



Case Number: MPD-2-1
Minor Amendment

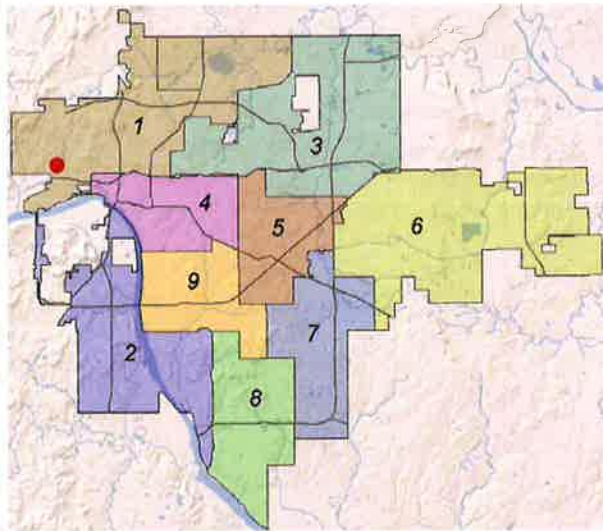
Hearing Date: February 3, 2021

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Nathan S. Cross

Property Owner: Harlow Creek Investment, LLC

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: MPD minor amendment to modify the location of selected transect zones.

Gross Land Area: 141.88 ± acres

Location: West and North of the Northwest corner of West Edison Street & North 41st West Avenue

Zoning:
 Existing Zoning: MPD-2
 Proposed Zoning: No Change

Staff Recommendation:
 Staff recommends approval.

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

Staff Data:
 TRS: 9204

City Council District: 1
Councilor Name: Vanessa Hall-Harper

Osage County Commission District: 3
Commissioner Name: Darren McKinney

SECTION I: MPD-2-1 Minor Amendment

Amendment Request: Modify the location of selected transect zones within the MPD. Transect zones function as the development areas of the MPD.

The transect zones within MPD-2 have specific requirements within the approved development plan, as indicated in Section II of this report. The applicant is proposing to modify the areas along the eastern edge of the proposed development as indicated on the applicant's Site Development Plan included with this report. The applicant is primarily requesting to modify the selected areas to T4 – General Urban Zone along this eastern edge from T2 – Rural Zone and T3 – Sub-Urban Zone, with the exception of the Northern most requested area of change, which is proposed to go from T2 – Rural Zone to T3 – Sub-Urban Zone.

List of Transect Zone General Descriptions:

- T1 – Natural Zone
- T2 – Rural Zone
- T3 – Sub-Urban Zone
- T4 – General Urban Zone
- T5 – Urban Center Zone

Staff Comment: *This request is considered a Minor Amendment as outlined by Section 70.040-l.1.a(3) of the City of Tulsa Zoning Code.*

“Adjustment of internal development area boundaries, provided the allocation of land to particular uses and the relationship of uses within the project are not substantially altered.”

Additionally, the approved Development Plan for MPD-2 allowed the following to be considered minor amendments:

- 1) Limitation or elimination of previously approved specific functions and uses provided the character of the development is not substantially altered.*
- 2) Addition to previously approved uses, provided the character of the development is not substantially altered.*

Staff has reviewed the request and determined:

- 1) MPD-2-1 does not represent a significant departure from the approved development plan of the MPD and is considered a minor amendment to MPD-2.
- 2) All remaining development standards defined in MPD-2 shall remain in effect.

Exhibits included with staff report:

- INCOG zoning case map
- INCOG aerial photo
- Applicant Site Development Plan

With considerations listed above, staff recommends **approval** of the minor amendment to modify the location of transect zones as proposed.

SECTION II: Uses / Lot and Building Regulations (No Modifications Proposed)

USE REGULATIONS TABLE

USE REGULATIONS BY TRANSECT ZONE¹

AGRICULTURAL USE CATEGORY	T1	T2	T3	T4	T5	CS
Animal Husbandry and all specific uses	P	P	P	P	P	P
Community Garden	P	P	P	--	--	--
Farm, Market or Community Supported	--	P	P	P	P	P
Horticulture Nursery	P	P	P	--	--	--

RESIDENTIAL USE CATEGORY	T1	T2	T3	T4	T5	CS
Household Living						
Single Household	--	P	P	P	P	P
Two households on a single lot	--	--	P	P	P	P
Three or more households on a single lot	--	--	--	P	P	P
Group Living						
Fraternity/sorority	--	--	--	--	P	P

Public, Civic and Institutional Use Category	T1	T2	T3	T4	T5	CS
College or University	--	--	--	--	P	P
Day Care	--	P	P	P	P	P
Library or Cultural Exhibit	--	--	--	P	P	P
Government Service	--	--	--	P	P	P
Hospital	--	--	--	--	P	--
Parks and Recreation	P	P	P	P	P	P
Postal Services	--	--	--	P	P	P
Religious Assembly	--	P	P	P	P	P
Safety Service	--	--	P	P	P	P
School	--	--	P	P	P	P
Utilities and Public Service Facility – Major and Minor	P	P	P	P	P	P
Wireless Communication Facility and all specific uses	P	P	P	P	P	P

¹ For purposes of continuity and future reference, "Transect Zones" shall have the same meaning as "Development Areas"

2.4

Commercial Use Category	T1	T2	T3	T4	T5	CS
Animal Services	P	P	P	P	P	P
Assembly and Entertainment and all specific uses	--	P	P	P	P	P
Commercial Service and all specific uses	--	P	P	P	P	P
Funeral or Mortuary Service	--	--	--	--	P	--
Lodging and all specific uses	--	P	P	P	P	--
Office						
Business or Professional Office	--	P	P	P	P	P
Medical, dental or health practitioner office	--	--	--	P	P	--
Parking Non-Accessory						
Surface Parking, Non-accessory	--	--	--	P	P	P
Parking Garage	--	--	--	P	P	P
Vehicle Service Fueling Station Only	--	--	--	--	P	--
Restaurant and Bar with all specific uses	--	--	--	P	P	P
Retail Sales and all specific uses	--	P	P	P	P	P
Studio, Artist or Instructional Service	--	P	P	P	P	P
Trade School	--	--	--	--	P	P
Low-impact Manufacturing and Industry	--	--	--	P	P	P

OTHER USE CATEGORY	T1	T2	T3	T4	T5	CS
Drive-in or Drive-through Facility	--	--	--	--	P	--

P Allowed use
 -- prohibited use

RESIDENTIAL BUILDING TYPE TABLE

RESIDENTIAL BUILDING TYPES	T1	T2	T3	T4	T5	CS
Household Living						
Single Household	--					
Detached House*	--	P	P	P	P	P
Patio Home	--	P	P	P	P	P
Townhouse	--	P	P	P	P	P
Accessory Dwelling	--	P	P	P	P	P
Two households on a single lot						
Duplex	--	--	P	P	P	P
Mixed use building	--	--	P	P	P	P
Vertical mixed-use building	--	--	P	P	P	P
Accessory Dwelling	--	--	P	P	P	P
Three or more households on a single lot						
Cottage house	--	--	P	P	P	P
Multi-unit house	--	--	P	P	P	P
Apartment/condo	--	--	--	P	P	P
Mixed use building	--	--	--	P	P	P
Vertical mixed-use building	--	--	--	P	P	P
Accessory Dwelling	--	--	P	P	P	P

P Allowed building type

-- prohibited building type

* may include an accessory dwelling unit on the same lot

DETACHED ACCESSORY DWELLING UNITS:

1. No more than one accessory dwelling unit is allowed per lot.
2. May not cover more than 50% of the actual rear yard.
3. The floor area of a detached accessory dwelling unit may not exceed 750 square feet or more than 60% of the principal structure whichever is greater.
4. Entrances may not face any side or rear property line except when an alley abuts that property line

LOT AND BUILDING REGULATIONS TABLE

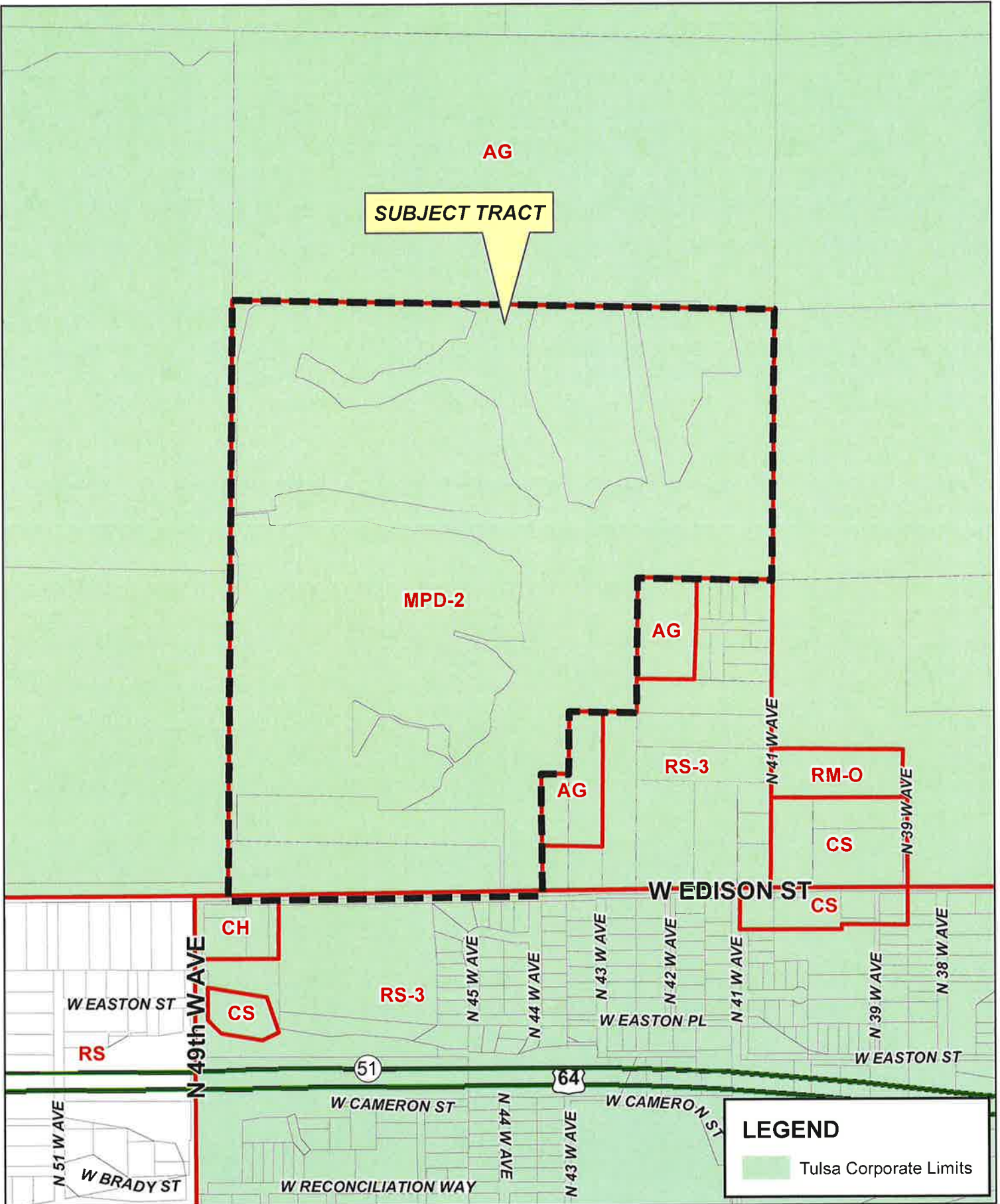
LOT AND BUILDING REGULATIONS BY TRANSECT ZONE

	T1	T2	T3	T4	T5	CS
Minimum lot size Square feet	na	7200	3600	1000	1000	1000
Lot Width Standards	na	72 ft min	36 ft min	18ft min	18ft min	25 ft min
Maximum lot building coverage ²	na	60%	60%	70%	80%	100%
Principal building setbacks						
Minimum street setback ⁴	na	4 ft	4 ft	4 ft	0ft	0 ft
Minimum side setback	na	4 ft	4 ft	0 ft	0 ft	0 ft
Minimum rear setback	na	4 ft	4ft	4 ft	0 ft	0 ft
Accessory buildings setback						
Minimum street setback ⁴	na	44 ft	32 ft	26 ft	22 ft	20 ft
Minimum side setback	na	3 ft	3 ft	0 ft	0 ft	0 ft
Minimum rear setback	na	3 ft	3 ft	3 ft	0 ft	0 ft
Principal building height		30 ft	30 ft	55 ft	75 ft	215 ft
Accessory building height ³		30 ft	30 ft	30 ft	30 ft	30

² Includes aggregate of all buildings on the lot including accessory buildings.

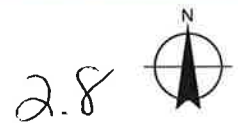
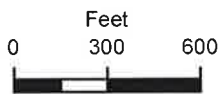
³ The accessory building size regulations of Section 45.030-A and 90.090-C.2 of the Zoning Code shall not apply

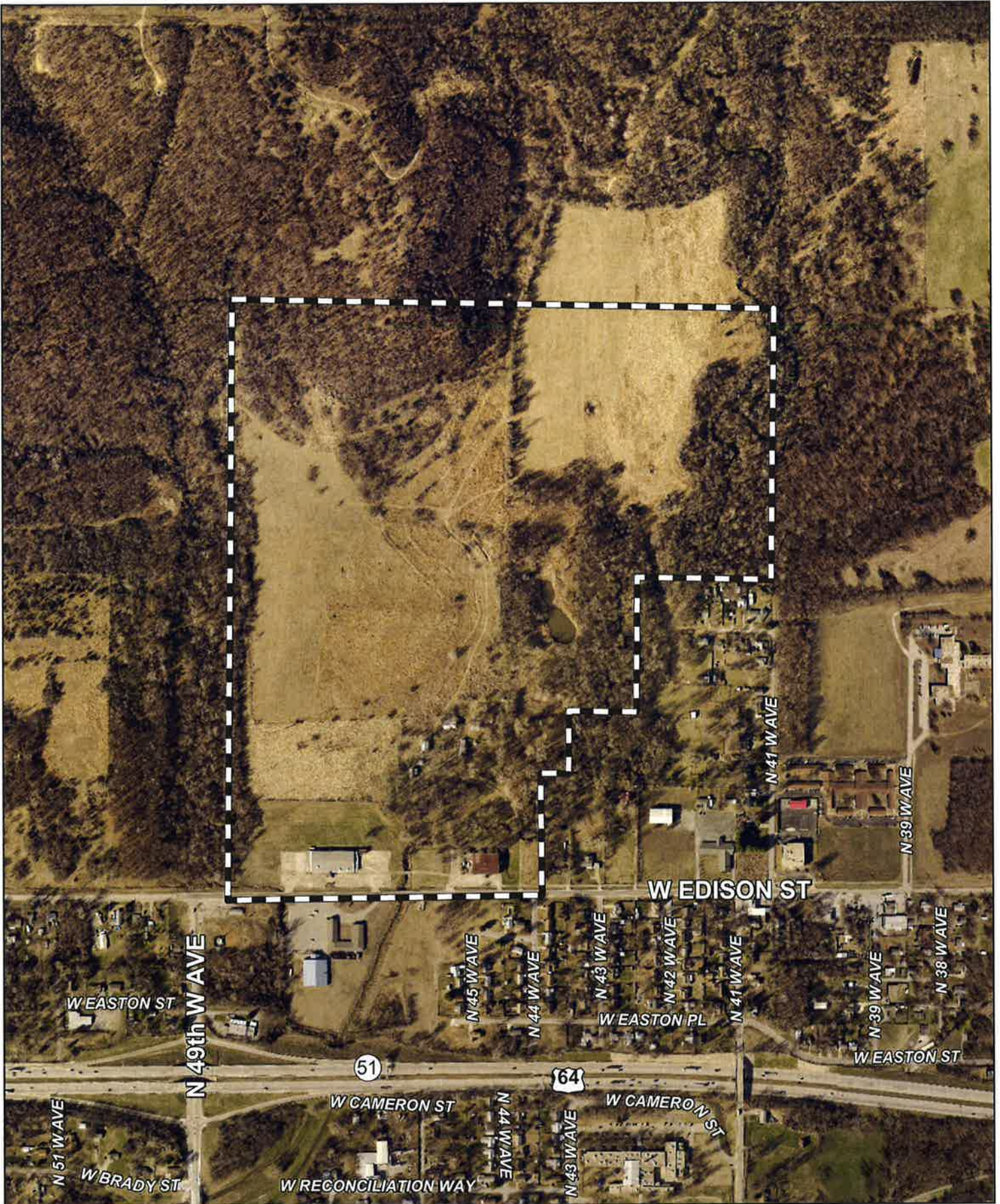
⁴ Setbacks are from public streets



MPD-2-1

20-12 32





Subject Tract

MPD-2-1

20-12 32

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

Aerial Photo Date: February 2018



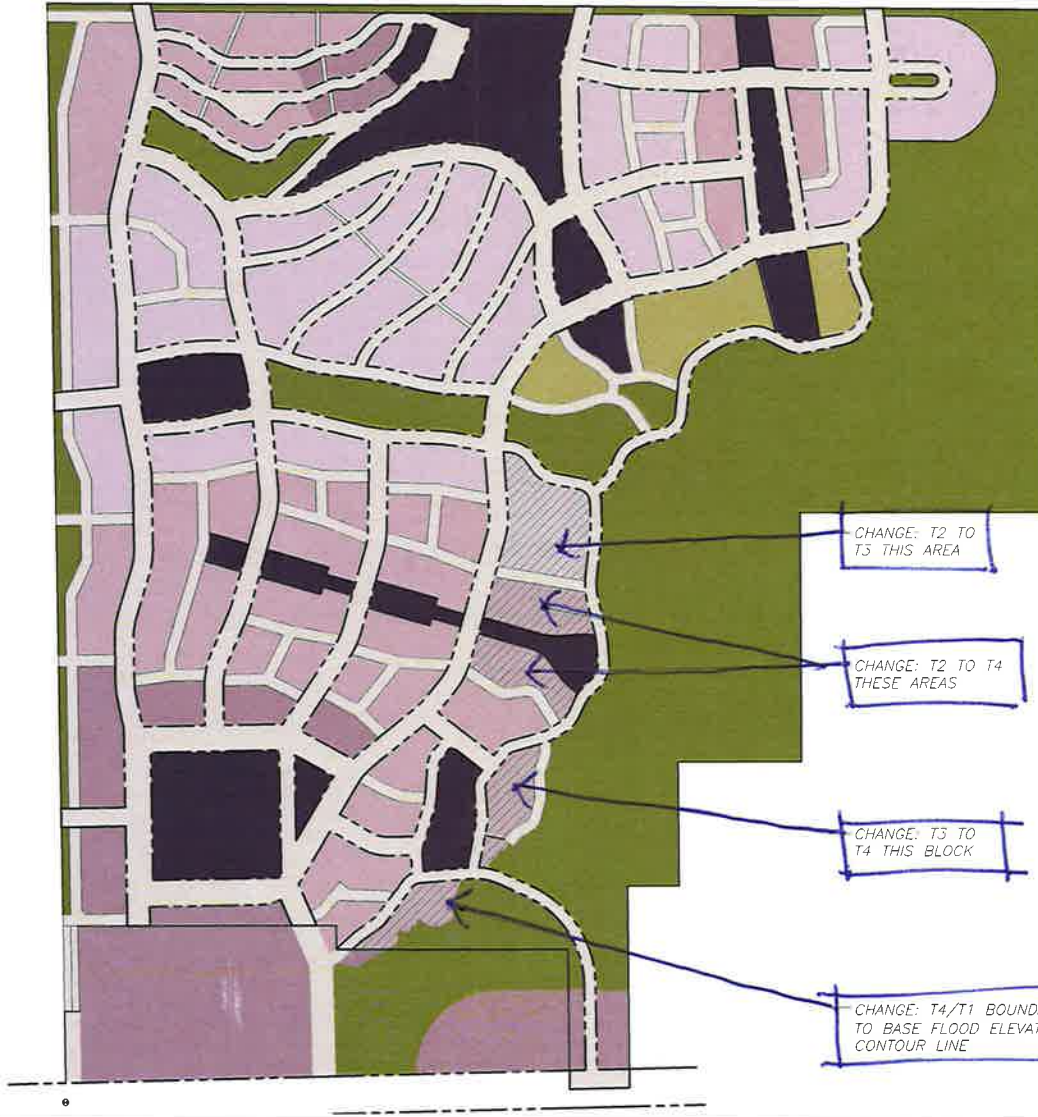
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Harlow

SITE DEVELOPMENT PLAN

MCD-2

Minor amendment #1



GRAPHIC SCALE



LEGEND

	T5 ZONING
	T4 ZONING
	T3 ZONING
	T2 ZONING
	T1 ZONING
	CIVIC SPACE
	RIGHT-OF-WAY, ALLEY, PEDESTRIAN PATH, OR PRIVATE DRIVE
	AREA OF CHANGE

Note:

Transect zones shall be shown on the final plat