

Detailed Staff Recommendation

The applicant is proposing to rezone three lots from RS-3 to RM-1 to permit the construction of duplexes on each lot. TMAPC has previously approved similar requests on adjacent lots in both June of 2023 and December of 2023.

The Tulsa Comprehensive Plan designates this area as Neighborhood. RM-1 zoning aligns with the recommendations of the Neighborhood land use designation in this area. Rezoning to RM-1 would permit development of the site with the addition of more housing units. The applicant is proposing a single duplex on each lot under application.

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. The maximum building height allowed in the RM-1 district is 35 feet which is consistent with the surrounding zoning districts. Rezoning of the property would increase the allowable units on each lot while maintaining an appropriate scale of buildings for the surrounding areas.

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

Comprehensive Plan Considerations

Land Use Plan

The subject property is 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	RM-1/RS-3	Neighborhood	Residential
East	RS-3	Neighborhood	Residential
South	RS-3	Neighborhood	Residential
West	RM-1/RS-3	Neighborhood	Residential

Small Area Plans

The subject properties are not located within any adopted small area plans.

Development Era

The subject property is in an area developed during the Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

Transportation

Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: N/A

Transit: None.

Existing Bike/Ped Facilities: None.

Planned Bike/Ped Facilities: Sidewalks are planned along all public street frontages.

Environmental Considerations

Flood Area: The subject properties do not contain any floodplain 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 11821, dated June 26, 1970, established zoning for the subject property.

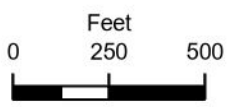
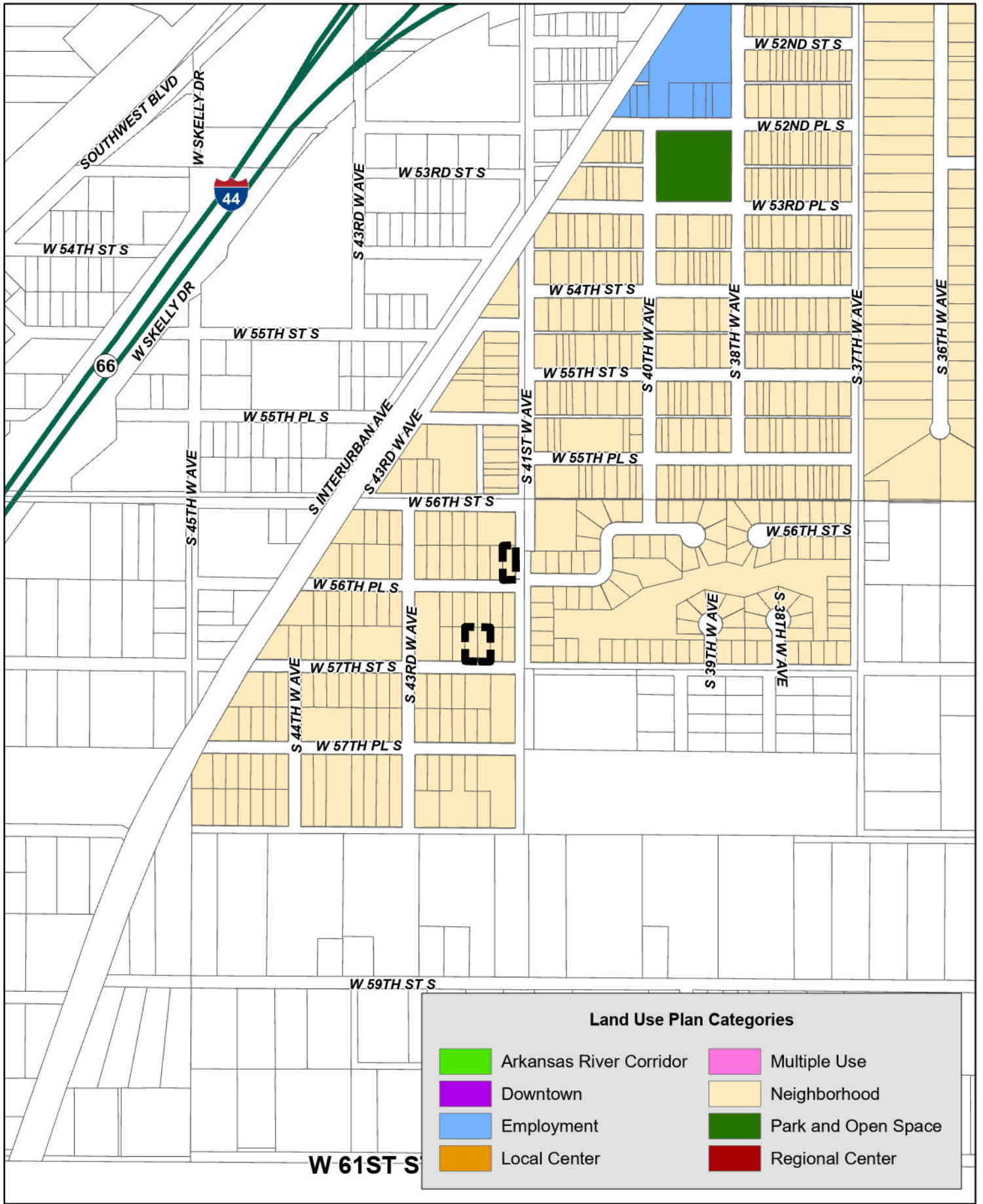
Exhibits

Case map

Aerial (small scale)

Aerial (large scale)

Tulsa Comprehensive Plan Land Use Map



Subject Tract

Z-7789
19-12 33

