



**Tulsa Metropolitan Area
Planning Commission**

Z-7803 Staff Report

Hearing Date: January 8, 2025
Prepared by: Nathan Foster
nathanfoster@cityoftulsa.org
918-596-7609

Owner and Applicant Information

Applicant: Tekton Homes, LLC
Property Owner: TU Living, LLC

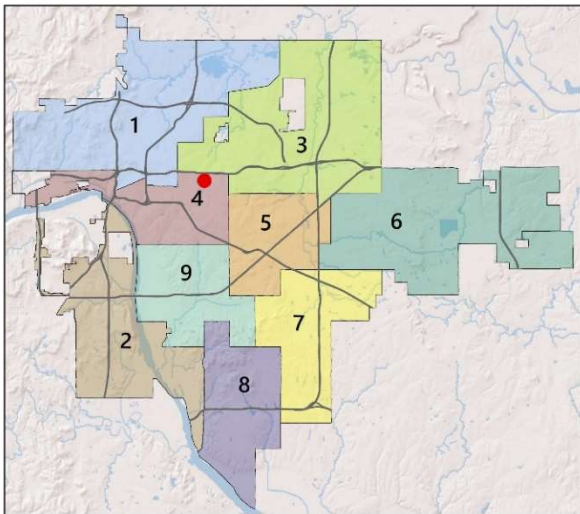
Property Location

East of the northeast corner of East 4th Place and
South Harvard Avenue

Tract Size: ±0.24 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 4, Laura Bellis
County Commission: District 2, Lonnie Sims

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
redevelopment of the site for a fourplex.

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 – 4-plex

Comprehensive Plan Considerations

Land Use

Land Use Plan: Neighborhood

Small Area Plans: None

Development Era: Early Automobile

Transportation

Major Street & Highway Plan: N/A

planitulsa Street Type: N/A

Transit: N/A

Existing Bike/Ped Facilities: Sidewalks present

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 RS-3 to RM-2 to permit the construction of a 4-plex. The lot has historically been a single-family residential lot, but the single-family home has been demolished and the lot is currently vacant. There are existing single-family homes to the east, north, and south of the subject property.

The subject property is near South Harvard Avenue and adjacent to an existing parking lot for the University of Tulsa. The rezoning to RM-2 would permit an increase in residential density by allowing the construction of additional building types. The applicant is proposing a 4-unit residential structure with accessory parking.

RM-2 zoning maintains the same height maximum as the surrounding RS-zoned lots and would permit additional housing density while maintaining an appropriate scale for the surrounding neighborhood. The multifamily structure will buffer the single-family area from the existing parking lot while maintaining exclusively residential uses within the neighborhood area.

The Citywide Housing Assessment prepared in March of 2023 projects that 12,900 units of all types and price points are needed over the next 10 years to meet demand. The current average production for the City of Tulsa is 830 units per year. Increases in allowable densities at an appropriate scale are required to increase the production rate of new units and meet the City’s housing demands.

The requested RM-2 zoning is consistent with the recommendations of the Tulsa Comprehensive Plan neighborhood designation.

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	Regional Center	Parking Lot

Small Area Plans

The subject property is not located within any adopted small area plan boundaries.

Development Era

The subject property is in an area developed during the Early Automobile Era (1930s-50s), which retained a high degree of connectivity from neighborhood streets to the arterial network, with mostly commercial, office, industrial, and other active uses along major streets and a mix of housing options and neighborhood-based uses like schools, churches, and libraries in the interior sections. Priorities in these areas include walkability, bikeability, access to public

transit, historic preservation, housing type variety, mixed-use development, commercial revitalization, compatibility of scale for neighborhood development, and transitions between commercial corridors and residential areas.

Transportation

Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: N/A

Transit: Bus service is available along South Harvard Avenue and East 11th Street to the south.

Existing Bike/Ped Facilities: Sidewalks are present.

Planned Bike/Ped Facilities: N/A

Environmental Considerations

Flood Area: The subject properties are not located within a floodplain.

Tree Canopy Coverage: Tree canopy in the area is 19%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: N/A

Zoning History

Ordinance 11815, dated June 26, 1970, established zoning for the subject property.

Exhibits

Case map

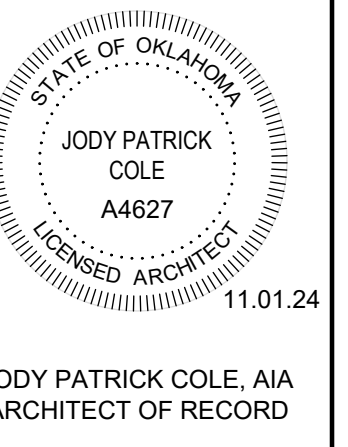
Aerial (small scale)

Aerial (large scale)

Tulsa Comprehensive Plan Land Use Map

SITE PLAN NOTES

- REMOVE ALL VEGETATION, EXISTING STRUCTURES, FOUNDATIONS, CONCRETE PAD, VEGETATION, TOPSOIL, ORGANICS, SOFT SOIL, AND DELETERIOUS MATERIALS FROM THE AREAS PROPOSED FOR CONSTRUCTION. AFTER STRIPPING AND EXCAVATING TO THE PROPOSED SUBGRADE LEVEL, THE CONSTRUCTION AREA SHOULD BE PROOF-ROLLED WITH A TANDEM AXLE DUMP TRUCK OR SIMILAR RUBBER Tired VEHICLE (TYPICALLY WITH AN AXLE LOAD GREATER THAN 9-TONS). SOILS THAT ARE OBSERVED TO RUT OR DEFLECT EXCESSIVELY (TYPICALLY GREATER THAN 1-INCH) UNDER THE MOVING LOAD SHOULD BE UNDERCUT AND RECOMPACTED IN PLACE OR REPLACED WITH PROPERLY COMPACTED ENGINEERED FILL. THE RECOMPACTED SOIL OR ENGINEERED FILL SHOULD BE MOISTURE CONDITIONED DURING PLACEMENT. THE PROOF-ROLLING AND UNDERCUTTING ACTIVITIES SHOULD BE WITNESSED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER AND SHOULD BE PERFORMED DURING A PERIOD OF DRY WEATHER. THE NATIVE SUBGRADE SOILS SHOULD BE SCARIFIED AND COMPACTED TO A MINIMUM OF 95 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY ASTM D 698 FOR A DEPTH OF AT LEAST 8 INCHES BELOW THE SURFACE.
- ENGINEERED FILL SHOULD CONSIST OF SOILS FREE OF ORGANIC OR OTHER DELETERIOUS MATERIALS AND HAVE A MAXIMUM PARTICLE SIZE LESS THAN 3 INCHES. THE LOW SWELL POTENTIAL SELECT FILL SHOULD HAVE A MAXIMUM LIQUID LIMIT OF 35 AND A PLASTICITY INDEX NOT MORE THAN 18.
- IF EXISTING SOILS AT THE SITE APPEAR SUITABLE FOR USE AS ENGINEERED FILL, STOCK PILE AND TEST IN BULK PRIOR TO REUSE.
- THE FIRST LAYER OF FILL MATERIAL SHOULD BE PLACED IN A RELATIVELY UNIFORM HORIZONTAL LIFT AND BE ADEQUATELY KEYED INTO THE PREPARED SUBGRADE SOILS.
- ENGINEERED FILL SHOULD BE PLACED IN MAXIMUM 8-INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 698 (STANDARD PROCTOR). THE MOISTURE CONTENT AT THE TIME OF COMPACTION SHOULD BE IN THE RANGE OF -1 TO +3 PERCENTAGE POINTS OF OPTIMUM VALUE AS DEFINED BY ASTM D 698. THE REFERENCED MOISTURE CONTENT AND DENSITY SHOULD BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE. IF WATER MUST BE ADDED, IT SHOULD BE UNIFORMLY APPLIED AND THOROUGHLY MIXED INTO THE SOIL BY DISKING OR SCARIFYING.
- FOUNDATIONS SHOULD BEAR ON PROPERLY PREPARED EXISTING SOIL OR ENGINEERED FILL MATERIALS. SOFT OR VERY LOOSE SOIL ZONES ENCOUNTERED AT THE BOTTOM OF THE FOOTING EXCAVATIONS SHOULD BE REMOVED TO THE LEVEL OF ACCEPTABLE RESIDUAL SOILS OR ADEQUATELY COMPACTED ENGINEERED FILL. THE BOTTOM OF THE FOOTINGS SHOULD BE PROBED TO IDENTIFY AND LOCATE SOFT AREAS.
- SLAB-ON-GRADE SHALL BE SUPPORTED ON PROPERLY COMPACTED LOW PLASTICITY ENGINEERED FILL OR PROPERLY COMPACTED EXISTING SOIL. PROOF-ROLLING SHOULD BE ACCOMPLISHED TO IDENTIFY SOFT OR UNSUITABLE SOILS THAT SHOULD BE REMOVED FROM THE FLOOR SLAB AREAS PRIOR TO FILL PLACEMENT AND/OR FLOOR SLAB CONSTRUCTION. FILL SOIL UNDER THE SLABS SHOULD BE MOISTURE CONDITIONED THROUGHOUT THE CONSTRUCTION PROCESS.
- ENSURE THE SLAB AREA IS PROTECTED WITH TERMITE TREATMENT AS REQUIRED.



DOCUMENTS WITHOUT SIGNATURE AND REQUIRED SEAL ARE NOT FOR CONSTRUCTION

DRAWINGS PREPARED BY:
JODY P. COLE, AIA
 2440 WEST 81ST STREET
 TULSA OKLAHOMA 74132
 918.605.7537

NEW MULTI-FAMILY CONSTRUCTION FOR:
TEKTON HOMES
 3319 EAST FOURTH PLACE
 TULSA OKLAHOMA 74114

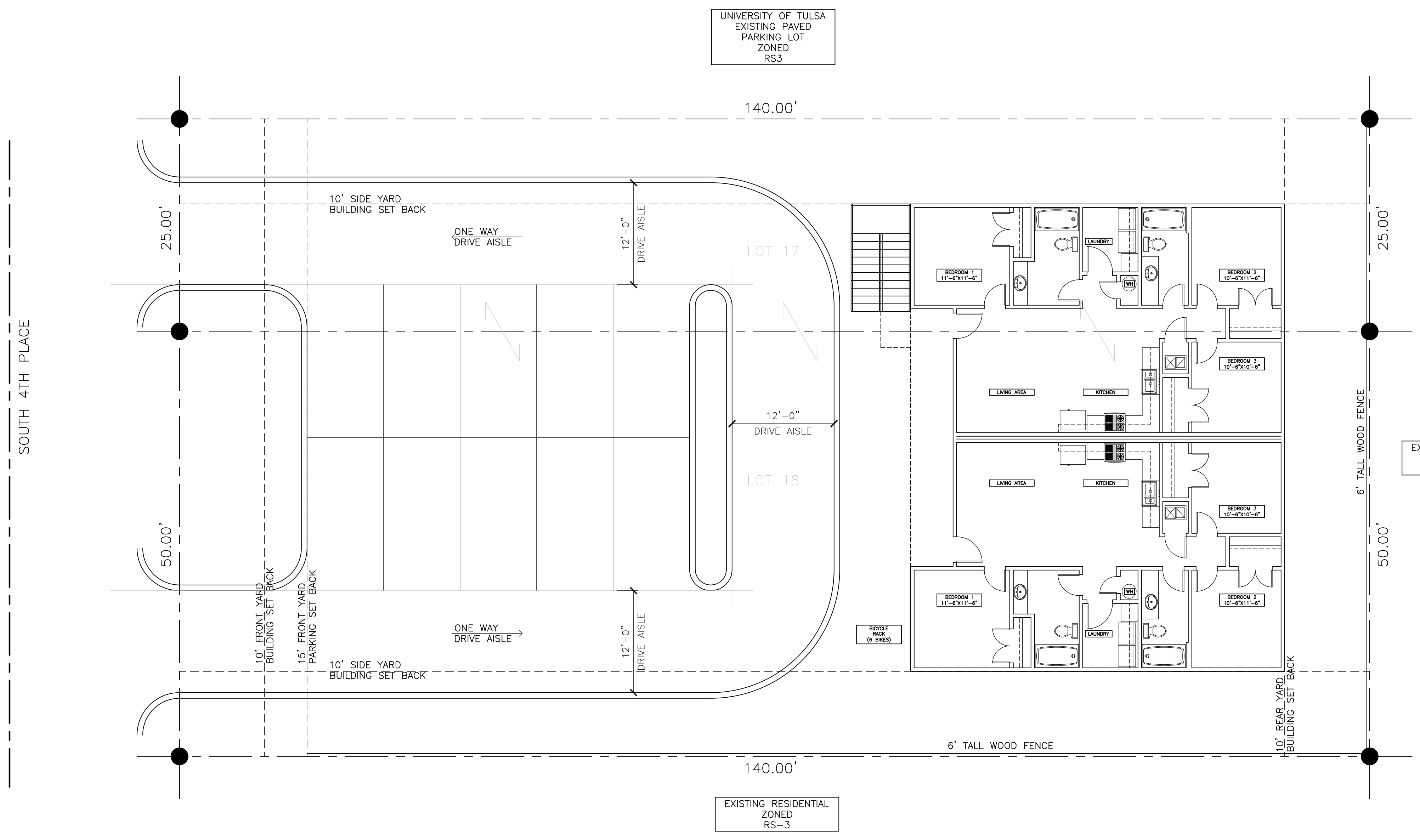
CONCEPT SITE PLAN	11.01.24
ISSUE	DATE

CONCEPT
 SITE PLAN

PROJECT NUMBER: 24-248
 DATE: 11.01.24
 DRAWN BY: JPC
 SCALE: AS NOTED

SHEET:

A001



SITE DATA

3319 EAST 4TH PLACE
 TULSA OK 74112

PARCEL ID 43750-93-04-18790

SUBDIVISION UNIVERSITY HEIGHTS (43750)

EAST 25 LOT 17 & ALL LOT 18 BLOCK 3

SECTION 4, TOWNSHIP 19, RANGE 13

TABLE 5-3 DISTRICT LOT AND BUILDING REGULATIONS

RS-3 RESIDENTIAL (RM-2 PROPOSED)

FRONT YARD SETBACK	10 FT
SIDE YARD SETBACK	10 FT
REAR YARD SETBACK	10 FT

CALCULATION:

APARTMENT FIRST FLOOR (NET)	X SF
APARTMENT SECOND FLOOR (NET)	X SF
TOTAL (NET)	X SF

OPEN SPACE (REQUIRED) 200 SF

LOT AREA 10,500 SF

APARTMENT SLAB ON GRADE (GROSS)	X SF
DRIVEWAY/PARKING	X SF
REMAINING OPEN SPACE	X SF

TABLE 55-1 MINIMUM PARKING RATIOS

APARTMENT/CONDO 2 PER DWELLING UNIT

SECTION 55.060-B SHORT-TERM BICYCLE PARKING

BICYCLE PARKING 10% OR TWO SPACES

TABLE 55-4 PARKING SETBACKS

FRONT YARD SETBACK 15 FT

TULSA FLOOD INFORMATION

THIS SITE IS NOT WITHIN ANY DOCUMENTED FEMA OR TULSA REGULATORY FLOODPLAIN MAP

NO FLOODPLAIN DETERMINATION IS REQUIRED FOR THIS SITE

PROPERTY IN FEMA REGULATED FLOODPLAIN:	OUT
BASE FLOOD ELEVATION:	NA
PROPERTY IN FEMA FLOODWAY:	NO
PROPERTY IN REPETITIVE LOSS AREA:	NO
PROPERTY HAS HISTORICALLY FLOODED:	NO
FIRM FLOOD ZONE:	NO
FIRM PANEL:	-
SUFFIX:	-
DATE:	-

THIS SITE IS NOT WITHIN ANY FLOOD PRONE AREA PER THE FEMA FLOOD MAP

1 CONCEPT SITE PLAN
 1/8" = 1'-0"





Dear Neighbor,

We are reaching out to inform you about our upcoming project due to your property's proximity to our lot at 3319 E. 4th Pl, just east of the TU parking lot. In September, we demolished the original home on the property, and we are now planning to build a fourplex consisting of four 3-bedroom units.

The new building will feature a craftsman-style exterior that aligns with the character of the neighborhood. As part of this project, we will be applying for a zoning change from RS-3 to RM-2. Once we submit the application, signs will be posted on the property to provide details, including zoning meeting dates and contact information for the city planning group.

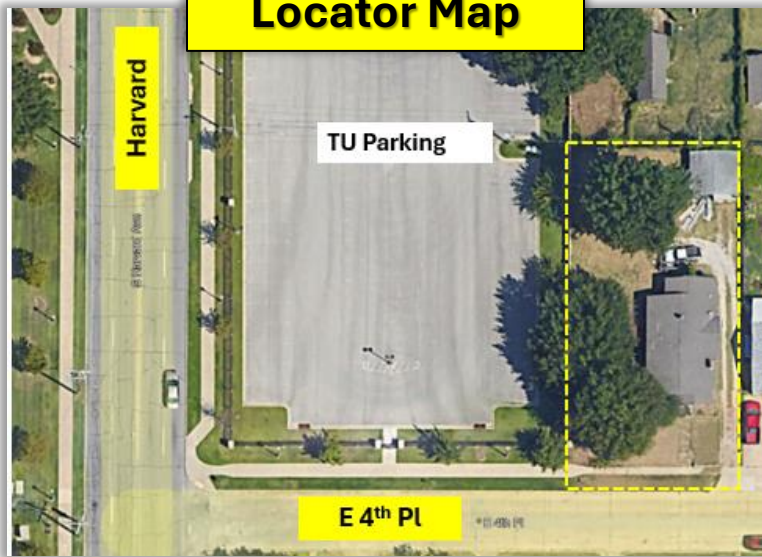
Below, you will find images of a locator map, site plan, and front elevation for your reference. If you have any questions or concerns, please don't hesitate to reach out by phone, text, or email.

Thanks,

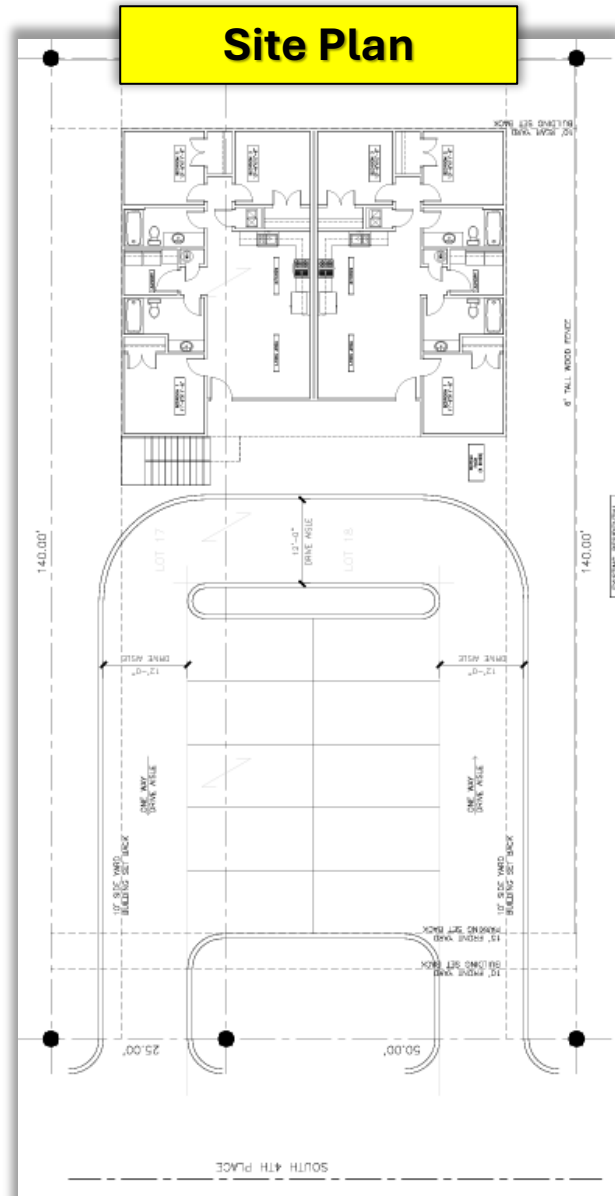
Mitch Stephens
Tekton Homes
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mitch@tektonhomesOK.com

Locator Map



Site Plan



Front Elevation

