



**Tulsa Metropolitan Area
Planning Commission**

Z-7801 Staff Report

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

Owner and Applicant Information

Applicant: Justin Glenn
Property Owner: Justin Glenn

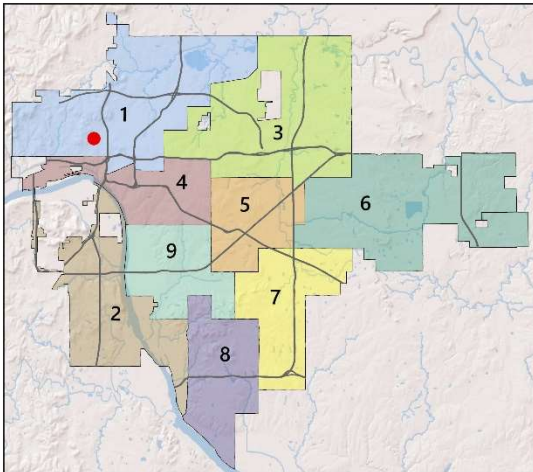
Property Location

Northwest corner of North Union Avenue and West Newton Street

Tract Size: ±0.45 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 1, Vanessa Hall-Harper
County Commission: Osage County District 3, Charlie Cartwright

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 RS-3 to RM-2 to permit multifamily residential development.

Zoning

Existing Zoning: Residential Single-Family 3 (RS-3)

Existing Overlays: None

Proposed Zoning: Residential Multifamily 2 (RM-2)

Use

Current Use: Vacant

Proposed Use: Multifamily Residential

Comprehensive Plan Considerations

Land Use

Land Use Plan: Neighborhood

Small Area Plans: None

Development Era: Streetcar

Transportation

Major Street & Highway Plan:

West Newton Street & North Union Avenue - Collector

Planitulsa Street Type: N/A

Transit: Regular Route

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: Sidewalks, North Union Signed Bicycle Route

Environment

Flood Area: N/A

Tree Canopy Coverage: 30-50%

Parks & Open Space: N/A

Detailed Staff Recommendation

The applicant is proposing to rezone the subject properties from RS-3 to RM-2 to permit a multifamily residential development. There have been several rezonings approved for higher density residential districts in the surrounding area including a rezoning to RS-5 along North Union Avenue north of the subject properties and a rezoning to RM-2 along West Newton Street to the east of the subject properties.

RM-2 zoning is consistent with the neighborhood designation assigned by the Tulsa Comprehensive Plan and would allow for the development of a variety of residential building types.

Both North Union Avenue and West Newton Street are designated as residential collector streets by the Major Street and Highway Plan. Collector streets require wider right-of-way dedications in anticipation of higher intensity development. Locations along collector streets are appropriate locations for higher density infill projects.

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	RS-3	Neighborhood	Residential Single Family
East	RS-3	Neighborhood	Residential Single Family
South	RS-3	Neighborhood	Residential Single Family
West	RS-3	Neighborhood	Residential Single Family

Small Area Plans

The subject properties are not located in a small area plan.

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: Both West Newton Street and North Union Avenue are designated as residential collector streets which require an ultimate right-of-way width of 60 feet.

Comprehensive Plan Street Designation: N/A

Transit: Regular route service is available along West Newton Street turning south on North Union Avenue.

Existing Bike/Ped Facilities: None.

Planned Bike/Ped Facilities: Sidewalks are planned along all public streets. North Union Avenue is designated as a planned on-street signed bicycle route.

Environmental Considerations

Flood Area: The subject properties do not contain any designated floodplain areas.

Tree Canopy Coverage: Tree canopy in the area is 42%. Significant effort should be made to the preservation of mature stands of trees. Tree canopy removal should be minimized, and replacement of trees that need removing should be encouraged.

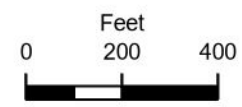
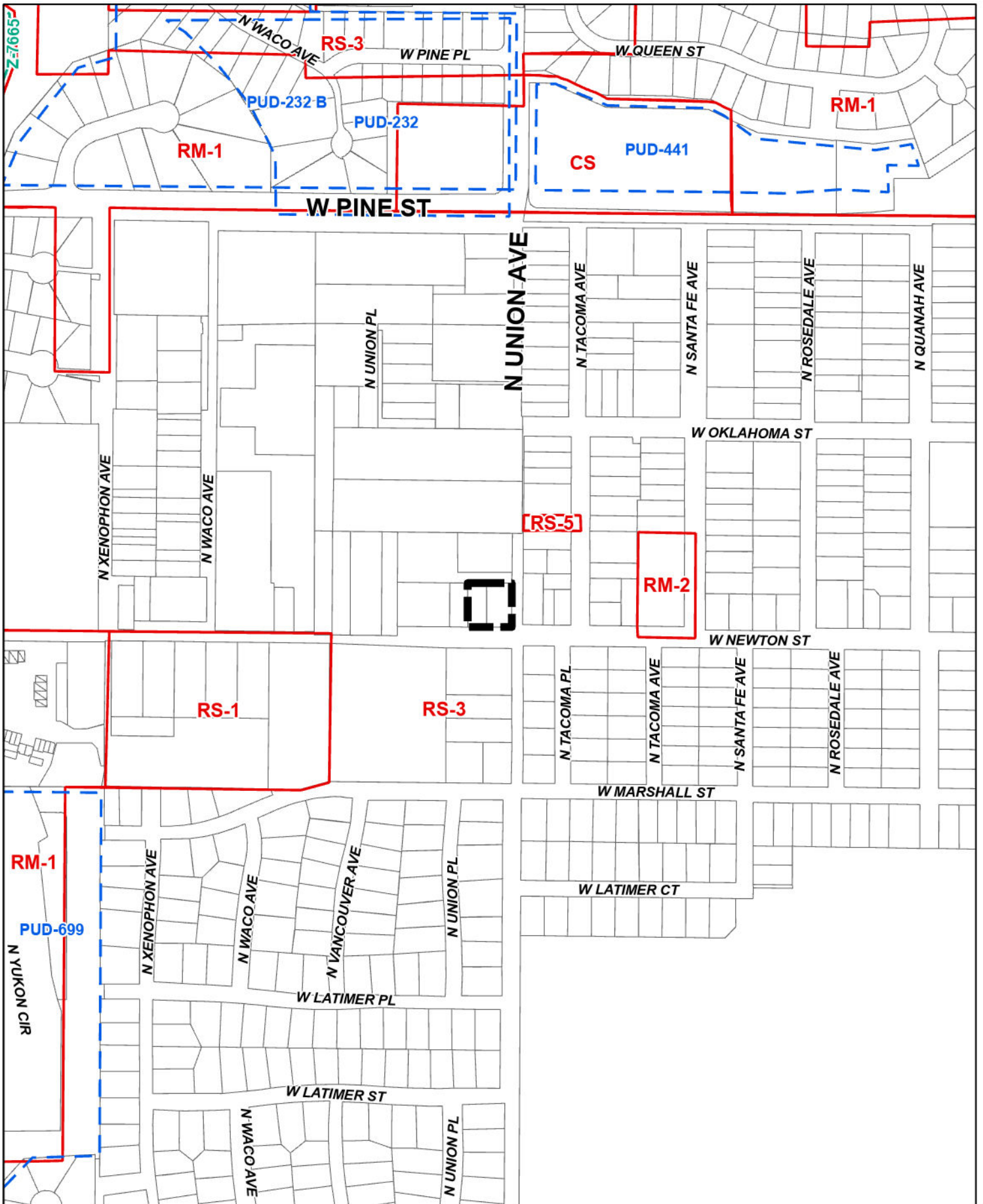
Parks & Open Space: N/A

Zoning History

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

Exhibits

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

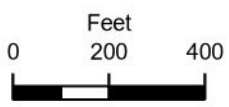


 Subject Tract

Z-7801

20-12 27



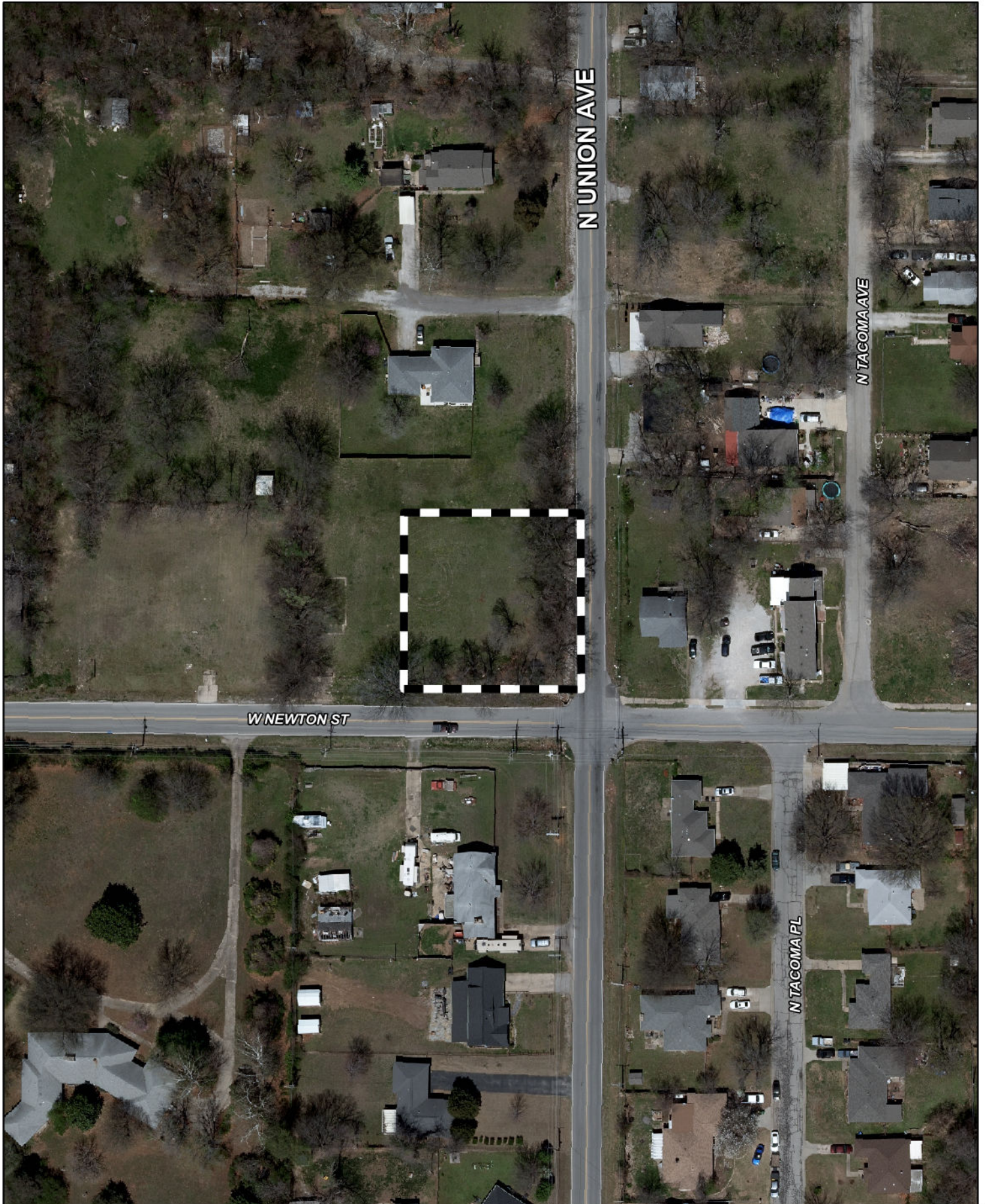


 Subject Tract

Z-7801
20-12 27

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2022



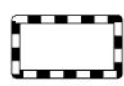
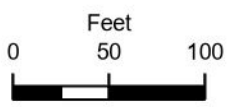


N UNION AVE

N TACOMA AVE

W NEWTON ST

N TACOMA PL



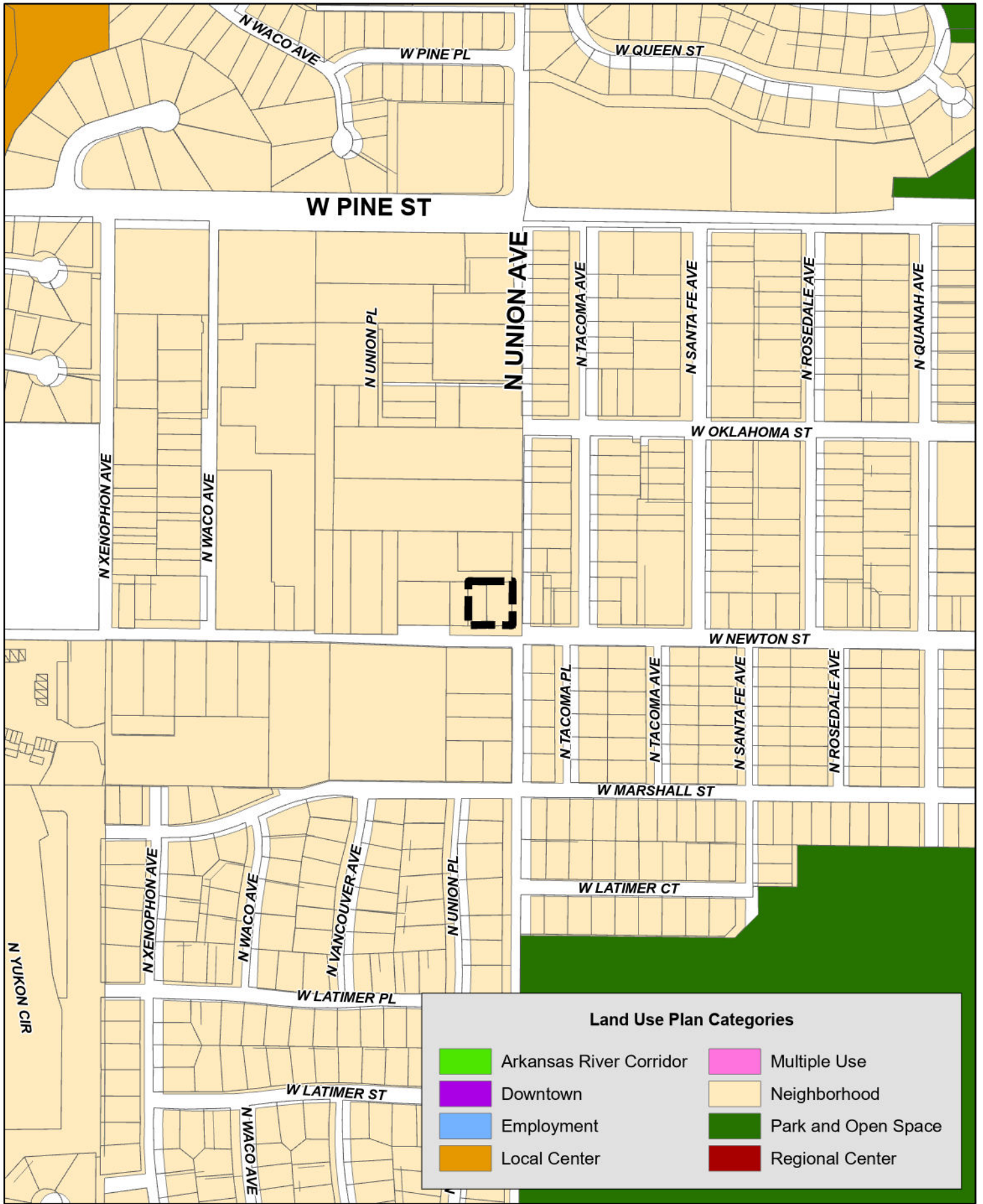
Subject Tract









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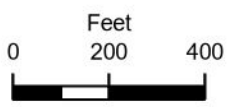
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Aerial Photo Date: 2022





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



 Subject Tract

Z-7801
20-12 27



Exhibit "A"
Legal Description

Tract 1:

A part of the East 396.00 feet, also known as the East 3 acres of the S/2 SE/4 SE/4 SW/4 of Section 27, Township 20 North, Range 12 East, of the Indian Base and Meridian, Osage County, State of Oklahoma, according to the United States Government Survey thereof, being more particularly described as follows, to-wit:

Commencing at the Northeast corner of said S/2 SE/4 SE/4 SW/4; Thence S89°36'03"W a distance of 30.00 feet; Thence S01°07'39"E a distance of 160.01 feet; Thence S89°35'18"W for a distance of 80.00 feet to the Point of Beginning; Thence S01°07'39"E for a distance of 140.00 feet; Thence S89°35'18"W for a distance of 60.00 feet; Thence N01°07'39"W for a distance of 140.00 feet; Thence N89°35'18"E for a distance of 60.00 feet to the Point of Beginning.

Tract 2:

A part of the East 396.00 feet, also known as the East 3 acres of the S/2 SE/4 SE/4 SW/4 of Section 27, Township 20 North, Range 12 East, of the Indian Base and Meridian, Osage County, State of Oklahoma, according to the United States Government Survey thereof, being more particularly described as follows, to-wit:

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Proposal for Rezoning Two Lots to Multifamily Use for Quality Affordable Housing Development

To:

The City of Tulsa,
Planning Commission, and City Council

From:

Justin Glenn
501 E 127th PL S.
Jenks, Oklahoma 74037

Date:

10/11/2024

Subject: Proposal for Rezoning Two Lots to Multifamily Use for Affordable Housing Development

Introduction-

I am writing to respectfully request the rezoning of two lots located at 1711 & 1705 W Newton St. Tulsa, Oklahoma from their current zoning designation to multifamily residential. Our primary goal is to utilize these lots to develop high-quality, affordable housing units to address the growing demand for affordable housing in the Tulsa area.

As the City of Tulsa continues to grow and evolve, the need for affordable and well-planned housing solutions has become increasingly critical. We believe that our proposed project not only aligns with the city's long-term development goals but also provides tangible benefits for the community.