



**Tulsa Metropolitan Area
Planning Commission**

Z-7797 Staff Report

Hearing Date: December 4, 2024
Prepared by: Nathan Foster
nathanfoster@cityoftulsa.org
918-596-7609

Owner and Applicant Information

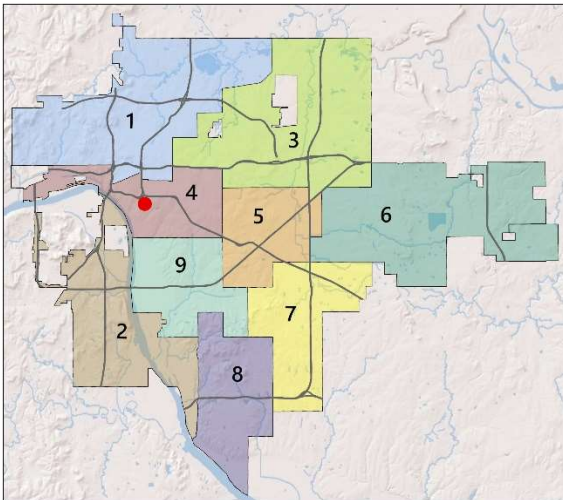
Applicant: Bell Land Use LLC, Robert Bell
Property Owner: Summers Building Group, LLC

Property Location

North of the northeast corner of East 15th Street South
and South Norfolk Avenue
Tract Size: ±0.14 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 4, Laura Bellis
County Commission: District 2, Karen Keith

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 property from OL to RS-4 to permit a single-family residence.

Zoning

Existing Zoning: Office – Low (OL)
Existing Overlays: Neighborhood Infill Overlay (NIO)
Proposed Zoning: Residential Single-Family 4 (RS-4)

Use

Current Use: Vacant
Proposed Use: Single-Family Residential

Comprehensive Plan Considerations

Land Use

Land Use Plan: Neighborhood
Small Area Plans: None
Development Era: Streetcar

Transportation

Major Street & Highway Plan: N/A
planitulsa Street Type: N/A
Transit: N/A

Existing Bike/Ped Facilities: Sidewalks

Planned Bike/Ped Facilities: N/A

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 property from OL to RS-4 to permit construction of a single-family residence. The property is adjacent to existing residential development to the north, west, and east. There are office buildings to the south of the subject property.

Historically, the lot has been used as a residential lot. A former single-family home was demolished, and the applicant is proposing to build a new home. The lot is 50 feet wide and would comply with the lot regulations of the RS-4 district.

The Tulsa Comprehensive Plan designates the property as neighborhood. The proposed RS-4 district more closely aligns with the recommendations of the neighborhood land use designation than the existing OL zoning.

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 of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off of 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-4/PUD-478	Neighborhood	Residential
East	RS-4/PUD-478	Neighborhood	Residential
South	OL	Multiple Use	Office
West	RT/PUD-757-A	Neighborhood	Residential

Small Area Plans

The subject properties are not inside a small area plan.

Development Era

The subject property is located in an area developed during the Street Car 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: No transit service along South Norfolk Avenue. Regular route service is available on East 15th Street South.

Existing Bike/Ped Facilities: Sidewalks are existing along South Norfolk Avenue, property is immediately south of the Midland Valley Multi-Use Trail.

Planned Bike/Ped Facilities: N/A.

Environmental Considerations

Flood Area: The subject property is not located in a flood area.

Tree Canopy Coverage: Tree canopy in the area is 18%. 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.

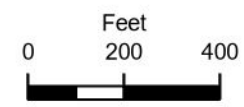
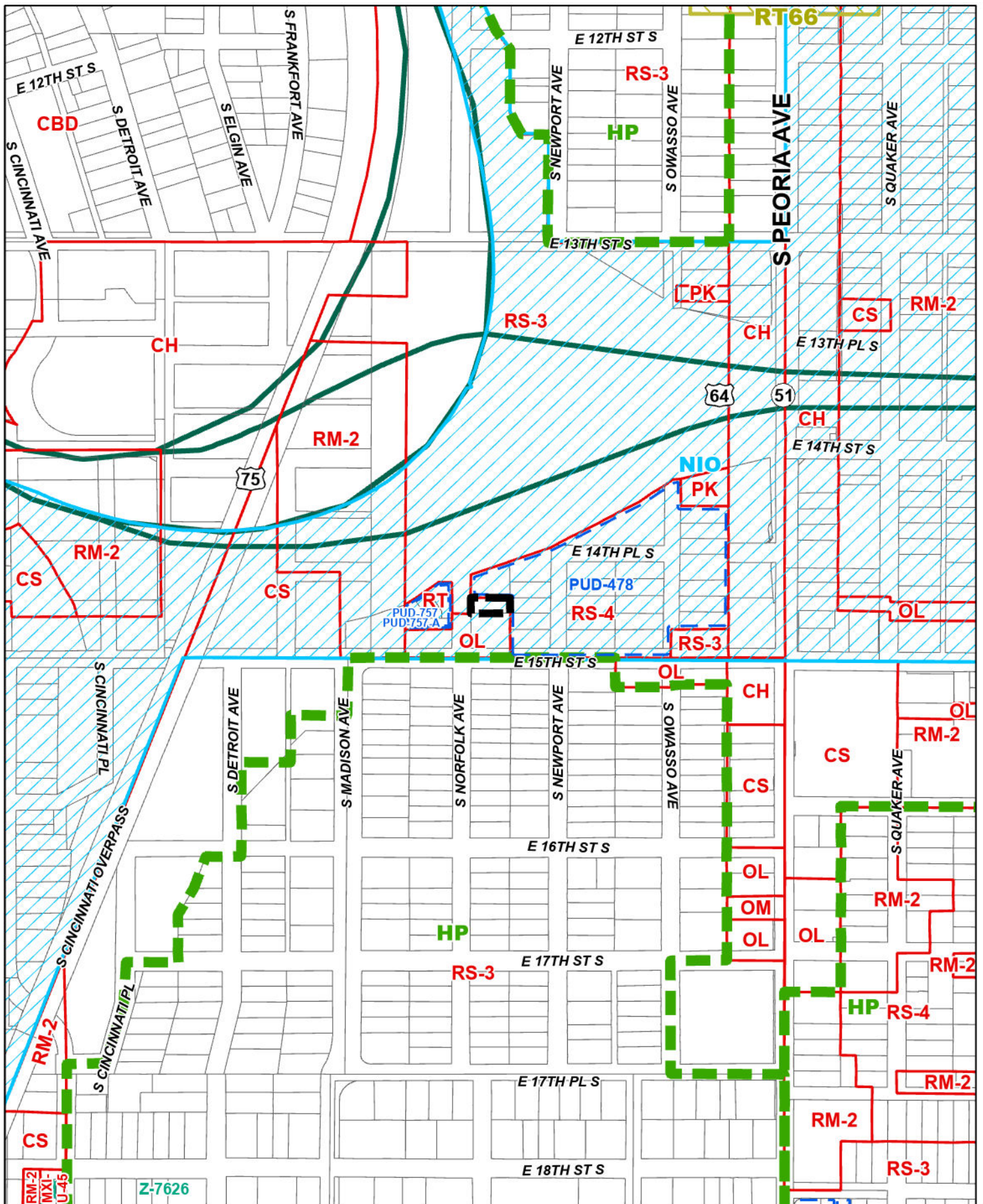
Parks & Open Space: N/A

Zoning History

Ordinance 11814, 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

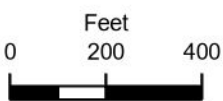
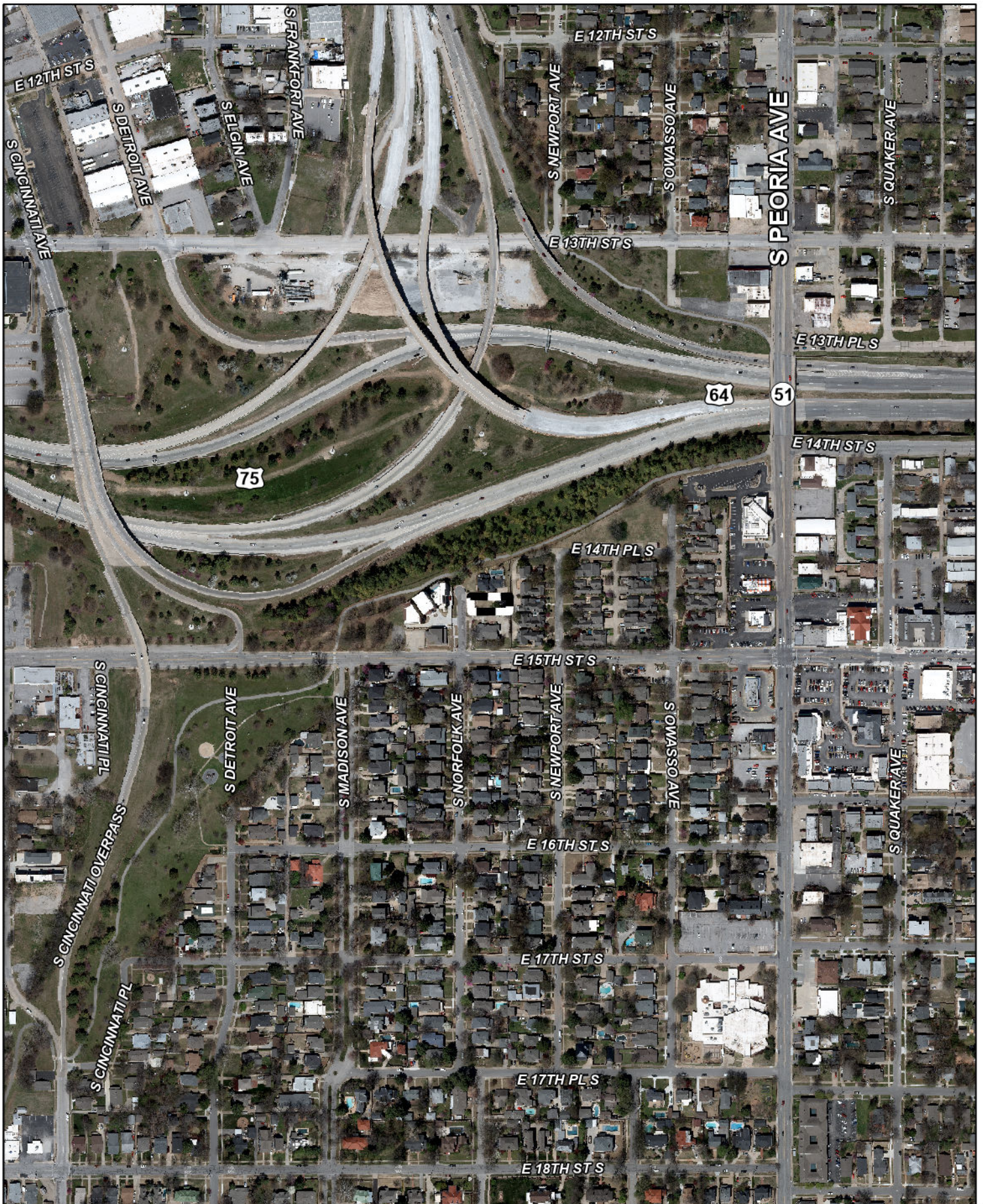


Subject Tract

Z-7797

19-12 12





Subject Tract

Z-7797

19-12 12

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

Aerial Photo Date: 2022



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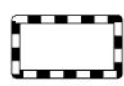
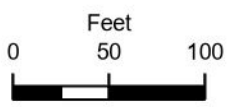


E 14TH PLS

S NEWPORT AVE

E 15TH ST S

S NORFOLK AVE



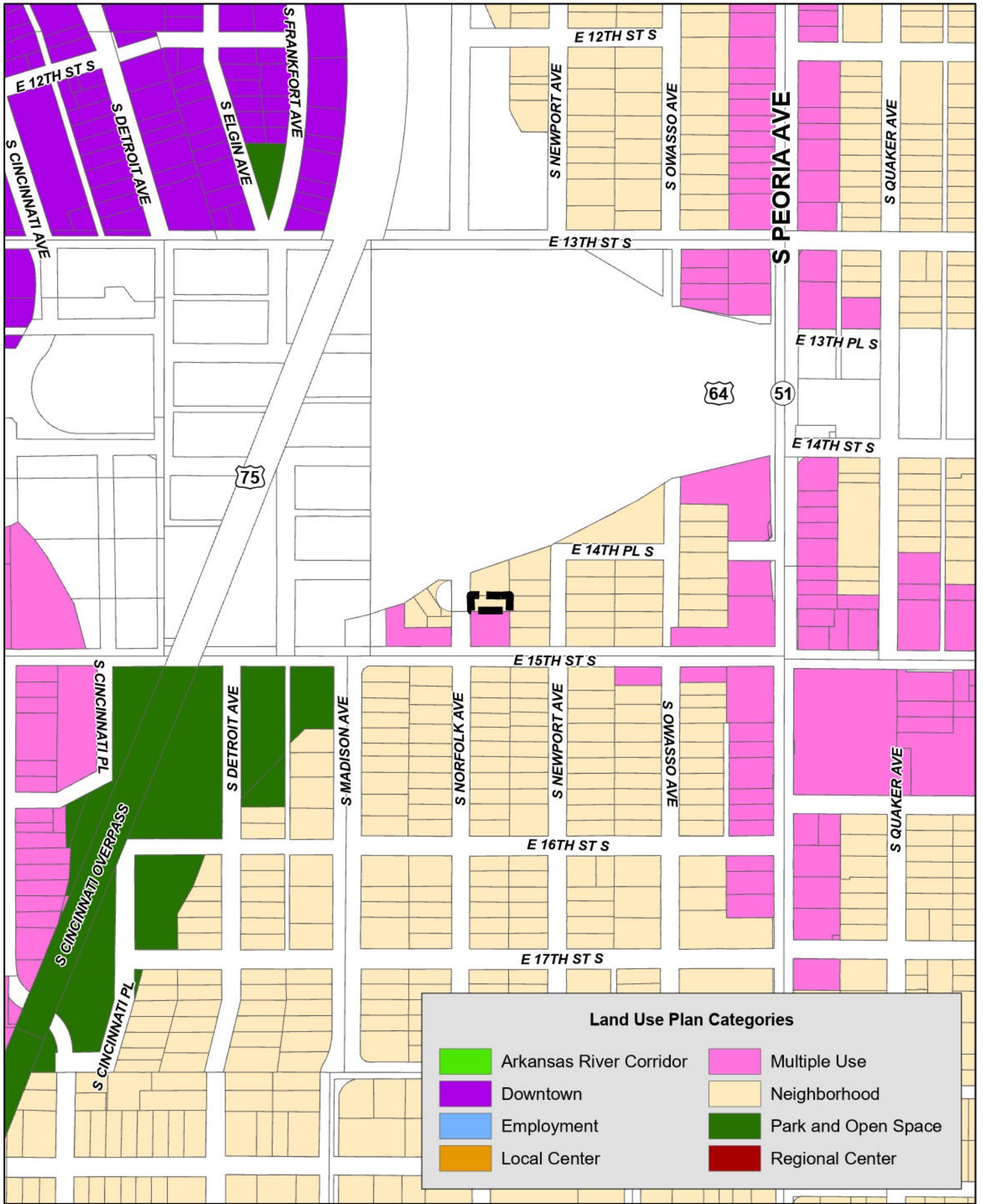
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



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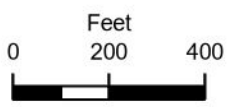


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Land Use Plan Categories

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



 Subject Tract

Z-7797
19-12 12



1439 S Norfolk Avenue East
Tulsa OK 74120
Zone Change from OL (Light Office)
to RS4 (Single Family Residential)
Findings of Fact

Findings

The subject property is designated Neighborhood by the Tulsa Comprehensive Plan.

The property is currently zoned OL (Light Office)

The requested RS-4 Zoning is in conformance with the Neighborhood designation.

The properties to the east at the rear of the property are within a master plan development and are zoned RS-4. These properties have been constructed with newer larger homes (3700 Square Feet) and are on lots similar in size to the subject tract.

The property to the north is also zoned RS-4 and is constructed with one single family structure.

The property to the west is zoned RT and is developed as a Master Planned Townhome Development.

The property to the south is designated Multiple Use by the Tulsa Comprehensive Plan and is zoned OL (Light Office). This property is developed with a residential structure that has been converted to Office Use.

The minimum lot size in the RS-4 zone is 5500 square feet. The next intensity level being RS-3 is 6900 square feet. The existing lot is in conformity with the RS-4 zone and conforms to the remainder of the Bulk and Area requirements for the RS-4 zone.

The adjacent single-family properties are zoned RS-4. The RS-4 zoning is a good transition to the office zoning that is located on the adjacent property to the south. All lots in the Block 14 of the Broadmoor Addition was established at 50 x 125 or 6350 Square feet and therefore conforms to the RS-4 zoning development standards.

Exhibit A

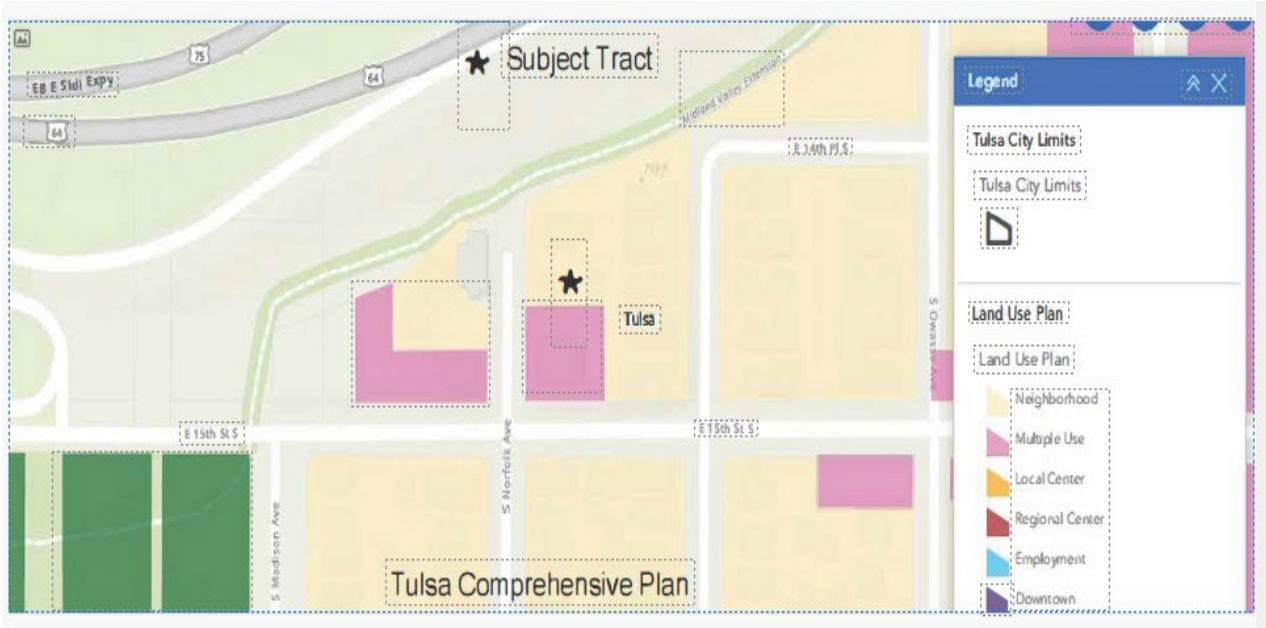


Exhibit B

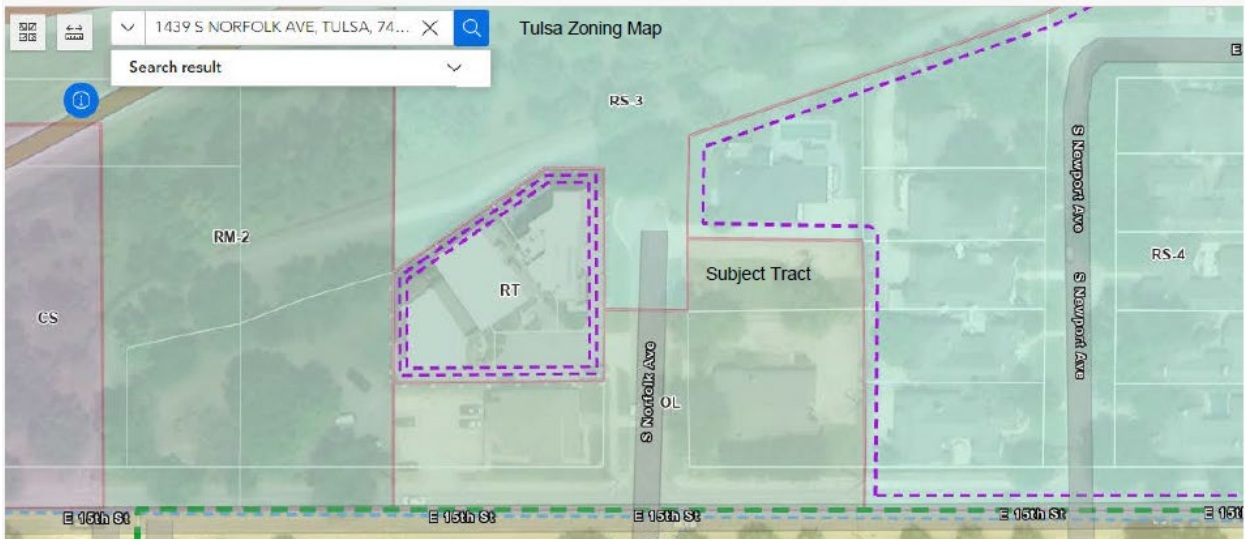


Exhibit C

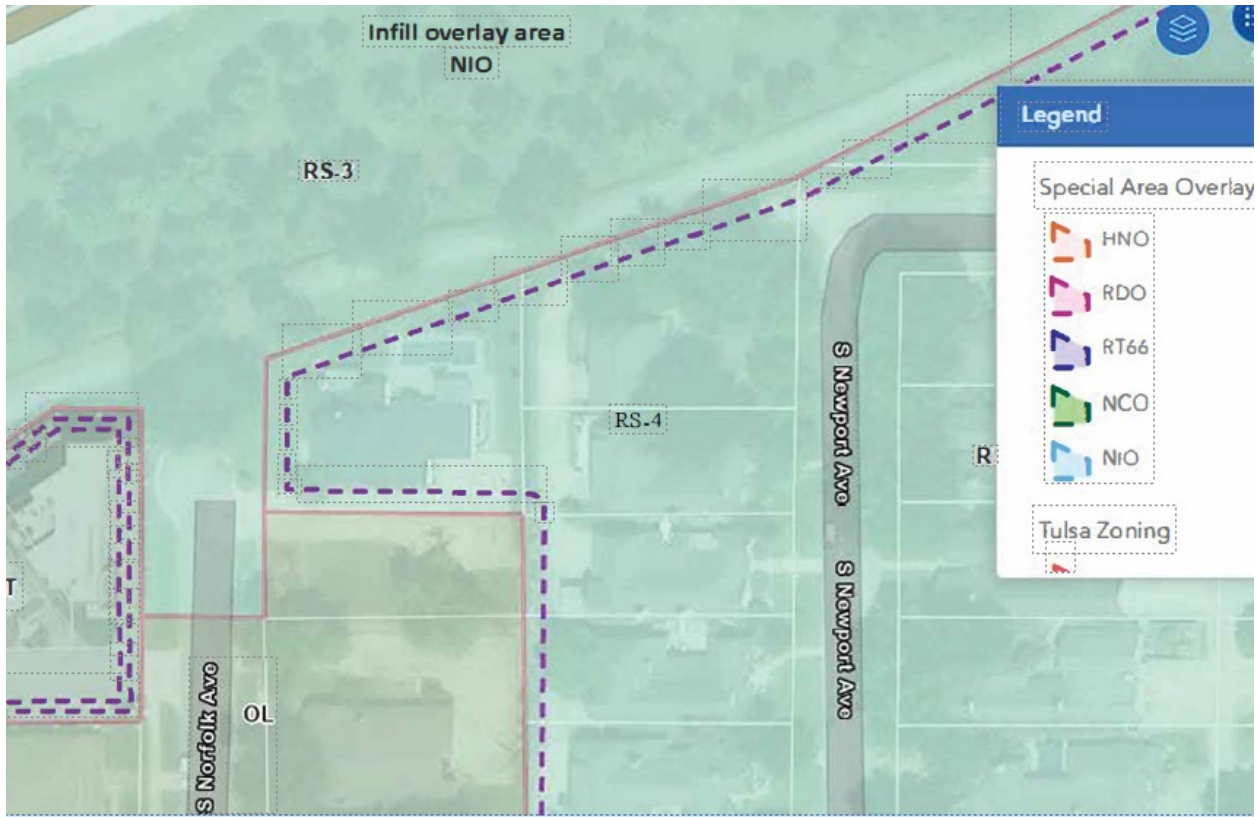


Exhibit D

