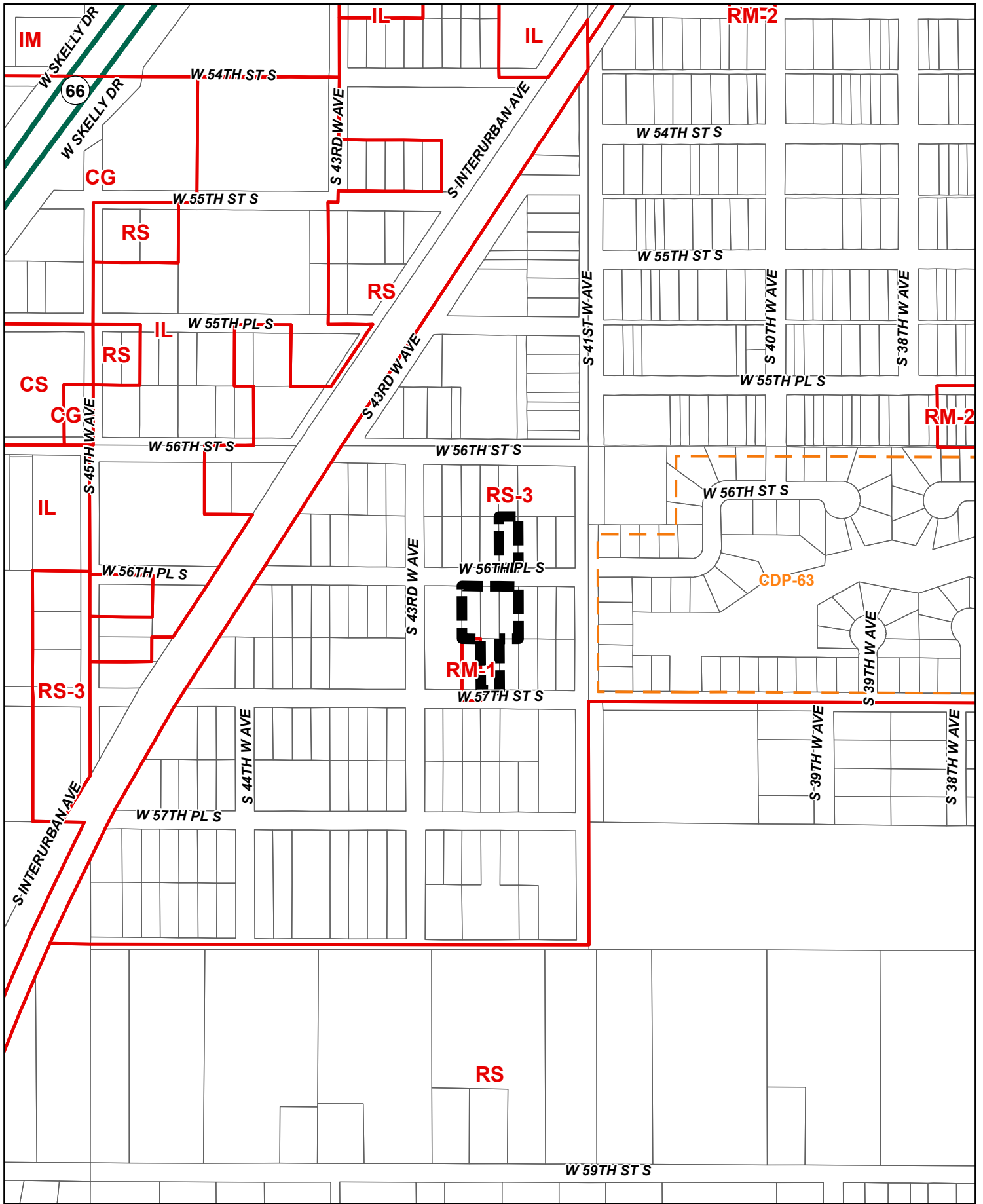
The subject tract has municipal water and sewer available.

Surrounding Properties:

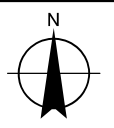
Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	RS-3	Neighborhood	Single-Family Residential/Vacant
East	RS-3, RM-1	Neighborhood	Single-Family Residential/Vacant
South	RS-3	Neighborhood	Single-Family Residential/Vacant
West	RS-3	Neighborhood	Single-Family Residential/Vacant

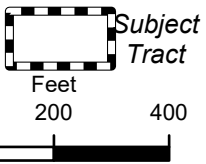
SECTION III: Relevant Zoning History

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



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

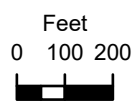
Aerial Photo Date: 2021



S 43RD WAVE

W 56TH PL S

W 57TH ST S

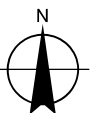


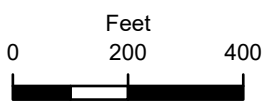
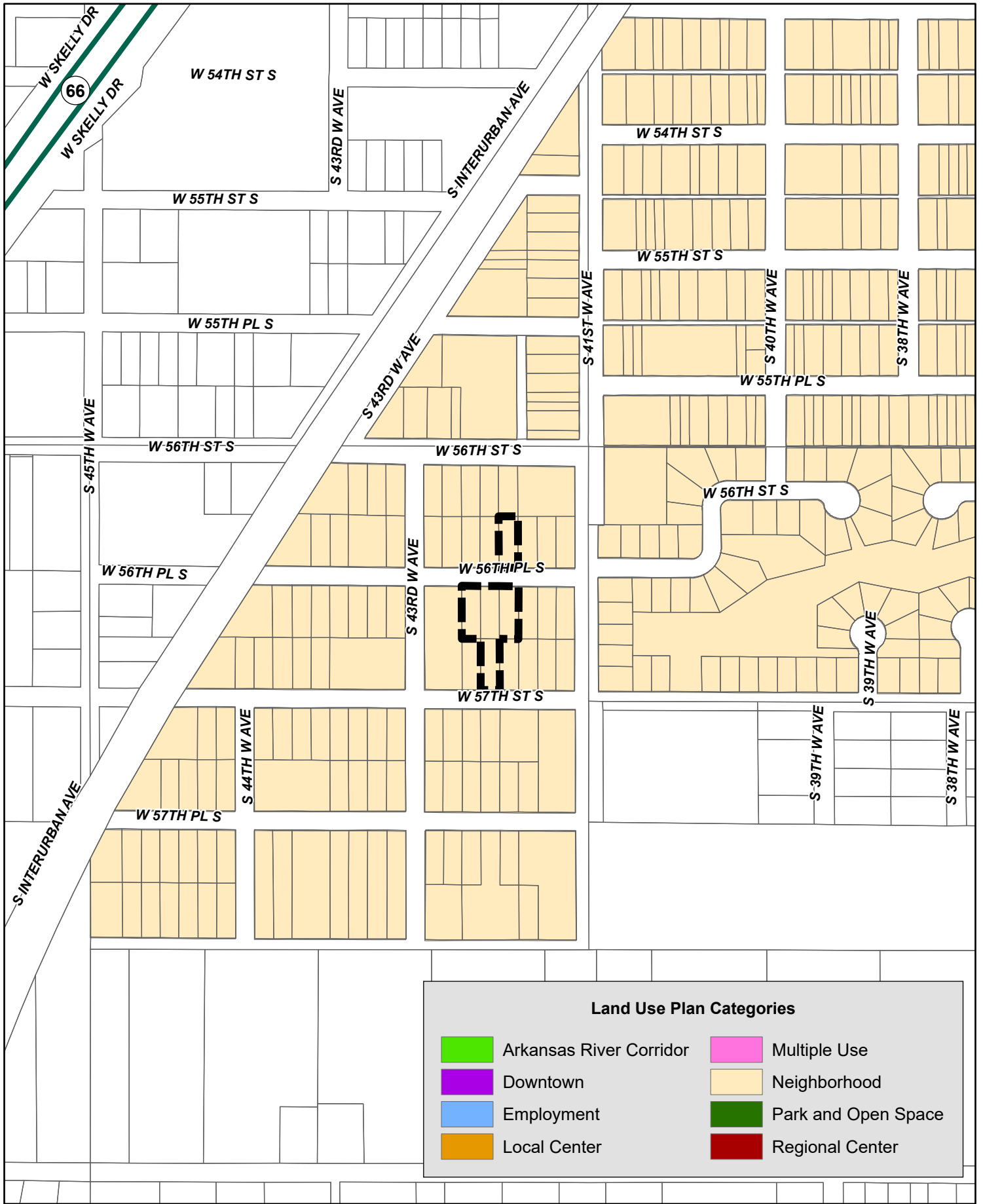
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Aerial Photo Date: 2021

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