



**Board of Adjustment**

**Staff Report  
BOA-24055**

**Hearing Date:** June 9, 2026  
**Prepared by:** Christopher Willis  
ctwillis@cityoftulsa.org  
918-596-7620

**Owner and Applicant Information**

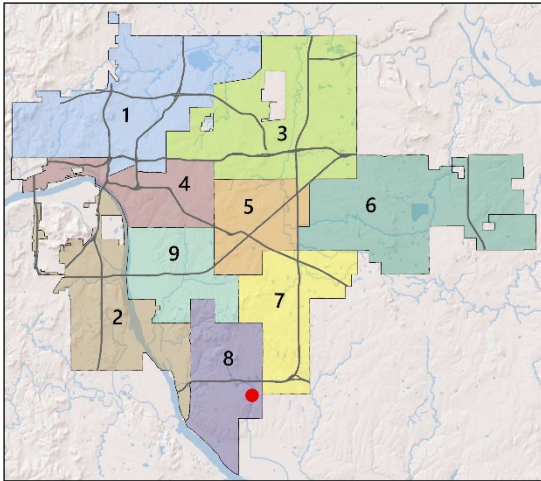
Applicant: Tanner Consulting, LLC  
Property Owner: Starwoods LLC

**Property Location**

7447 East 101st Street South  
Tract Size: ±4.69 acres

**Location within the City of Tulsa**

*(shown with City Council districts)*



**Elected Representatives**

City Council: District 8, Phil Lakin Jr  
County Commission: District 3, Kelly Dunkerly

**Public Notice Required**

Newspaper Notice – min. 10 days in advance  
Mailed Notice to 300’ radius – min. 10 days in advance

**Request Summary**

Special Exception to increase the maximum allowable driveway width in the RS-1 district (Section 55.090-F.5; Table 55-6); Special Exception to increase the permitted fence height of four feet within the street setback (Section 45.070-A).

**Zoning**

Zoning District: RS-1  
Zoning Overlays: N/A

**Comprehensive Plan Considerations**

**Land Use**

Land Use Plan: Neighborhood  
Small Area Plans: None  
Development Era: Late Automobile

**Transportation**

Major Street & Highway Plan: Secondary Arterial  
planitulsa Street Type: Multi-Modal Street  
Transit: N/A  
Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: Bike Corridor, Sidewalks

**Environment**

Flood Area: FEMA 100-year Floodplain, FEMA 500-year Floodplain  
Tree Canopy Coverage: 20-29%  
Parks & Open Space: N/A

## Staff Analysis

The applicant is requesting a special exception to increase the maximum allowable driveway width in the RS-1 district (Section 55.090-F.5; Table 55-6). The proposed gated circle-driveway has two 16-foot segments located within both the right-of-way and street setback for an aggregate total width of 32 feet. The applicant is requesting 5 feet of relief in the right-of-way and 2 feet of relief in the street setback.

The applicant is also requesting a special exception to increase the permitted fence height of 4 feet within the street setback (Section 45.070-A). The proposed decorative metal fence is 6 feet in height with 6.5-foot masonry columns and will be constructed along 74th East Avenue. The additional 0.5 feet of masonry column height will not be counted against the height requirement. The applicant is requesting 2 feet of relief

### Section 55.090 Parking Area Design

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### 55.090-F Surfacing

\*\*\*

5. In RE, RS, RD, and RT zoning districts, driveways serving residential dwelling units may not exceed 50% of the lot frontage or the following maximum widths, whichever is less, unless a greater width is approved in accordance with the special exception procedures of [Section 70.120](#), or, if in a PUD, in accordance with the amendment procedures of [Section 30.010-1.2](#). (Refer to the [City of Tulsa Standard Specifications and Details for Residential Driveways #701-704](#)).

*Table 55-6: Maximum Driveway Widths in RE, RS, RD, and RT Zoning Districts*

Maximum Driveway Width					
Street Frontage	75'+	60' - 74'	46' - 59'	30' - 45'	Less than 30' [2]
Driveway Within Right-of-Way (feet) [1]	27'	26'	22'	20'	12'
Driveway Within Street Setback (feet)	30'	30'	-	-	-

[1] Maximum width is the sum of the width of all driveways.

[2] Provided that for street frontages less than 24 feet, a driveway up to 12 feet in width is permitted.

For approvals granted under the terms of the zoning code in effect prior to January 1, 2016, including (1) variances of maximum driveway coverage measured by width, square footage or percentage of yard and (2) establishment of PUD development standards that increase the maximum permitted driveway coverage measured by any such means, the foregoing maximums do not apply.

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## Section 45.070 Fences and Walls

**45.070-A** Fences and walls within required building setbacks may not exceed 8 feet in height, except that in required street setbacks fences and walls may not exceed 4 feet in height. However, in R-zoned districts, fences up to 8 feet in height are permitted in side street setbacks of detached houses or duplexes located on corner lots and in street setbacks abutting the rear lot line of houses or duplexes located on double frontage lots. The board of adjustment is authorized to modify these fence and wall regulations in accordance with the special exception procedures of [Section 70.120](#). See [Section 90.170-A](#) for fence and wall measurements. See also Title 24, Section 103 of the Tulsa Revised Ordinances for sight-distance triangle requirements.

### Relevant Case History

- None found

## **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-1	Neighborhood/Parks and Open Space	Residential
East	RS-1	Neighborhood	Residential
South	RS-1	Neighborhood	Residential
West	RS-1	Neighborhood	Residential

### **Small Area Plans**

The subject property is not included in a Small Area Plan.

### **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: East 101st Street South runs parallel to the south side of the subject property and is classified as a Secondary Arterial, which has a planned minimum right-of-way width of 100 feet.

Comprehensive Plan Street Designation: East 101st Street South is classified as a Multi-Modal Street. Multi-modal streets support commercial and residential development along major arterial streets. These streets align with the recommendations for on-street bicycle infrastructure established in the 2015 GO Plan, and they should be evaluated for feasibility with regard to the reallocation of street space for bicycle facilities.

Transit: N/A

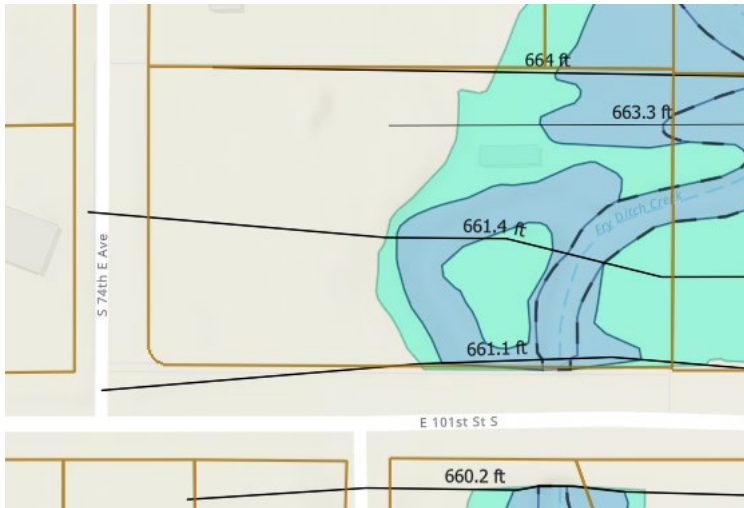
Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: The 2015 GoPlan recommends a bike corridor to run along East 101st Street South.. Sidewalks are recommended along street frontages.

Arterial Traffic per Lane: East 101st Street South has an average annual daily traffic (AADT) count of 8,594 vehicles per lane.

## **Environmental Considerations**

Flood Area: The subject property is located partially within a FEMA 100-year Floodplain and a FEMA 500-year Floodplain.



Tree Canopy Coverage: Tree canopy in the area is 27%. 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

## **Site Photos**



View north from East 101st Street South, March 2025 (Image from Google Street View)

## **Sample Motion**

### Special Exception

I move to approve or deny a special exception to

1. Increase the maximum allowable driveway width from 30 feet to 32 feet in the street setback and 27 feet to 32 feet in the right of way in the RS-1 district (Section 55.090-F.5; Table 55-6)
  2. Increase the permitted fence height in the street setback from 4 feet to 6 feet (Section 45.070-A);
- per the conceptual plan(s) shown on page(s) \_\_\_\_\_ of the agenda packet.
  - subject to the following conditions (including time limitation, if any): \_\_\_\_\_.

The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

## **Property Description**

A TRACT OF LAND THAT IS A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 SE/4) OF SECTION TWENTY-THREE (23), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SW/4 SE/4; THENCE NORTH 88°49'30" EAST AND ALONG THE SOUTH LINE OF THE SW/4 SE/4, FOR A DISTANCE OF 390.09 FEET; THENCE NORTH 1°11'51" WEST FOR A DISTANCE OF 84.77 FEET TO A POINT ON THE PRESENT EAST RIGHT-OF-WAY LINE OF SOUTH 74TH EAST AVENUE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 1°11'51" WEST AND ALONG SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 315.00 FEET; THENCE NORTH 88°49'21" EAST FOR A DISTANCE OF 600.01 FEET; THENCE SOUTH 1°10'39" EAST FOR A DISTANCE OF 340.00 FEET TO A POINT ON THE PRESENT NORTH RIGHT-OF-WAY LINE OF EAST 101ST STREET SOUTH; THENCE SOUTH 88°49'22" WEST AND ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 574.90 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A 25.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 89°59'13", WITH A CHORD BEARING AND DISTANCE OF NORTH 46°11'03" WEST FOR 35.35 FEET, FOR AN ARC DISTANCE OF 39.26 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 203,848 SQUARE FEET OR 4.680 ACRES., Unplatted, City of Tulsa, Tulsa County, State of Oklahoma

**Exhibits**

Case map

Aerial (small scale)

Aerial (large scale)

Tulsa Comprehensive Plan Land Use Map

**Exhibit "A.1"**  
**25260 7447 E. 101<sup>st</sup> St. S.,**  
**City of Tulsa, Tulsa County, OK**  
**Boundary Property Description**

A TRACT OF LAND THAT IS A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 SE/4) OF SECTION TWENTY-THREE (23), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE NORTH 1°11'51" WEST AND ALONG SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 315.00 FEET; THENCE NORTH 88°49'21" EAST FOR A DISTANCE OF 600.01 FEET; THENCE SOUTH 1°10'39" EAST FOR A DISTANCE OF 340.00 FEET TO A POINT ON THE PRESENT NORTH RIGHT-OF-WAY LINE OF EAST 101ST STREET SOUTH; THENCE SOUTH 88°49'22" WEST AND ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 574.90 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A 25.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 89°59'13", WITH A CHORD BEARING AND DISTANCE OF NORTH 46°11'03" WEST FOR 35.35 FEET, FOR AN ARC DISTANCE OF 39.26 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 203,848 SQUARE FEET OR 4.680 ACRES.

# 7447 East 101<sup>st</sup> Street South

Tulsa, Oklahoma

BOA-\_\_\_



May 2026

OWNER:  
**Starwoods, LLC**  
4711 S. Quinoa Ave.  
Broken Arrow, OK 74011  
Phone: (918) 494-5300

CONSULTANT:  
**Tanner Consulting, L.L.C.**  
Tulsa, Oklahoma 74105  
Phone: (918)745-9929

## TABLE OF CONTENTS

I. PROPERTY DESCRIPTION .....	2
II. SITE DESCRIPTION.....	3
III. SPECIAL EXCEPTION REQUEST AND JUSTIFICATION .....	4
IV. SITE PLAN EXHIBIT .....	5

## I. PROPERTY DESCRIPTION

The subject property consists of 4.680 acres addressed 7447 E. 101<sup>st</sup> St. S., in the City of Tulsa, Oklahoma, and is more particularly described within the following statement:

A TRACT OF LAND THAT IS A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 SE/4) OF SECTION TWENTY-THREE (23), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SW/4 SE/4; THENCE NORTH 88°49'30" EAST AND ALONG THE SOUTH LINE OF THE SW/4 SE/4, FOR A DISTANCE OF 390.09 FEET; THENCE NORTH 1°11'51" WEST FOR A DISTANCE OF 84.77 FEET TO A POINT ON THE PRESENT EAST RIGHT-OF-WAY LINE OF SOUTH 74TH EAST AVENUE, SAID POINT BEING THE POINT OF BEGINNING;

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SAID TRACT CONTAINING 203,848 SQUARE FEET OR 4.680 ACRES.

The above described property will hereinafter be referred to as the "Site" or "Subject Property" and is depicted on the title page.

## II. SITE DESCRIPTION

The subject property is a vacant corner lot addressed 7447 East 101<sup>st</sup> Street South, in the City of Tulsa, Oklahoma. It has approximately 600 feet of frontage on 101<sup>st</sup> Street South and 340 feet of frontage on South 74<sup>th</sup> East Avenue, and contains 4.680 acres. The site slopes moderately from west to east to Fry Creek Ditch, which courses south through the site and is channelized with concrete. Roughly the east half of the site is within the FEMA Floodplain, and also contains City of Tulsa Regulatory Floodplain. The property is zoned RS-1. There have been previous plans to develop the site into a residential subdivision. As a part of one of those plans, a sanitary sewerline was installed along the north line, then extending south and parallel with the west line of the site (IDP # 8042, 2015). The north-south sewerline is approximately 180 feet from the site's west lotline.

### III. SPECIAL EXCEPTION REQUEST AND JUSTIFICATION

The owner is constructing their new residence on the west end of the site (Building Permit Application # BLDR-243026-2026). Letter Of Deficiency (LOD) comments have been received, including two (2) citing the Tulsa Zoning Code. Both instances are eligible for approval by Special Exception, which are respectfully requested by this application:

- (1) The width of the gated, circle driveway within the right-of-way and within the front setback (Zoning Code Section 55.090-F.5. / Table 55-6), and
- (2) The height of the fence in the front setback (Zoning Code Section 45.070-A).

Gated, Circle-Driveway Widths. The sizeable dwelling is planned for the optimal location within the site: at the top of the slope, outside of the floodplain and the City of Tulsa channel, and west of the 17.5-foot-wide Utility Easement containing the north-south segment of the sanitary sewerline.

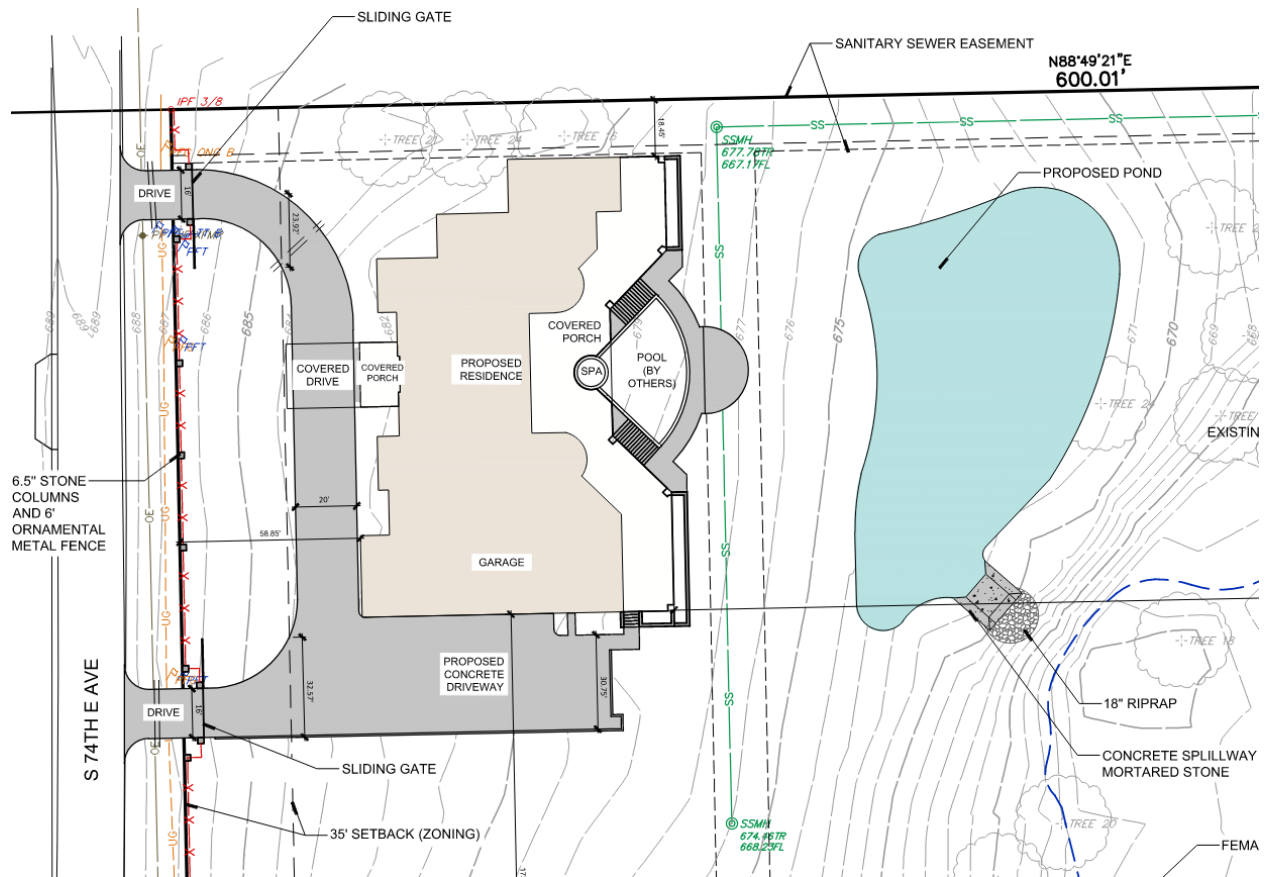
A gated, circle-driveway is planned at the northwest corner of the site connecting to South 74<sup>th</sup> East Avenue, which is a dead-end street. The drive segments within the right-of-way are 16 feet each, so are relatively narrow individually. However, even though separated by 169 feet (centerline to centerline), Zoning Code Section 55.090-F.5. / Table 55-6, Note [1] measures the circle driveway as the sum of the width of all driveways. This results in an aggregate of 32 feet, compared the 27 feet permitted.

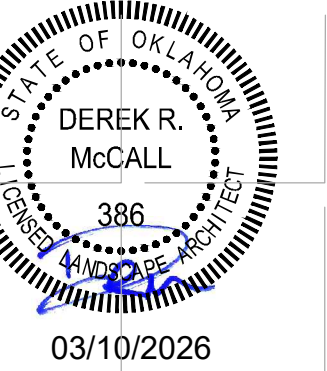
Due to the site constraints noted above, the dwelling is closer to 74<sup>th</sup> East Avenue. This, in turn, causes the circle drive to curve closer to the street. The curves for both the north and south segments, where they intersect the 35-foot zoning setback (required front yard), cause the measurements to be 23.92 feet and 32.57 feet in width, respectively. If measured perpendicular to the drive centerlines at the same 35-foot zoning setback, they would only measure approximately 16.4 feet and 20 feet, respectively. The same Zoning Code restriction of the aggregate within the right-of-way does not apply to the portion within the setback, but the south measurement of 32.57 feet exceeds the 30 feet allowed. It should be noted that this portion of the driveway is within a gate, so will not be in conflict with pedestrian accessibility from a public sidewalk.

Maximum Fence Height. The owner plans to construct a decorative metal fence along 74<sup>th</sup> East Avenue, 6 feet in height with 6.5-foot-high masonry columns. The fence is designed to be integrated with the security gates on the circle driveway. The height of the fence corresponds with and reinforces the purpose and function of the security gates. As it is not opaque but rather decorative metal with masonry columns, the visual effect from the perspective of the public streets should be considered mitigated. Also, the allowance to 6 feet versus 4 feet should be considered minimal. The fence height along 101<sup>st</sup> Street South is proposed to also be 6 feet, versus 8 feet allowed due to the site being a corner lot. Thus, this fence segment does not require a Special Exception.

Summary Statement. For all of the reasons outlined above, we believe that the requested Special Exceptions (1) will be in harmony with the spirit and intent of the Zoning Code and (2) will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

# Site Plan Exhibit





**Tanner Consulting LLC**  
 CIVIL ENGINEERING | LAND SURVEYING  
 LANDSCAPE ARCHITECTURE | PLANNING

5323 SOUTH LEWIS AVENUE  
 TULSA OKLAHOMA 74105-6539  
 OFFICE: 918.745.9929

CERTIFICATE OF AUTHORIZATION NO.  
 OK CA 02937 EXP. 6/30/2027

LANDSCAPE ARCHITECT OF RECORD  
 DEREK ROBERT McCALL  
 OK LAD386 EXP. 6/30/2027



THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF TANNER CONSULTING, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING SAID WRITTEN PERMISSION AND CONSENT. ANY CHANGES MADE FROM THESE PLANS WITHOUT CONSENT OF TANNER CONSULTING ARE UNAUTHORIZED, AND SHALL RELIEVE TANNER CONSULTING OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.

REVISION	DATE
1	4/9/2026

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF TULSA STANDARDS AND SPECIFICATIONS (INCLUDING 03.01.2009 EDITION).

**LEGAL DESCRIPTION**

S400 E660.34 W990 SW SE LESS S60 THEREOF FOR RD & LESS BEG 60N SWC E/2 SW SW SE TH N340 E60 S315.01 CRV LF39.26 W84.99 TO POB SEC 23 18 13 4.687ACS

Section: 23 Township: 18 Range: 13  
 Subdivision: UNPLATTED (98323)

**SITE IMPERVIOUS/PERVIOUS AREAS**

TOTAL LOT AREA	4.69 acres / 204,170 sq ft
PRE-CONSTRUCTION IMPERVIOUS AREA	15,773 SF (7.7%)
POST CONSTRUCTION IMPERVIOUS AREA	37,010 SF (18.1%)
INCREASE IN IMPERVIOUS AREA	21,237 SF (10.4%)

**DEVELOPMENT AREA A RESIDENCE STANDARDS**

DISTRICT	RS-1 ZONING
LOT WIDTH (MINIMUM FEET)	100
LOT SIZE (MINIMUM ACRES)	13,500 SF
MAXIMUM BUILDING HEIGHT	35 FEET
MINIMUM OPEN SPACE PER UNIT	12,000 SF

**YARDS:**

FRONT BUILDING SETBACK	35 FEET
SIDE BUILDING SETBACK	15 FEET
REAR BUILDING SETBACK	25 FEET

**RESIDENCE LIVING SPACE**

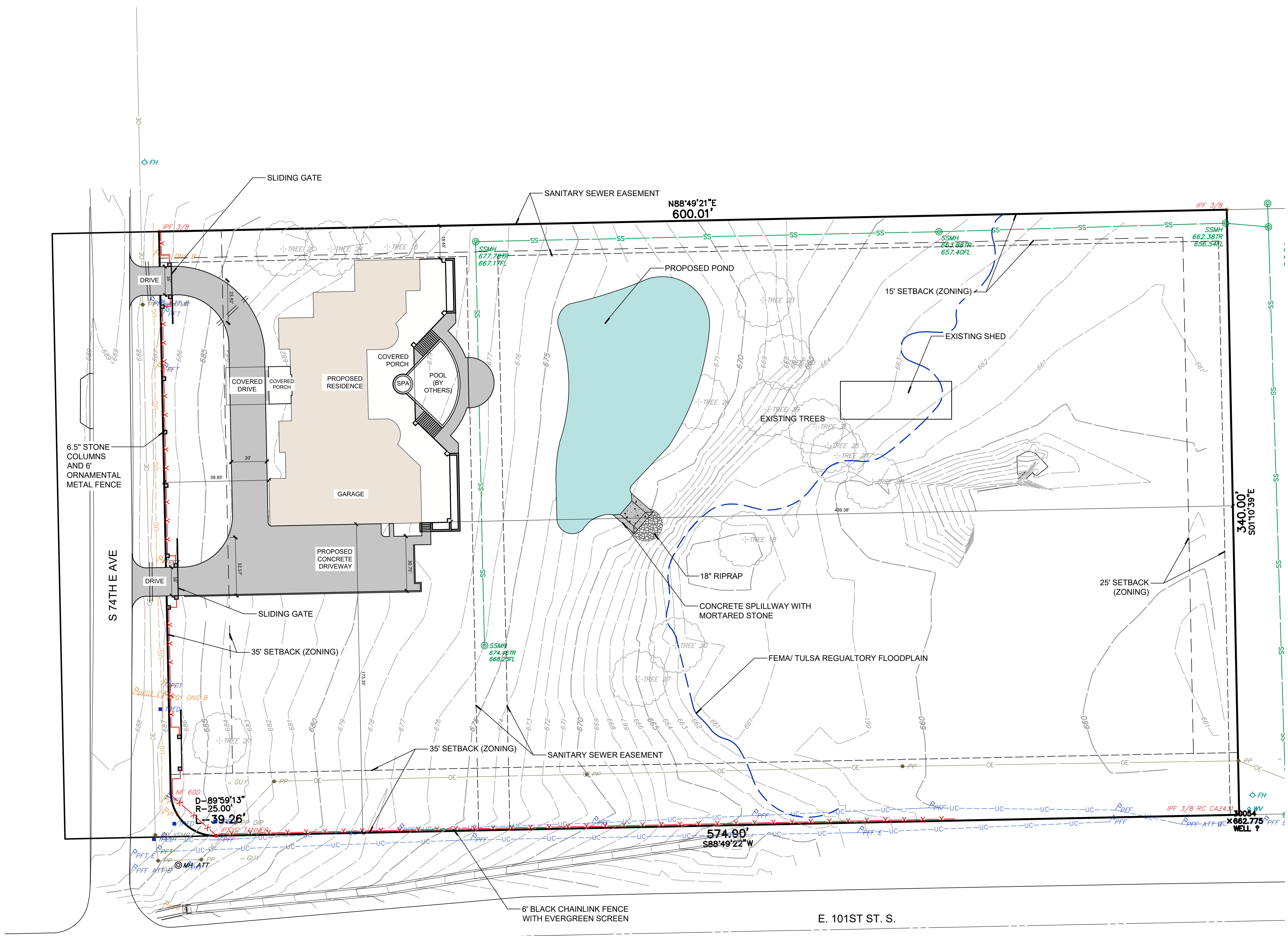
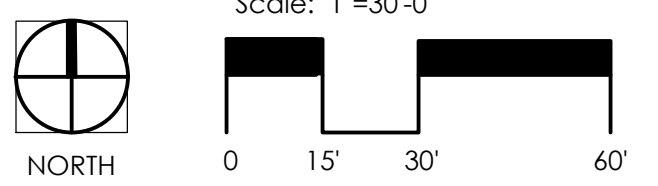
FIRST FLOOR	6,908 SF
GARAGE FLOOR	1,641 SF
SECOND FLOOR	1,602 SF
COVERED ENTRY PORCH	213 SF
COVERED DRIVE UNDER	378 SF
COVERED BACK PORCH	2,960 SF
COVERED BACK DECK	1,030 SF
<b>TOTAL INTERIOR LIVING SPACE</b>	<b>8,510 SF</b>

**LEGEND**

- EXISTING WATER LINE
- EXISTING SANITARY SEWER

**Full Set Index**

- SHEET NUMBER - NAME
- S1 - SITE PLAN
- S2 - GRADING & EROSION CONTROL PLAN



**GADIRAJU RESIDENCE**  
 7447 E 101ST S  
 Tulsa, Oklahoma 74133

PROJECT: 25260  
 ISSUE DATE: 03/30/2026  
 ATLAS PAGE NO: N/A

PLAN SCALE: (H) 1"=5'  
 (V)

**SITE PLAN**

**S1**



DEVELOPMENT SERVICES

175 E 2ND ST., STE 405  
TULSA, OK 74103  
918-596-9456

# CITY OF TULSA

## PLAN CORRECTIONS SUMMARY

### BLDR-243026-2026 (7447 E 101ST ST S Tulsa, OK 74133) Markup Summary #1

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#### Building Review (1)

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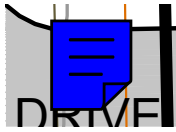
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Building review complete, please revise per WSD and zoning requirements.

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#### Note (7)

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Drive approaches require a drainage culvert (Min. 18").

Revise site plan to show appropriately sized culverts in the drive approaches.



DEVELOPMENT SERVICES

175 E 2ND ST., STE 405  
TULSA, OK 74103  
918-596-9456

# CITY OF TULSA

## PLAN CORRECTIONS SUMMARY



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Sidewalk required along 101st St.

The Site Plan does not show sidewalks. Sidewalks are required along all arterial streets and curb/gutter streets pursuant to:

Title 35 Section 602 B – Tulsa City Ordinance  
[https://library.municode.com/ok/tulsa/codes/code\\_of\\_ordinances?nodeId=COOR\\_TIT35INDE\\_CH6FARI-WAC](https://library.municode.com/ok/tulsa/codes/code_of_ordinances?nodeId=COOR_TIT35INDE_CH6FARI-WAC)

Title 42 Section 70.080 B.2. 4 Sidewalks – Tulsa Zoning Code  
<http://tulsaplanning.org/programs/zoning/zoning-codes/>

TMAPC Subdivision and Development Regulations Section 5-070 Sidewalks  
<http://tulsaplanning.org/plans/Tulsa-Subdivision-Development-Regulations.pdf>

Revise site plan to show public sidewalks. Sidewalks must be shown on the site plan for permit approval unless you have an approved fee in lieu of sidewalks application and receipt of payment.



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Pool/Spa requires separate permit.



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**Space:**

Proposed pond requires separate permit.



DEVELOPMENT SERVICES

175 E 2ND ST., STE 405  
TULSA, OK 74103  
918-596-9456

# CITY OF TULSA

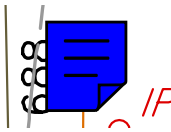
## PLAN CORRECTIONS SUMMARY



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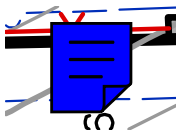
Masonry walls at drive entries require separate permit.

**Note:**  
Walls 4ft or taller, as measured from the bottom of the footing, must be designed, signed, and sealed by a professional engineer.



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**Author:** James Henley  
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**Space:**

Masonry wall at North drive approach is encroaching into a dedicated sewer easement. An encroachment agreement is required in order to construct in an easement. You can find information, application, and instructions to start the agreement process here:  
<https://www.cityoftulsa.org/government/departments/public-works/engineering-services/right-of-way-easement-and-encroachment-closures/>



**Subject:** Note  
**Page Label:** 1  
**Author:** James Henley  
**Date:** 4/6/2026 10:34:32 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Masonry columns shown encroaching in 35ft easement will also require an encroachment agreement. If columns are 4ft or taller, they will also require design, sign, and seal of professional engineer.



DEVELOPMENT SERVICES

175 E 2ND ST., STE 405  
TULSA, OK 74103  
918-596-9456

# CITY OF TULSA

## PLAN CORRECTIONS SUMMARY

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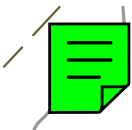
### Zoning Review (2)

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**Subject:** Zoning Review  
**Page Label:** 1  
**Author:** DWhiteman  
**Date:** 4/7/2026 1:00:43 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Section 55.090-F.5, Surfacing. In RE, RS, RD, and RT zoning districts, driveways serving residential dwelling units may not exceed 50% of the lot frontage or the following maximum widths, whichever is less, unless a greater width is approved in accordance with the special exception procedures of Section 70.120, or, if in a PUD, in accordance with the amendment procedures of Section 30.010-I.2. (Refer to the City of Tulsa Standard Specifications and Details for Residential Driveways #701-704).  
REVIEW COMMENT: Per the table in this section, the maximum combined driveway width allowed on this lot is 30' in the front setback and 27' in the right of way. Please revise plans to show compliance or as an alternative, you may contact the Planning Office at 918-596-7526 to request a special exception from the Board of Adjustment to allow a combined 32' driveway width on this RS-1 zoned lot, in the ROW and in a street setback.



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**Subject:** Zoning Review  
**Page Label:** 1  
**Author:** DWhiteman  
**Date:** 4/7/2026 1:07:19 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

See WSD notes, fences require separate permits. On the fence permit site plan, show that no part of the fence, including footings, encroach into any right of ways or easements. If the proposed fence is intended to be 5' in the front, fences over 4' in the front setback require a special exception from the Board of Adjustment. This can be handled with a separate fence permit.

**Exhibit "A.1"**  
**25260 7447 E. 101<sup>st</sup> St. S.,**  
**City of Tulsa, Tulsa County, OK**  
**Boundary Property Description**

A TRACT OF LAND THAT IS A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 SE/4) OF SECTION TWENTY-THREE (23), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SW/4 SE/4; THENCE NORTH 88°49'30" EAST AND ALONG THE SOUTH LINE OF THE SW/4 SE/4, FOR A DISTANCE OF 390.09 FEET; THENCE NORTH 1°11'51" WEST FOR A DISTANCE OF 84.77 FEET TO A POINT ON THE PRESENT EAST RIGHT-OF-WAY LINE OF SOUTH 74TH EAST AVENUE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 1°11'51" WEST AND ALONG SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 315.00 FEET; THENCE NORTH 88°49'21" EAST FOR A DISTANCE OF 600.01 FEET; THENCE SOUTH 1°10'39" EAST FOR A DISTANCE OF 340.00 FEET TO A POINT ON THE PRESENT NORTH RIGHT-OF-WAY LINE OF EAST 101ST STREET SOUTH; THENCE SOUTH 88°49'22" WEST AND ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 574.90 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A 25.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 89°59'13", WITH A CHORD BEARING AND DISTANCE OF NORTH 46°11'03" WEST FOR 35.35 FEET, FOR AN ARC DISTANCE OF 39.26 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 203,848 SQUARE FEET OR 4.680 ACRES.