



**Tulsa Metropolitan Area  
Planning Commission**

**LLA-550 Staff Report**

**Hearing Date:** April 3, 2024  
**Prepared by:** Dylan Siers  
dsiers@cityoftulsa.org  
918-596-7584

**Owner and Applicant Information**

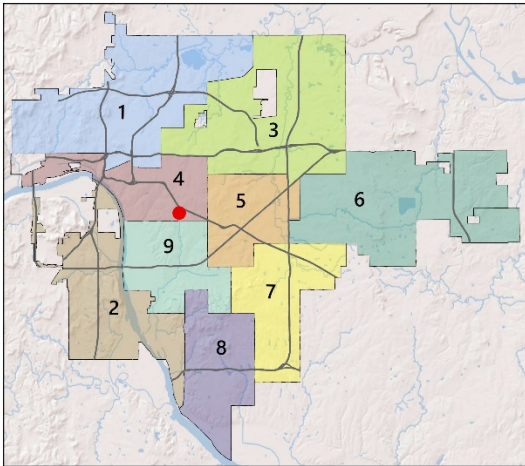
Applicant: John Libby  
Property Owner: Gregg Carlson

**Property Location**

Southeast corner of East 27th Street South & South  
Florence Avenue

**Location within the City of Tulsa**

*(shown with City Council districts)*



**Elected Representatives**

City Council: District 4, Laura Bellis  
County Commission: District 2, Karen Keith

**Public Notice Required**

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

**Staff Recommendation**

Staff recommends approval.

**Request Summary**

Modifications of Subdivision and Development Regulations

**Zoning**

Existing Zoning: RS-2  
Existing Overlays: None

**Comprehensive Plan Considerations**

**Land Use**

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

**Transportation**

Major Street & Highway Plan: N/A  
planitulsa Street Type: N/A  
Transit: N/A  
Existing Bike/Ped Facilities: None  
Planned Bike/Ped Facilities: None

**Environment**

Flood Area: N/A  
Tree Canopy Coverage: 20-30%  
Parks & Open Space: None

**Detailed Staff Recommendation**

The application LLA-550 is a lot line adjustment where the lot line between lot 4 and lot 5 is being moved 7 feet to east. During the review process the applicant received comments regarding the sanitary sewer extension. Tract 1 as it sits does not have access to sanitary sewer. The proposed lot adjustment moves the lot lines farther from the sanitary sewer main. The lot has sewer access through an easement.

The proposed lots comply with our zoning code bulk and area requirements.

The applicant has requested a modification to Section 10-060.6-C of the *Subdivision and Development Regulations* which would require the applicant extend sanitary sewer service to the lots. The home on the property does have access to the sanitary sewer.

Staff recommends **APPROVAL** of the modification to Section 10-060.6-C of the *Subdivision and Development Regulations*.

**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-2                           | Neighborhoods                        | Residential         |
| East            | RS-2                           | Neighborhoods                        | Residential         |
| South           | RS-2                           | Neighborhoods                        | Residential         |
| West            | RS-2                           | Neighborhoods                        | Residential         |

**Small Area Plans**

The subject properties are not within a small area plan.

**Development Era**

The subject property is in an area developed during the Early Automobile Era (1930s-50s), which retained a high degree of the connectivity from neighborhood streets to the arterial network, with mostly commercial, office, industrial, and other active uses along major streets and a mix of housing options and neighborhood-based uses like schools, churches, and libraries in the interior sections. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, commercial revitalization, compatibility of scale for neighborhood development, and transitions between commercial corridors and residential areas.

**Transportation**

Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: N/A

Arterial Traffic per Lane: N/A

**Environmental Considerations**

Flood Area: The subject properties not within a flood area.

Tree Canopy Coverage: Tree canopy in the area is 20%-30% 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

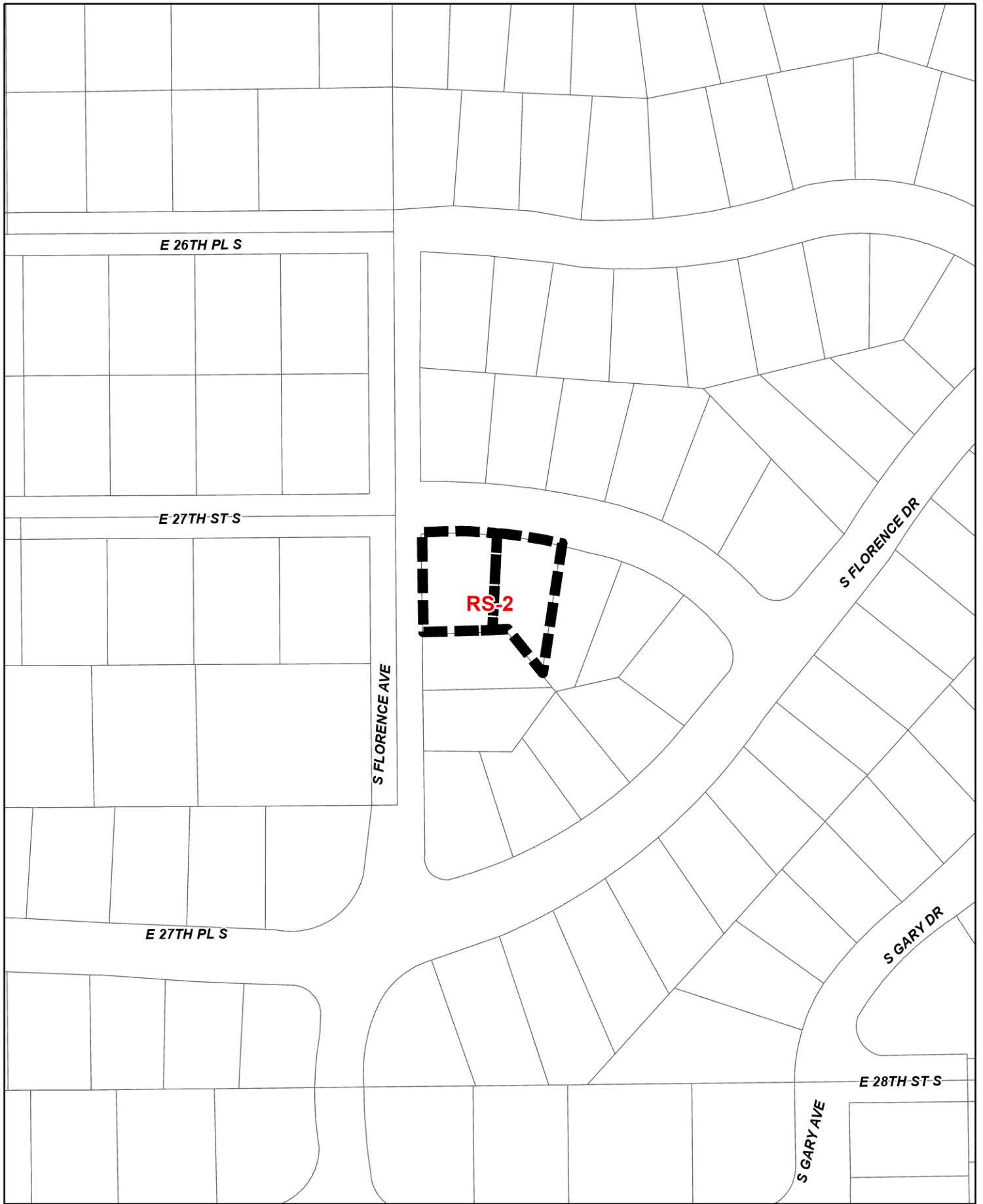
**Exhibits**

Case map

Aerial (small scale)

Tulsa Comprehensive Plan Land Use Map

Applicant Exhibits



E 26TH PL S

E 27TH ST S

E 27TH PL S

S FLORENCE DR

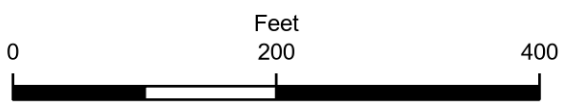
S FLORENCE AVE

S GARY DR

E 28TH ST S

S GARY AVE

RS-2



**LLA-550**



9.4



# LLA-550

 Subject Tract

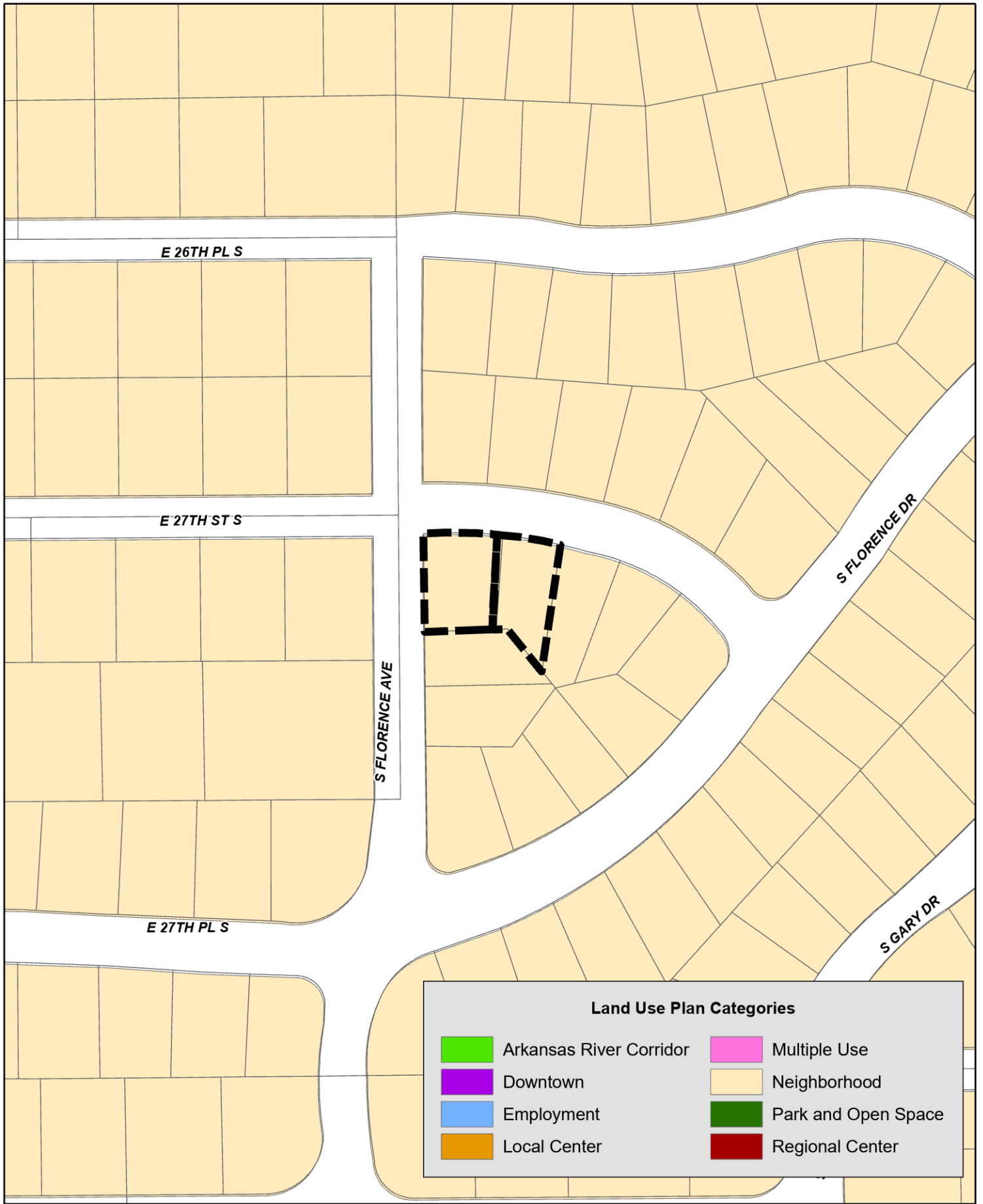
Feet  
0 200 400

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

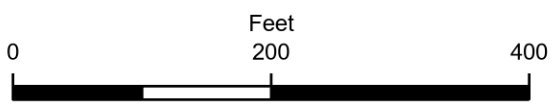


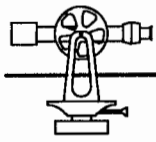
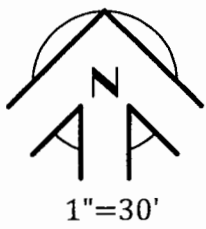
9.5

Aerial Photo Date: 2021



# LLA-550





# WHITE SURVEYING COMPANY

providing land surveying services since 1940

9936 E. 55th Place • Tulsa, OK 74146 • 918.663.6924 • 918.664.8366 fax

## LOT LINE ADJUSTMENT

### LEGEND

- \*— FENCE
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- M/P METERING POINT
- CB CHORD BEARING
- B/E BURIED ELECTRIC & TELEPHONE CABLE EASEMENT (APPROXIMATE LOCATION)

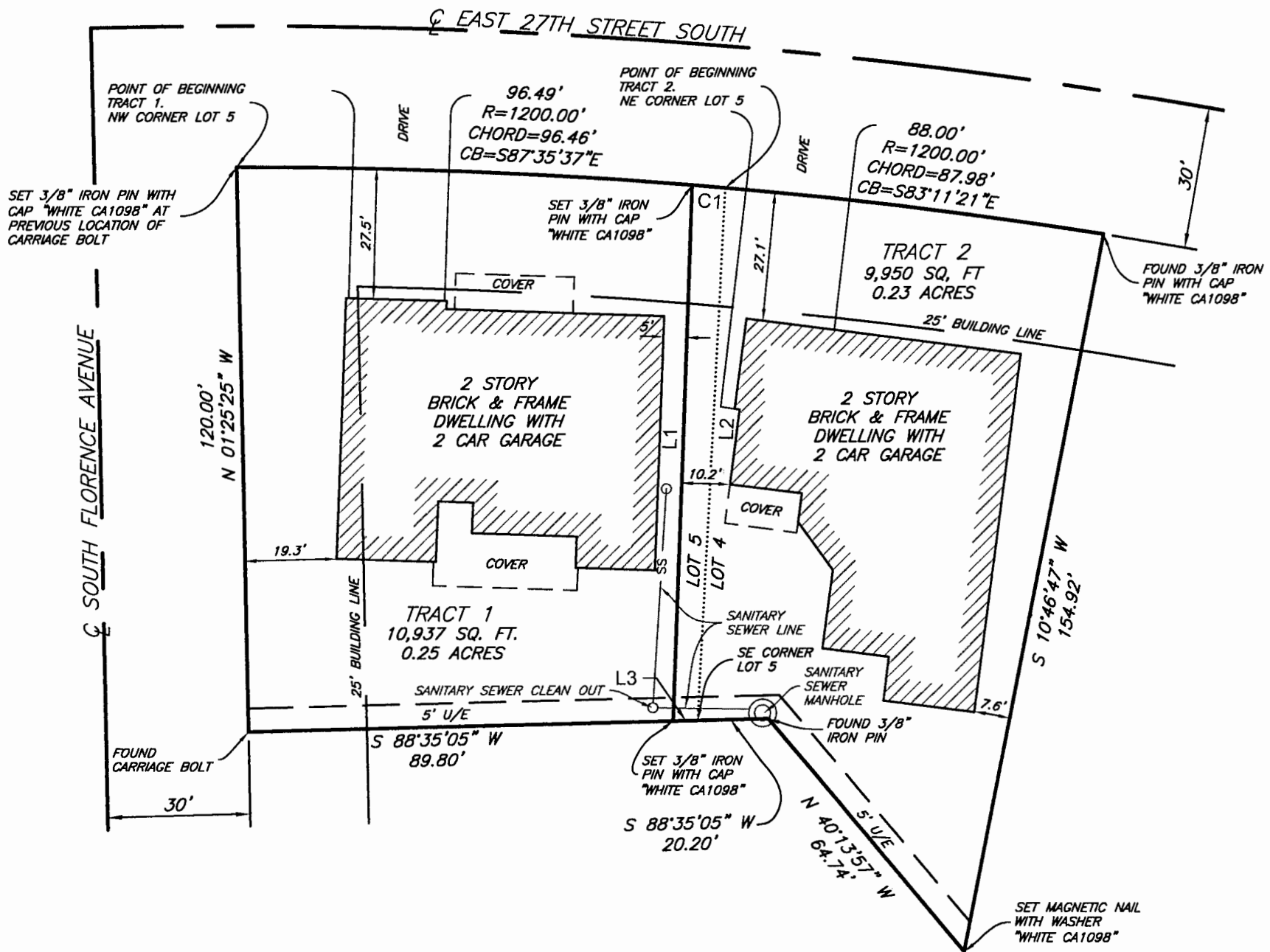


BEFORE YOU DIG,  
CALL OKIE FOR  
LOCATION OF  
UNDERGROUND UTILITIES.  
DIAL 811

INVOICE NO.: STK 21-105726  
CLIENT: GREGORY CARSON

THE BEARINGS SHOWN HEREON ARE BASED ON: THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83 (2011) AND THE WEST LINE OF LOT 5, BLOCK 9, SHEILA TERRACE BEING N 01°25'25" W.

FIELD DATE: 7/19/2021



| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE #     | LENGTH | DIRECTION   |
| L1         | 113.75 | S01°49'34"W |
| L2         | 113.10 | S02°44'14"W |
| L3         | 5.20   | S88°35'05"W |

| CURVE TABLE |        |         |              |               |
|-------------|--------|---------|--------------|---------------|
| CURVE #     | LENGTH | RADIUS  | CHORD LENGTH | CHORD BEARING |
| C1          | 7.00   | 1200.00 | 7.00         | S85°07'22"E   |

| REVISIONS |        |    |                      |
|-----------|--------|----|----------------------|
| NO.       | DATE   | BY | DESCRIPTION          |
| 1         | 1/4/24 | MA | ADDED NEW SEWER LINE |
|           |        |    |                      |
|           |        |    |                      |



WHITE SURVEYING COMPANY  
CERTIFICATE OF AUTHORIZATION NO.  
CA1098 (RENEWAL 6/30/2023)

BY: *John L. Libby Jr.* DATE: 1/4/24  
REGISTERED PROFESSIONAL LAND  
SURVEYOR OKLAHOMA NO. 1806

