Tulsa Metropolitan Area Planning Commission

Z-7842 Staff Report

Hearing Date: January 7, 2026
Prepared by: Nathan Foster
nathanfoster@cityoftulsa.org
918-596-7609

Owner and Applicant Information

Applicant: Larry Keese

Property Owner: James A. and Sandra Williamson

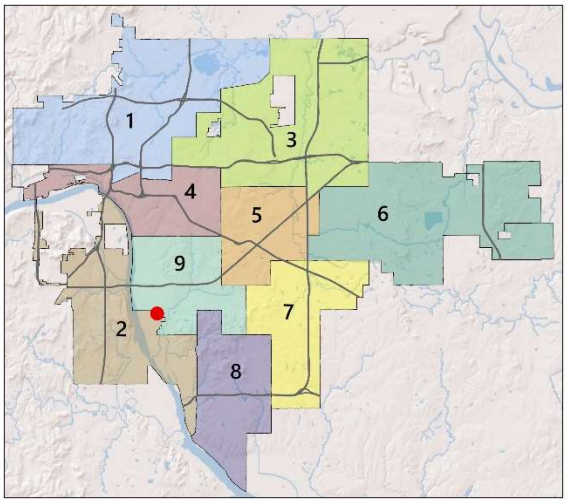
Property Location

West of the northwest corner of East 62nd Street South and South Troost Avenue

Tract Size: ±0.72 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 2, Anthony Archie
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 property from RS-2 to RM-2 to permit a townhouse development.

Zoning

Existing Zoning: Residential Single-Family 2 (RS-2)

Existing Overlays: None

Proposed Zoning: Residential Multifamily 2 (RM-2)

Use

Current Use: Vacant

Proposed Use: Townhouses

Comprehensive Plan Considerations

Land Use

Land Use Plan: Neighborhood

Small Area Plans: Riverwood

Development Era: Late Automobile

Transportation

Major Street & Highway Plan: N/A

planitulsa Street Type: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: Sidewalks

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 property from RS-2 to RM-2 to allow for a townhouse development. The subject property is currently vacant with adjacent residential uses on all sides. There are existing duplexes on the north and east and existing single-family residences along the west and south.

The proposed RM-2 zoning would maintain a maximum building height of 35 feet which is consistent with the surrounding zoning districts. A change from RS-2 to RM-2 would permit a variety of new housing types not currently allowed under the RS-2 zoning including townhouses, apartment/condos, duplexes, and cottage house developments.

The property is uniquely situated within an existing neighborhood block where a mixture of housing types already exists. Due to the limited street frontage and the current zoning, the use of the property would be limited to one detached house on the full 0.72 acres. A rezoning to RM-2 would permit additional units while maintaining residential uses that are compatible with the surrounding neighborhood area.

RM-2 zoning is consistent with the neighborhood land use designation on the property by accommodating additional residential uses that are compatible with the development pattern in the area.

Approval of any rezoning of the property will require compliance with the Subdivision & Development Regulations which ensures adequate infrastructure, right-of-way dedications, and access is provided to the project prior to the issuance of any building permits.

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:

Location	*Existing Zoning/Overlay*	*Existing Land Use Designation*	*Existing Use*
North	RS-3	Neighborhood	Duplexes
East	RS-3	Neighborhood	Duplexes
South	RS-2	Neighborhood	Single-Family Residential
West	RS-2	Neighborhood	Single-Family Residential

Small Area Plans

The subject properties are located within the Riverwood Neighborhood Plan (2008) which encourages a mixture of housing types within walking distance to the 61st Street corridor.

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: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: Sidewalks are planned along all public streets in the City of Tulsa. New sidewalks will be required to be constructed as part of any new development.

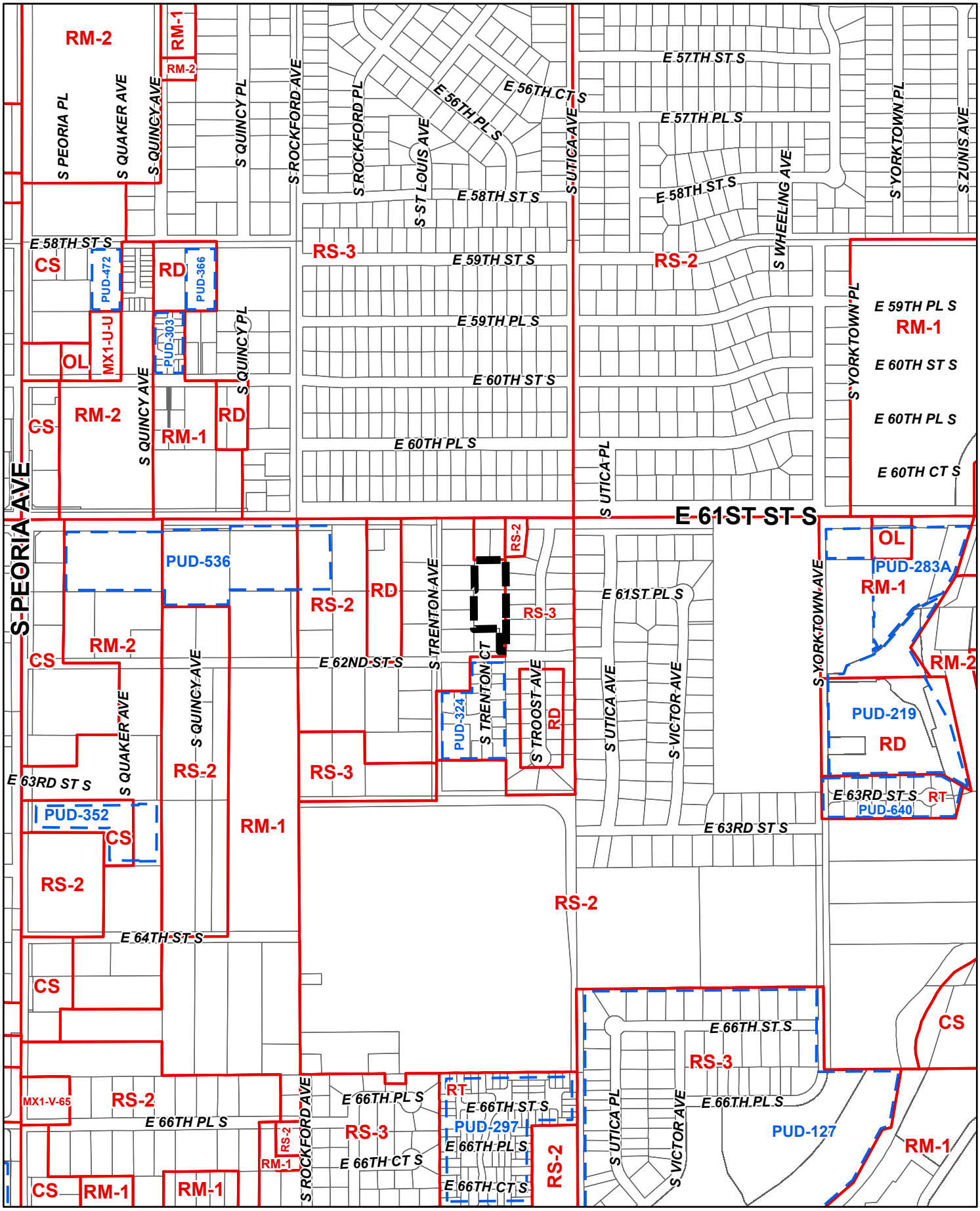
Environmental Considerations
Flood Area: The subject properties do not contain any designated flood areas.

Tree Canopy Coverage: Tree canopy in the area is 32%. Significant effort should be given 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 11828, 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



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Subject Tract

Z-7842

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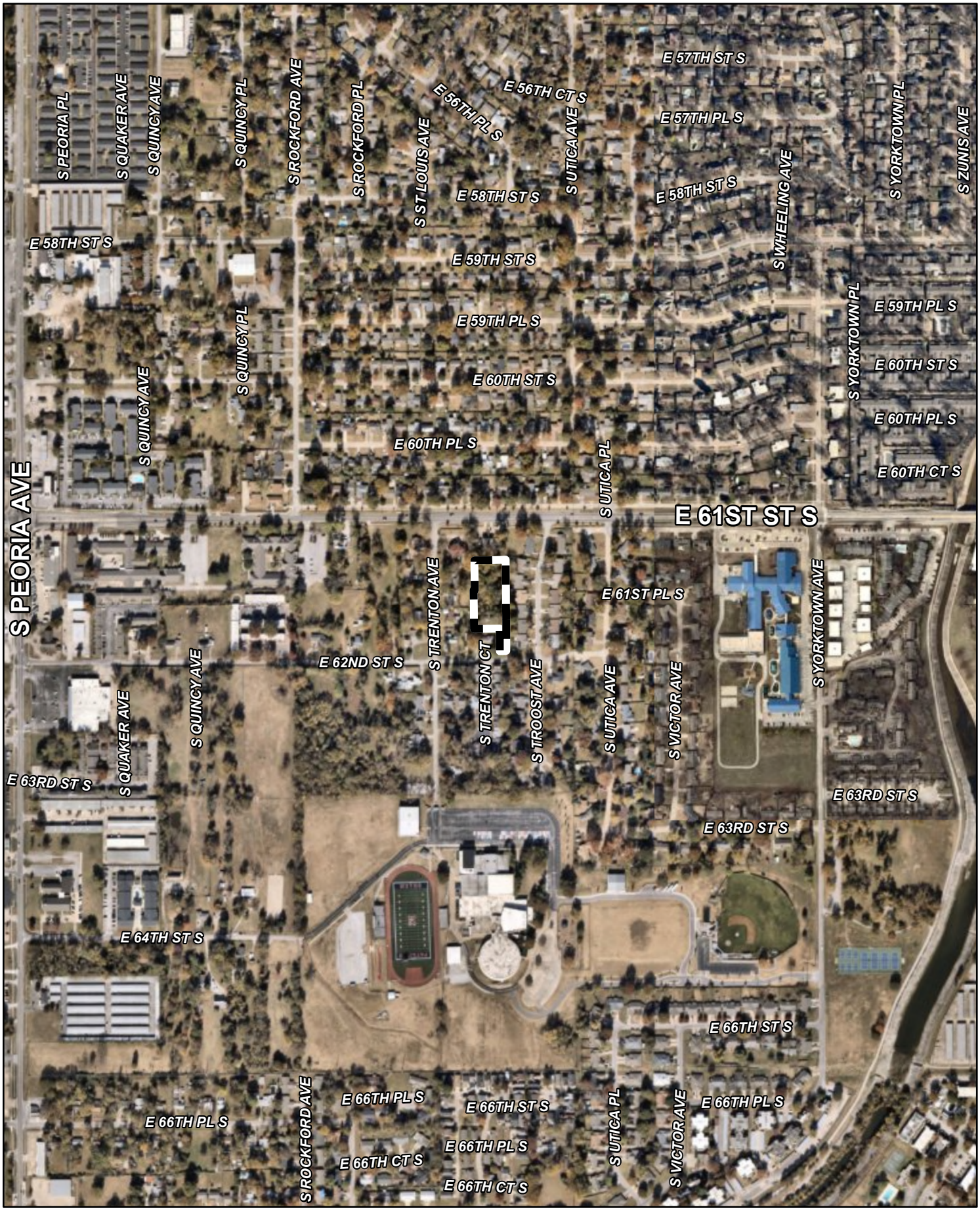

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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2025

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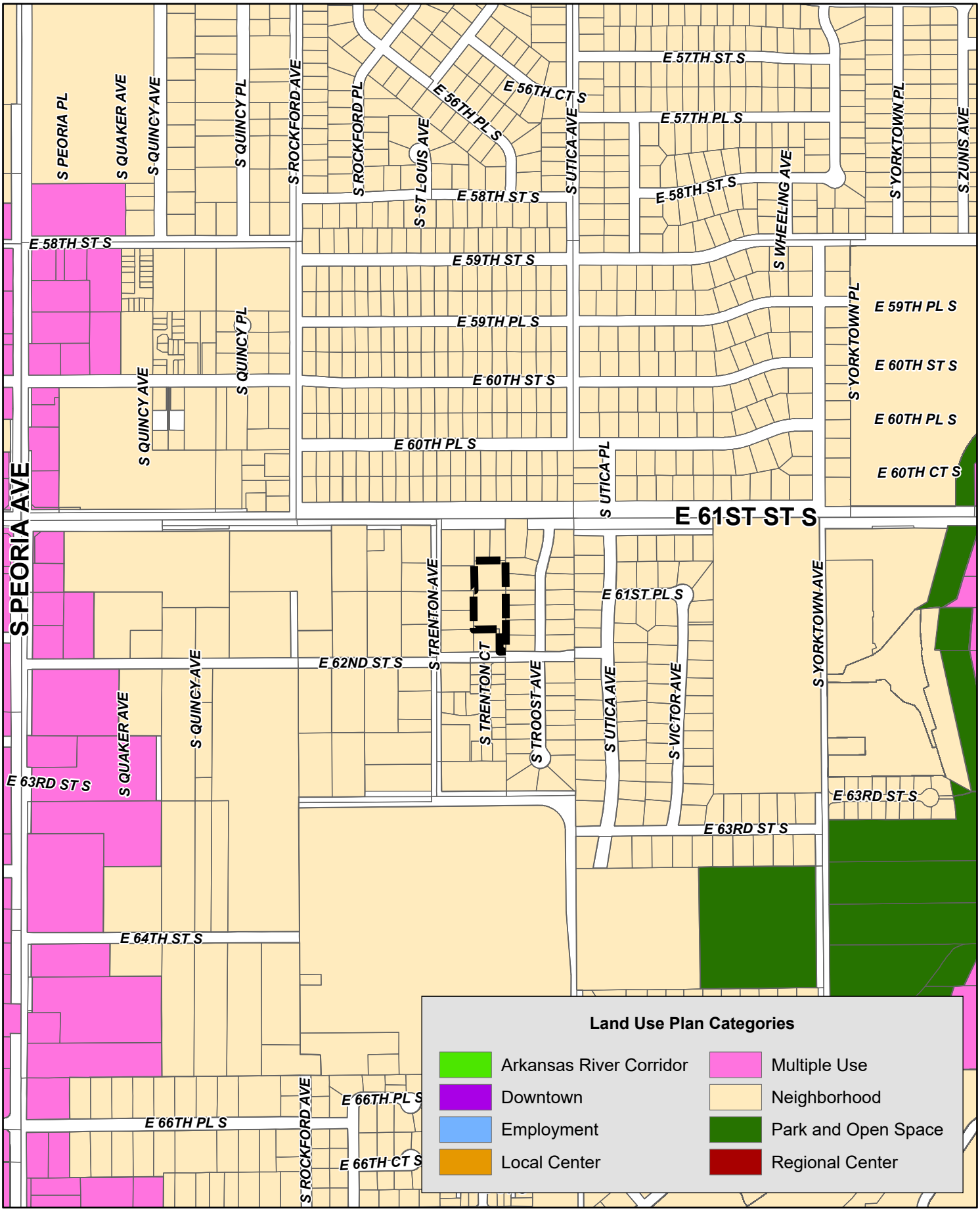

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Subject Tract

Z-7842

18-13 06

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Robbye J Goddard
6146 S Troost Ave
Tulsa, OK 74136
rjgoddard@hotmail.com

Ref: **Case Number: Z-7842**

Dear Planning Commission,

My name is Robbye Goddard, and I live at the corner of 62nd and Troost Avenue. I am writing to express my concerns regarding the proposed zoning change under Case Z-7842, which seeks to rezone a parcel from RS-2 to RM-2.

Our neighborhood is primarily composed of single-family and duplex homes, zoned RS-2, RS-3, RD, as well as a Master Planned Community (PUD). The proposed RM-2 designation would introduce a much higher density of multi-family housing, which I believe is incompatible with the existing character and infrastructure of our community.

I am particularly concerned about the proximity of this parcel to the 61st and Peoria corridor, an area that has long struggled with elevated crime rates and poorly maintained apartment complexes. I have personally experienced property crimes, including numerous vehicle break-ins and then the actual vehicle theft. Adding more multi-family housing—especially if it includes Section 8 units without proper oversight—could worsen these issues. The City of Tulsa has a history of inconsistent enforcement of ordinances, and I fear this development could become another poorly maintained property, contributing to neighborhood decline.

I also believe this proposed rezoning conflicts with the goals outlined in the Riverside Area Plan, which emphasizes maintaining neighborhood character and ensuring compatible development. Without a comprehensive plan or meaningful community engagement, this change risks undermining that vision.

Placing an apartment complex in the middle of a single-family neighborhood raises serious concerns. It threatens to disrupt the established residential character, increase traffic and noise, and strain infrastructure that was never designed for higher-density housing. Without clear plans for property management and community integration, this development risks becoming an eyesore and contributing to neighborhood decline—especially in an area already facing challenges with crime and under-maintained multi-family properties.

Additionally, the parcel in question currently lacks road access and utility infrastructure. Developing this land would require significant construction activity that could disrupt adjacent properties, including city-owned right-of-way areas that residents like me are required to maintain. I have previously experienced damage to my side yard—land owned by the city but maintained at my

expense—due to utility contractor activity. Despite not owning this land, I am held responsible for its upkeep and subject to fines if it is not maintained. I ask the city to clarify how such areas will be protected during construction and who will bear responsibility for any damage.

The parcel is also landlocked, raising serious concerns about construction logistics. I request detailed plans regarding:

- How construction vehicles and equipment will access the site
- Where construction crews will park
- What measures will be taken to prevent damage to adjacent properties and city-owned land

Finally, I am concerned that this proposed zoning change may constitute Spot Zoning. The parcel is surrounded entirely by RS-2, RS-3, RD, and PUD zones, and the proposed RM-2 designation appears inconsistent with the surrounding area. If the rezoning benefits only a single property owner and lacks alignment with the city's comprehensive plan, it may qualify as Spot Zoning. I urge the Planning Commission to carefully evaluate whether this change serves the broader public or merely facilitates isolated development that could negatively impact our community.

I respectfully request:

- Full transparency on the proposed development, including site plans and construction logistics
- Consideration of the cumulative impact on crime, infrastructure, and neighborhood character
- Assurance that any zoning changes align with the Tulsa Comprehensive Plan and benefit the broader community

Thank you for your attention to these concerns. I look forward to participating in the upcoming public hearing and working together to ensure the safety and well-being of our neighborhood.

Sincerely,

Robbye J. Goddard