



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7460a
Minor Amendment

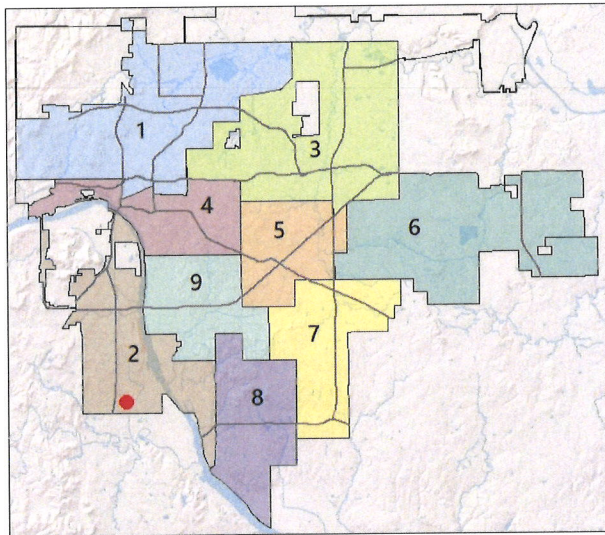
Hearing Date: December 7, 2022
(Continued from November 2 & 16, 2022)

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Randy Branstetter

Property Owner: The Estates at Tulsa Hills,
LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: ODP minor amendment
to allow 7 building permits before the required
street extension is complete.

Gross Land Area: 40 ± Acres

Location: North of the NEC W 91st St S and
S Maybelle Ave

Zoning:
Existing Zoning: RS-1/Z-7460
Proposed Zoning: No Change

Comprehensive Plan:
Land Use Map: New Neighborhood
Growth and Stability Map: Growth

Staff Recommendation:
Staff recommends denial

Staff Data:
TRS: 8214

City Council District: 2
Councilor Name: Jeannie Cue

County Commission District: 2
Commissioner Name: Karen Keith

6.1

SECTION I: Z-7460a Minor Amendment

Amendment Request: Revise the Optional Development Plan Standards to allow 7 building permits before the required street extension is complete.

Currently the Optional Development Plan Standards state that street improvements to South Maybelle Avenue meeting or exceeding the minimum standards of a residential collector street including its required sidewalks shall be completed from the current end of pavement on South Maybelle Avenue to 91st St prior to issuing residential building permits.

The applicant is proposing to allow 7 residential building permits be issued before the street extension is complete. Staff has spoken with the City of Tulsa Development Services Department, who has expressed concern about allowing residential building permits before the required street improvements have been completed.

Staff Comment: *This request is considered a Minor Amendment as outlined by Section 70.040.1.1.a(1) of the City of Tulsa Zoning Code.*

“Any deviation expressly authorized at the time of development plan approval.”

Staff has reviewed the request and determined:

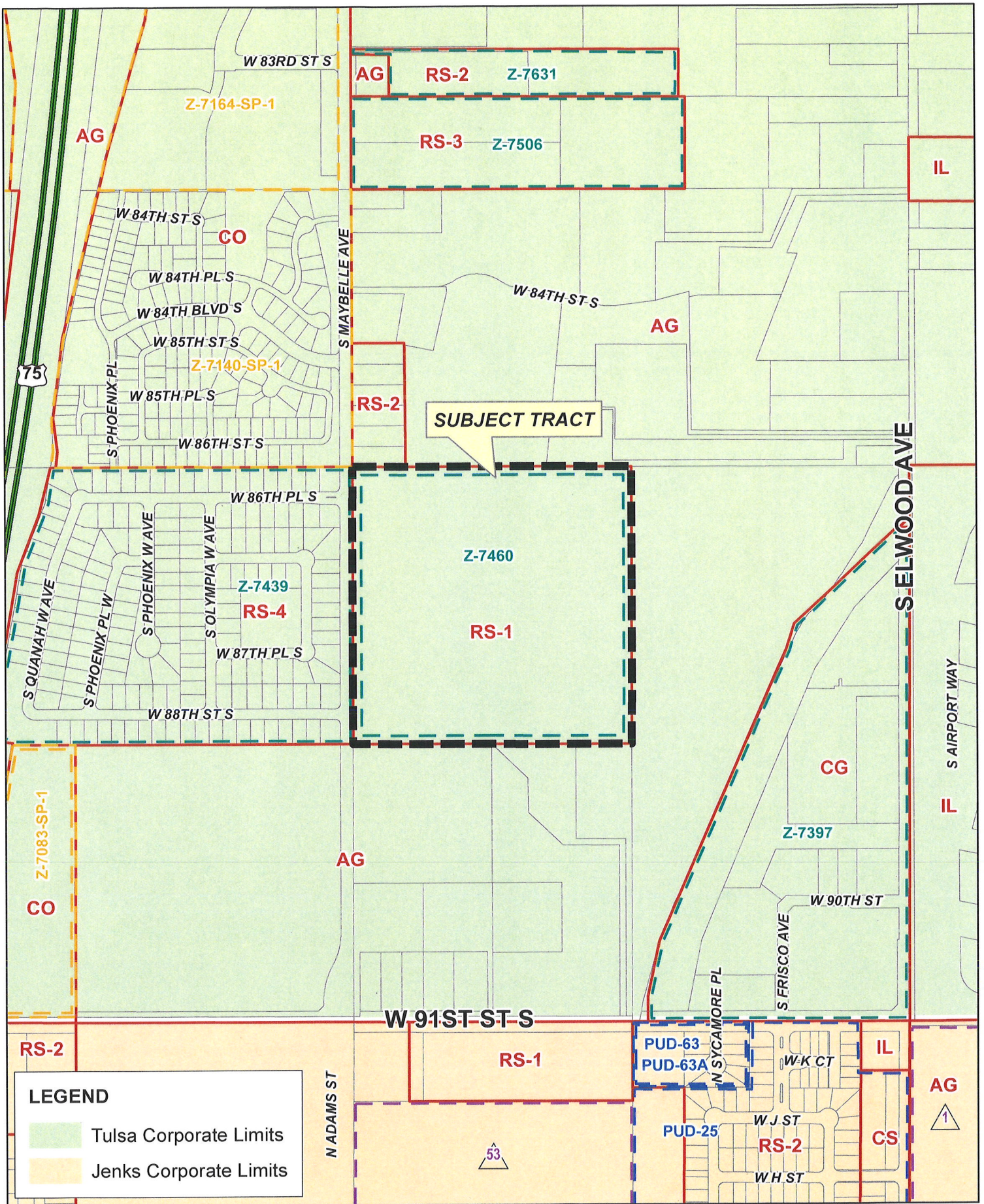
- 1) Z-7460a represents a significant departure from the approved development standards in the Optional Development Plan.
- 2) If approved, all remaining development standards defined in Z-7460 shall remain in effect.

Exhibits included with staff report:

INCOG zoning case map
INCOG aerial photo

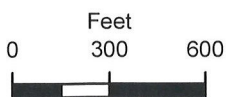
With considerations listed above, staff recommends **denial** of the minor amendment to allow 7 building permits before the required street extension is complete.

6.2



Z-7460a

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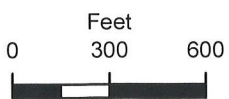


Z-7460a

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

Aerial Photo Date: 2020/2021



Subject Tract



6.4