



Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-501

Hearing Date: July 15th, 2020

Case Report Prepared by:

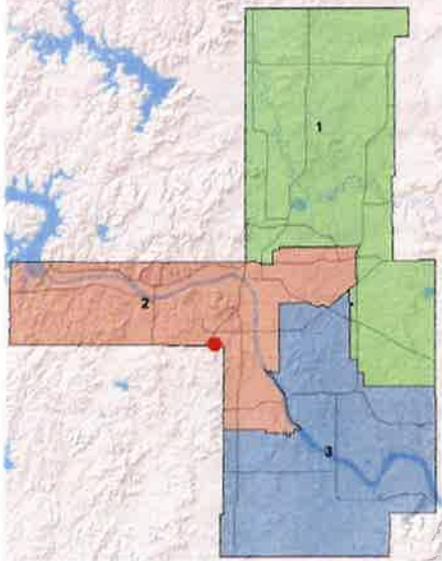
Jay Hoyt

Owner and Applicant Information:

Applicant: Keith Dalessandro

Property Owner: SJTWARD, LLC

**Location Map:
(shown with County Commission Districts)**



Applicant Proposal:

Present Use: Single Family

Proposed Use: Multiple Duplexes

Concept summary: Rezone from RS to RM-1 to build multiple duplexes.

Tract Size: 1.54 ± acres

Location: West of the Northwest corner of West 61st Street South & South 39th West Avenue

Zoning:

Existing Zoning: RS

Proposed Zoning: RM-1

Comprehensive Plan:

Land Use Map: N/A

Stability and Growth Map: N/A

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9233

CZM: 45

City Council District: N/A

Councilor Name: N/A

County Commission District: 2

Commissioner Name: Karen Keith

9.1

SECTION I: CZ-501

DEVELOPMENT CONCEPT: The applicant is proposing to rezone from RS to RM-1 in order to construct multiple duplex homes on the site. These may be contained within a single lot or divided into separate lots established during the platting process or lot split process, depending on the total number of lots desired. This site is not located within the area covered by the Tulsa County Comprehensive Plan or the Comprehensive Plan of any neighboring community.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)

DETAILED STAFF RECOMMENDATION:

CZ-501 is non-injurious to surrounding proximate properties;

CZ-501 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends **Approval** of CZ-501 to rezone property from RS to RM-1.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CZ-501 is not part of the current Tulsa County Comprehensive Plan.

Land Use Vision:

Land Use Plan map designation: N/A

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: W 61st St S is designated as a Secondary Arterial

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 currently contains a single family residence and associated accessory buildings.

Environmental Considerations: None

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Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
W 61 st St S	Secondary Arterial	100 Feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use Designation</u>	<u>Area of Stability or Growth</u>	<u>Existing Use</u>
North	RS	N/A	N/A	Single Family
South	AG (Sapulpa)/A (Creek County Agricultural zoning)	N/A	N/A	Single Family
East	RS	N/A	N/A	Single Family
West	RS	N/A	N/A	Single Family

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Resolution number 98254 dated September 15, 1970 established zoning for the subject property.

Subject Property:

CBOA-00217 July 1982: The Board of Adjustment **approved** a *Variance* to allow two dwelling units per lot of record, subject to Tulsa City-County Health Department's approval, and that the dwelling be located on the west-half of the lot, on property located at west of the northwest corner of 45th West Avenue and West 61st Street.

Surrounding Property:

CBOA-02488 March 2014: The Board of Adjustment **approved** a *Special Exception* to permit a manufactured home (Use Unit 9) in an RS District (Section 410), on property located at west of the southwest corner of West 59th Street South and South 39th Avenue West.

CBOA-02168 July 2005: The Board of Adjustment **approved** a *Special Exception* to allow a church and accessory church uses in an RS district, on property located at 4329 West 61st Street South.

CBOA-01885 July 2001: The Board of Adjustment **approved** a *Special Exception* to allow a singlewide manufactured home in an RS zoned district, with conditions for skirting, tie-downs, DEQ approval, and building permit and a *Variance* to allow two dwelling units on one lot of record, as submitted, on property located at 3920 West 59th Street South.

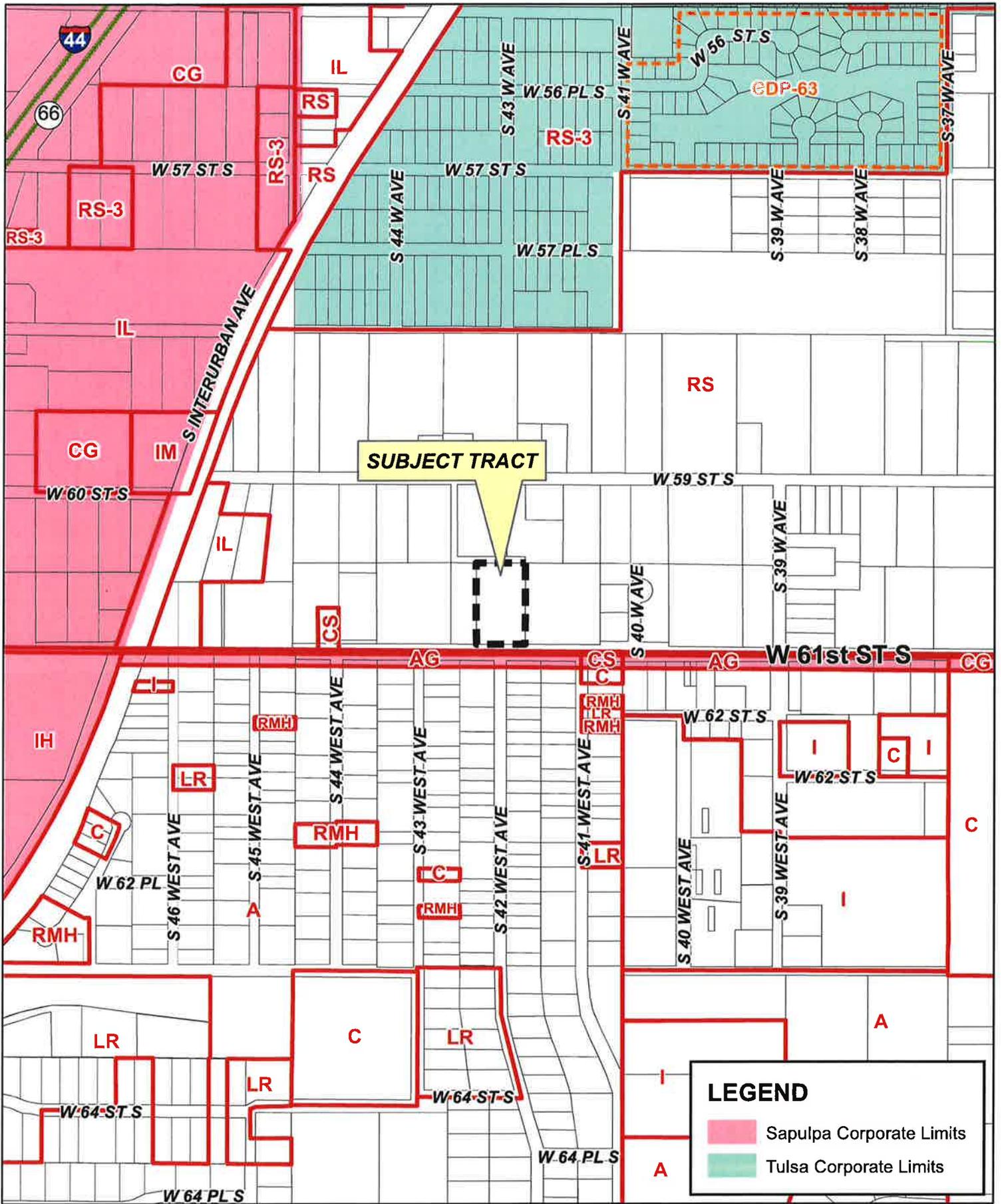
CBOA-00521 February 1985: The Board of Adjustment **approved** a *Special Exception* to permit automobile sales in a CS zoned district, a *Variance* to permit open air storage within 30' of an R district, subject to a six-car limitation on the used car lot, and to continue the balance of the application until March 19, 1985 to allow the applicant time to re-advertise for additional relief, as relates to screening, hard surface, etc., on property located at 4339 West 61st Street.

CBOA-00317: The Board of Adjustment **approved** a *Special Exception* to allow a mobile home in an RS District and a *Variance* to allow two dwelling units on one lot of record, subject to Tulsa City-County Health Department, and, subject to the issuance of a building permit, on property located at 4345 West 59th Street.

CBOA-00133 December 1981: The Board of Adjustment **approved** an *Exception* to permit a mobile home in an RS District, subject to a 5-year time limitation and the Health Department's approval, on property located at 4001 West 61st Street.

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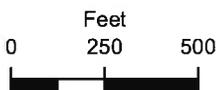
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SUBJECT TRACT

LEGEND

- Sapulpa Corporate Limits
- Tulsa Corporate Limits



CZ-501

19-12 33



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Subject Tract

CZ-501

19-12 33

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

Aerial Photo Date: February 2018



9.6



W 61st ST S

S 43 WEST AVE

S 42 WEST AVE

S 41 WEST AVE



Subject Tract

CZ-501

19-12 33

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

Aerial Photo Date: February 2018



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