Case Number: Z-7599

Hearing Date: March 3, 2021

Owner and Applicant Information:

Applicant: AAB Engineering, LLC-Alan Betchan

Property Owner: Robert Patterson

Applicant Proposal:

Present Use: Vacant

Proposed Use: Residential Subdivision

Concept summary: Rezoning for anticipated single family residential construction.

Tract Size: 40 + acres

Location: West of the Northwest corner of East 41st Street South & South 145th East Avenue

Staff Recommendation:

Staff recommends approval.
SECTION I: Z-7599

DEVELOPMENT CONCEPT: Rezoning to establish a single-family residential neighborhood that meet or exceed the standards identified in the RS-4 zoning district.

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:

Z-7599 requesting RS-4 zoning allows single family residential uses that are compatible with the surrounding properties and,

Lot and building regulations in a RS-4 district allow a greater density than the abutting RS-3 zoned properties abutting the site however RS-4 zoning is consistent with the anticipated future development pattern of the surrounding property that has not been developed and,

RS-4 zoning is consistent with the New Neighborhood land use designation of the Comprehensive Plan therefore,

Staff recommends Approval of Z-7599 to rezone property from AG to RS-4.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The property is consistent with the expected land use development in our comprehensive plan and abuts a public park with several soccer fields.

Land Use Vision:

Land Use Plan map designation: New Neighborhood
The New Neighborhood residential building block is comprised of a plan category by the same name. It is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity and shall be paired with an existing or New Neighborhood or Town Center.

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:** Multi-modal corridor designation on East 41st Street South. 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:** The Go Plan does not provide guidance for pedestrian or bicycle trail systems through this site however connections to stub streets will require sidewalk improvements and improve pedestrian access from this development to the park and surrounding properties.

**Small Area Plan:** None

**Special District Considerations:** None

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** The site is undeveloped and abuts a city park with multiple soccer fields on the north side. The northwest corner of the site touches a stub street. Another stub street on the west was left for future connectivity. The street and lot configuration will be affected by the stub street connection on the west and northwest corner of the property.

*Street view from East 39th Street looking east. (See next page)*
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 39th Street south and S. 136th East Avenue intersection with stub street at the northwest corner of the site.</td>
<td>Residential Collector</td>
<td>60 feet</td>
<td>2</td>
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<tr>
<td>East 40th Street South</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>Park and Open Space</td>
<td>Stability</td>
<td>Public Park</td>
</tr>
<tr>
<td>East</td>
<td>AG</td>
<td>New neighborhood</td>
<td>Growth</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>South</td>
<td>AG</td>
<td>New neighborhood</td>
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<td>Undeveloped</td>
</tr>
<tr>
<td>West</td>
<td>RS-3</td>
<td>Existing neighborhood</td>
<td>Stability</td>
<td>Undeveloped</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11825 dated June 26, 1970 established zoning for the subject property.

Subject Property:

No Relevant History.

Surrounding Property:

BOA-16823 October 1994: The Board of Adjustment approved a Special Exception to permit a public park on a 4-acre tract in an AG zoned district (northwest corner of the property) per plan submitted and a Special Exception to permit soccer fields only in an AG zoned district (east 20 acres of the property), subject to the applicant returning to the Board for any change in use, finding the park and soccer fields to be compatible with the surrounding area, on property located at south of the southeast corner of East 35th Street and South 136th East Avenue.

PUD-221-J October 2017: All concurred in approval of a proposed Major Amendment to PUD on a 4.82± acre tract of land to include safety services as an allowable use to permit a fire station, on property located at the southeast corner of East 41st Street South and South 134th East Avenue.

PUD-221-F April 1999: All concurred in approval of a proposed Major Amendment to PUD on a 38.8± acre tract of land, to add church, school, and accessory uses, to amend development standards and to reallocate floor area in development areas (the subject tract is located in Development Area H and is approved for institutional uses, churches, schools, and 24 townhouses or patio homes), on property located south and east of the southeast corner of East 41st Street South and South 129th East Avenue.

PUD-221-A December 1981: All concurred in approval of a proposed Major Amendment to PUD on a 160± acre tract of land to convert the commercial portion of the CS floor area to
multifamily purposes, on property located at the southeast corner of East 41st Street South and South 129th East Avenue.

**PUD-221 October 1979:** All concurred in approval of a proposed *Planned Unit Development* on a 160+ acre tract of land to develop commercial, office, multifamily, single-family, and institutional uses in multiple Development Areas, subject to conditions, on property located at the southeast corner of East 41st Street and South 129th East Avenue.

3/3/2021 1:00 PM
Note: Graphic overlays may not precisely align with physical features on the ground.
SUBJECT TRACT
LAND USE PLAN
NEW NEIGHBORHOOD

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

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