**Case Number:** Z-7539  
**Hearing Date:** March 18th, 2020

**Case Report Prepared by:**
Dwayne Wilkerson

**Owner and Applicant Information:**
**Applicant:** Baxter Investments C/O AAB Engineering, LLC  
**Property Owner:** MCGEE, CLEO F JR AND

**Location Map:** (shown with City Council Districts)

**Applicant Proposal:**
**Present Use:** Vacant  
**Proposed Use:** Residential  
**Concept summary:** Construct a new single-family residential subdivision.  
**Tract Size:** 15.34 + acres  
**Location:** Southwest corner of East 41st Street South & South 177th East Avenue

**Zoning:**
**Existing Zoning:** AG  
**Proposed Zoning:** RS-4

**Comprehensive Plan:**
**Land Use Map:** Neighborhood Center  
**Stability and Growth Map:** Area of Growth

**Staff Recommendation:**
Staff recommends approval.

**Staff Data:**
**TRS:** 9426  
**CZM:** 50

**City Council District:** 6  
**Councilor Name:** Connie Dodson  
**County Commission District:** 1  
**Commissioner Name:** Stan Sallee

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**REVISED 3/11/2020**
SECTION I: Z-7539

DEVELOPMENT CONCEPT: The applicant is proposing a new single-family residential subdivision.

EXHIBITS:

INCOG Case map
INCOG Aerial (small scale)
INCOG Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map
Applicant Exhibits:
None included

DETAILED STAFF RECOMMENDATION:

This site is on the edge of a Neighborhood Center. The Neighborhood Center land use designation contemplates small lot single family homes on the edges. RS-4 zoning is consistent with the Neighborhood Center land use designation on the edges and,

RS-4 zoning allows single family residential uses that are compatible with the surrounding properties and,

Lot and building regulations in an RS-4 district allow slightly smaller lots with potential for greater density than the abutting RS-3 zoned properties south of this site however RS-4 is consistent with the abutting properties on the west and is consistent with the anticipated future development pattern in the area and,

RS-4 zoning on the edges of a Neighborhood Center is consistent with the land use designations of the Comprehensive Plan therefore,

Staff recommends Approval of Z-7539 to rezone property from AG to RS-4.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: This site is on the edge of a Neighborhood Center. Development of this site could include vehicular, bicycle and pedestrian access to the surrounding neighborhood center. Connectivity to the commercial areas would allow access to the commercial areas without forcing all the local traffic to the arterial streets.

Land Use Vision:

Land Use Plan map designation: Neighborhood Center

Neighborhood Centers are small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to number of destinations.
Areas of Stability and Growth designation: Area of Growth

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

Transportation Vision:

Major Street and Highway Plan: East 41st is a secondary arterial with multi-modal corridor designation. South 177th East Avenue is a secondary arterial and does not have another designation.

Multi-modal streets emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is undeveloped with some scattered tree cover.

Environmental Considerations: None that would affect site development
Streets:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>East 41st Street South</td>
<td>Secondary Arterial with Multi modal corridor</td>
<td>100 feet</td>
<td>2</td>
</tr>
<tr>
<td>South 177th East Avenue (S. Lynn Lane)</td>
<td>Secondary Arterial</td>
<td>100 feet</td>
<td>2</td>
</tr>
<tr>
<td>South 175th East Avenue</td>
<td>None</td>
<td>50 feet</td>
<td>2</td>
</tr>
</tbody>
</table>

Utilities:
The subject tract has municipal water and sewer available.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>AG</td>
<td>Neighborhood Center</td>
<td>Growth</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>East</td>
<td>AG and RM-0</td>
<td>Neighborhood Center</td>
<td>Growth</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>South</td>
<td>RS-3</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Detached House Single Family Residential</td>
</tr>
<tr>
<td>West</td>
<td>RS-4</td>
<td>New Neighborhood</td>
<td>Growth (Subdivision construction and rezoning did not change land use or growth and stability map).</td>
<td>Detached House Single Family Residential</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11826 dated June 26, 1970 established zoning for the subject property.

Subject Property:

No Relevant History

Surrounding Property:

PUD-793 June 2012: All concurred in approval of a proposed Planned Unit Development on an 82+ acre tract of land for single-family homes, on property located west of southwest corner of East 41st Street and South 177th East Avenue. This PUD proposed the development of single-family homes with three-car garages on larger lots, as well as modifications to various RS-4 lot standards in order to achieve this, to include increasing the minimum lot size was from 5500 square feet to 6900 square feet, increasing the minimum street frontage from 50 to 60 feet, increasing the allowable driveway width to 27 feet (but limiting the physical pavement area to 550 square feet in the required street yard), and increasing the maximum building height to 40ft.
PUD-779 October 2010: All concurred in approval of a proposed Planned Unit Development on a 56.69± acre tract of land for single-family residential, on property located south of the southwest corner of East 41st Street and South 177th East Avenue. This PUD proposed single-family residential homes that follow the lot and building standards of its underlying zoning district (RS-3), with the exception of the driveway width, which they proposed to increase to 28 feet in order to accommodate the attached three-car garages included as a part of these homes.

PUD-733 January 2007: All concurred in approval of a proposed Planned Unit Development on a 13.6± acre tract of land for commercial and residential development, on property located at the northeast corner of 177th East Avenue and East 41st Street South. The related rezoning case, Z-7033, was withdrawn September 6th, 2006.

3/18/2020 1:00 PM
Subject Tract Z-7539

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

Aerial Photo Date: February 2018
SUBJECT TRACT
LAND USE PLAN
NEIGHBORHOOD CENTER

Land Use Plan Categories

- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Regional Center
- Town Center
- Neighborhood Center
- Employment
- New Neighborhood
- Existing Neighborhood
- Park and Open Space
- Arkansas River Corridor