



**Tulsa Metropolitan Area  
Planning Commission**

**Z-7765 Staff Report**

**Hearing Date:** April 3, 2024  
**Prepared by:** Nathan Foster  
nathanfoster@cityoftulsa.org  
918-596-7609

**Owner and Applicant Information**

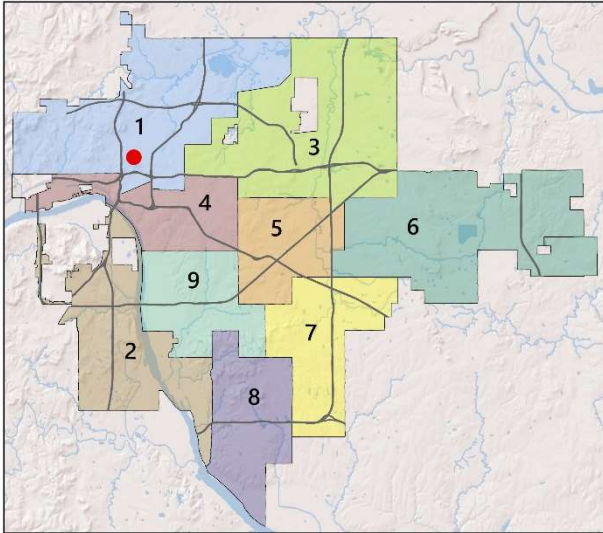
Applicant: Capital Homes Residential Group  
Property Owner: Capital Homes Residential Group

**Property Location**

Northeast corner of North Main Street and East Latimer Street  
Tract Size: ±0.71 acres

**Location within the City of Tulsa**

*(shown with City Council districts)*



**Elected Representatives**

City Council: District 1, Vanessa Hall-Harper  
County Commission: District 1, Stan Sallee

**Public Notice Required**

Newspaper Notice – min. 20 days in advance  
Mailed Notice to 300’ radius – min. 20 days in advance  
Posted Sign – min. 20 days in advance

**Staff Recommendation**

Staff recommends approval.

**Request Summary**

Rezone subject properties from MX1-U-45 and MX2-U-45 to RS-5 to permit single-family residential construction.

**Zoning**

Existing Zoning: MX1-U-45, MX2-U-45 (Mixed-Use, Urban)  
Existing Overlays: HNO (Healthy Neighborhood Overlay), NIO (Neighborhood Infill Overlay)  
Proposed Zoning: RS-5 (Residential Single-Family 5)

**Use**

Current Use: Vacant  
Proposed Use: Single-Family Residential

**Comprehensive Plan Considerations**

**Land Use**

Land Use Plan: Neighborhood  
Small Area Plans: Unity Heritage  
Development Era: Streetcar

**Transportation**

Major Street & Highway Plan: N/A  
planitulsa Street Type: N/A  
Transit: N/A  
Existing Bike/Ped Facilities: Main Street Bicycle Route  
Planned Bike/Ped Facilities: Main Street Bike Lanes

**Environment**

Flood Area: N/A  
Tree Canopy Coverage: 10-20%  
Parks & Open Space: N/A

**Detailed Staff Recommendation**

The applicant is proposing to rezone the subject properties from MX1-U-45 and MX2-U-45 to RS-5 to permit a continuation of single-family residential development in the area. The western portion of the property was rezoned to MX2-U-45 in January of 2022. The eastern portion was rezoned to MX1-U-45 in February of 2018. At the time, a mixed-use development was proposed for the property that was never developed. Detached single-family homes are not permitted in the MX districts that were previously adopted and a rezoning is required to permit new homes on the subject properties.

The land use plan designates these properties as neighborhood. The proposed RS-5 zoning aligns with the goals and recommendations of the neighborhood land use. It is also consistent with the zoning in the immediate area.

The RS-5 zoning is consistent with the goals of the Unity Heritage Neighborhood Plan.

With consideration given to the factors listed herein, staff recommends **approval** of the application.

**Comprehensive Plan Considerations**

**Land Use Plan**

The properties are designated as 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 an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access from a lower-order street separated from the arterial, then it would be considered Neighborhood.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-5/MX1-U-45	Neighborhood	Single-Family Residential
East	RS-4	Neighborhood	Single-Family Residential
South	RS-4	Neighborhood	Elementary School
West	CS/RS-4	Neighborhood	Single-Family Residential

**Small Area Plans**

The subject properties are located within the Unity Heritage Neighborhoods Plan (November 2016). The requested rezoning aligns with the goals of the small area plan to provide quality neighborhood development and revitalize existing neighborhoods.

**Development Era**

The subject property is in an area developed during the Streetcar Era (1910s-30s), prior to the proliferation of automobiles, when streetcars facilitated growth beyond downtown. Land uses range from fully integrated to somewhat separated, on a half-mile grid, with a mix of housing options. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, transit-oriented development, commercial districts, and well-designed streetscapes.

**Transportation**

Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: On-Street Bicycle Corridor along North Main Street.

Planned Bike/Ped Facilities: On-street bike lanes are planned for North Main Street and currently extend as far north as West King Street, one block south of the subject property.

### **Environmental Considerations**

Flood Area: The subject properties are not located within any designated flood area.

Tree Canopy Coverage: Tree canopy in the area 13%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: N/A

### **Zoning History**

Ordinance 11918, dated September 1, 1970, established zoning for the subject property.

Z-6373 – Ordinance 17817, dated November 12, 1992, rezoned portions of the property from RM-1 to RS-4.

Z-7179 – Ordinance 22557, dated November 11, 2011, rezoned portions of the property from RS-3 to RM-3 and CS.

PUD-786 – Ordinance 22556, dated November 11, 2011, adopted PUD-786 for the subject properties.

Z-7426 – Ordinance 23854, dated February 10, 2018 rezoned the eastern portion of the property to RS-5.

Z-7427 – Ordinance 23855, dated February 10, 2018, rezoned the western portion of the property from RM-3 and CS to MX1-U-45

PUD-786-A – Ordinance 23853, dated February 10, 2018, abandoned PUD-786 on the subject properties.

Z-7634 – Ordinance 24757, dated January 23, 2022, rezoned the eastern portion of the property to MX2-U-45

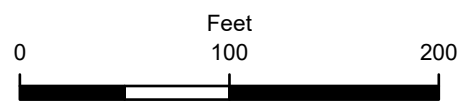
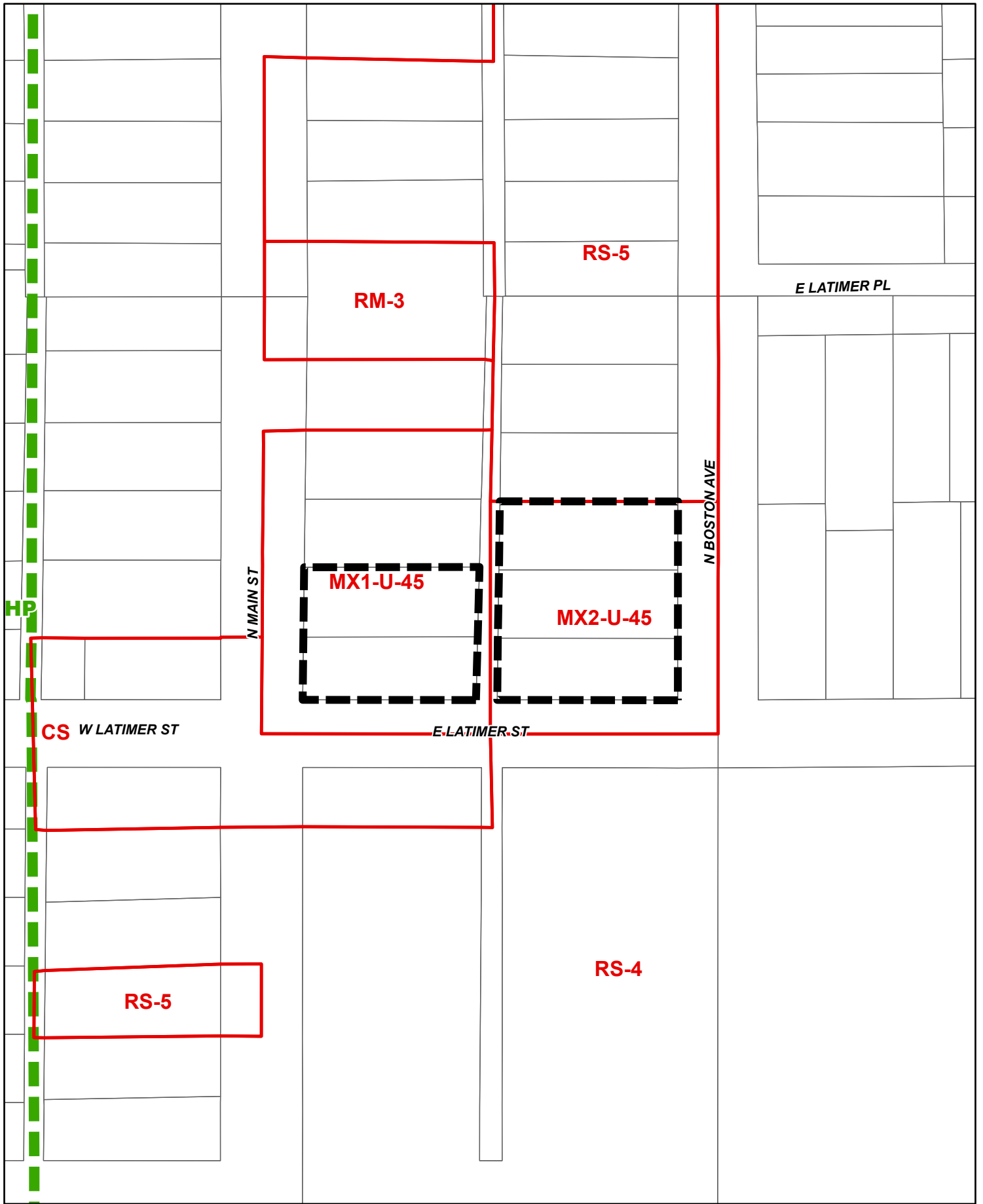
### **Exhibits**

Case map

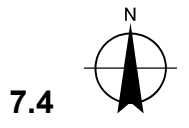
Aerial (small scale)

Aerial (large scale)

Tulsa Comprehensive Plan Land Use Map



**Z-7765**





 Subject Tract

0      Feet      400  
         200

**Z-7765**

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



7.5

Aerial Photo Date: 2021

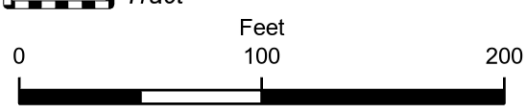


Subject Tract

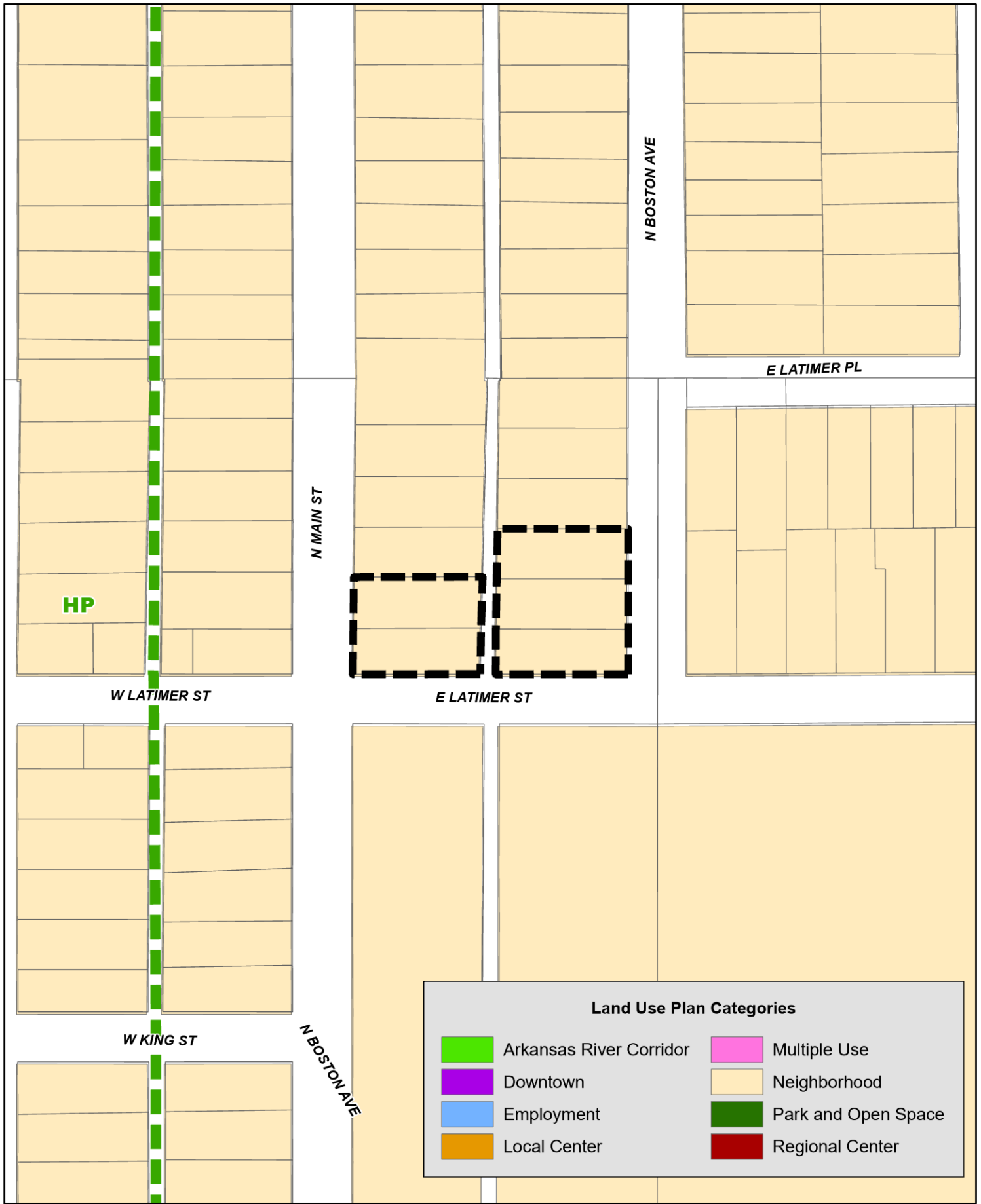
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Aerial Photo Date: 2021



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