



**Case: Southern Hill Eleven - Authorization for Accelerated Release of Building Permits**

**Hearing Date: January 3, 2024**

**Case Report Prepared by:**

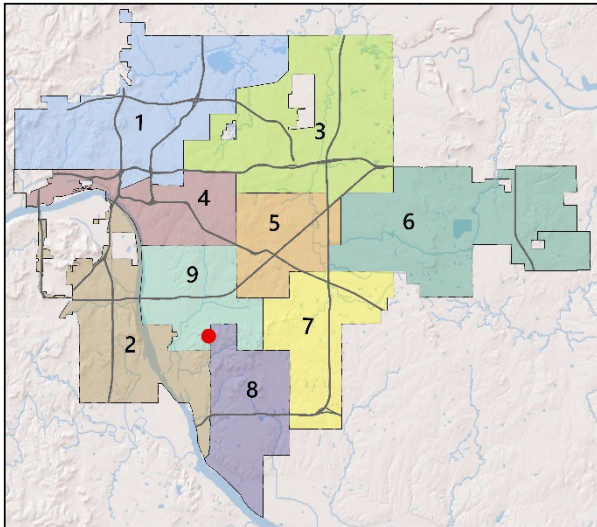
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Erik Enyart, Tanner Consulting

*Owner:* Southern Eleven, LLC

**Location Map:  
(shown with City Council districts)**



**Applicant Proposal:**

Request for authorization to receive accelerated release of building permits

1 lot, 1 block on 1.64 ± acres

*Location:* North of the northwest corner of East 71<sup>st</sup> Street South and South Harvard Avenue

**Zoning: RS-1/PUD-735**

**Staff Recommendation:**

Staff recommends **approval** of the request for authorization of accelerated release of building permits

**City Council District: 9**

*Councilor Name:* Jayme Fowler

**County Commission District: 3**

*Commissioner Name:* Kelly Dunkerley

## ACCELERATED RELEASE OF BUILDING PERMIT

### Southern Hill Eleven (CD 9)

North of the northwest corner of East 71<sup>st</sup> Street South and South Harvard Avenue

1 lot, 1 block, 1.64 ± acres – Single-Family Residential

The proposal is to construct one single-family home on the property where one home previously existed.

PUD-735 was adopted in February of 2007 to support plans for the construction of 5 single-family homes on the subject property that would be served by a private street. The development of the property was never implemented, and a single-family home has remained in place on the property.

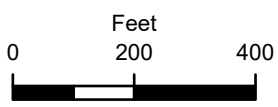
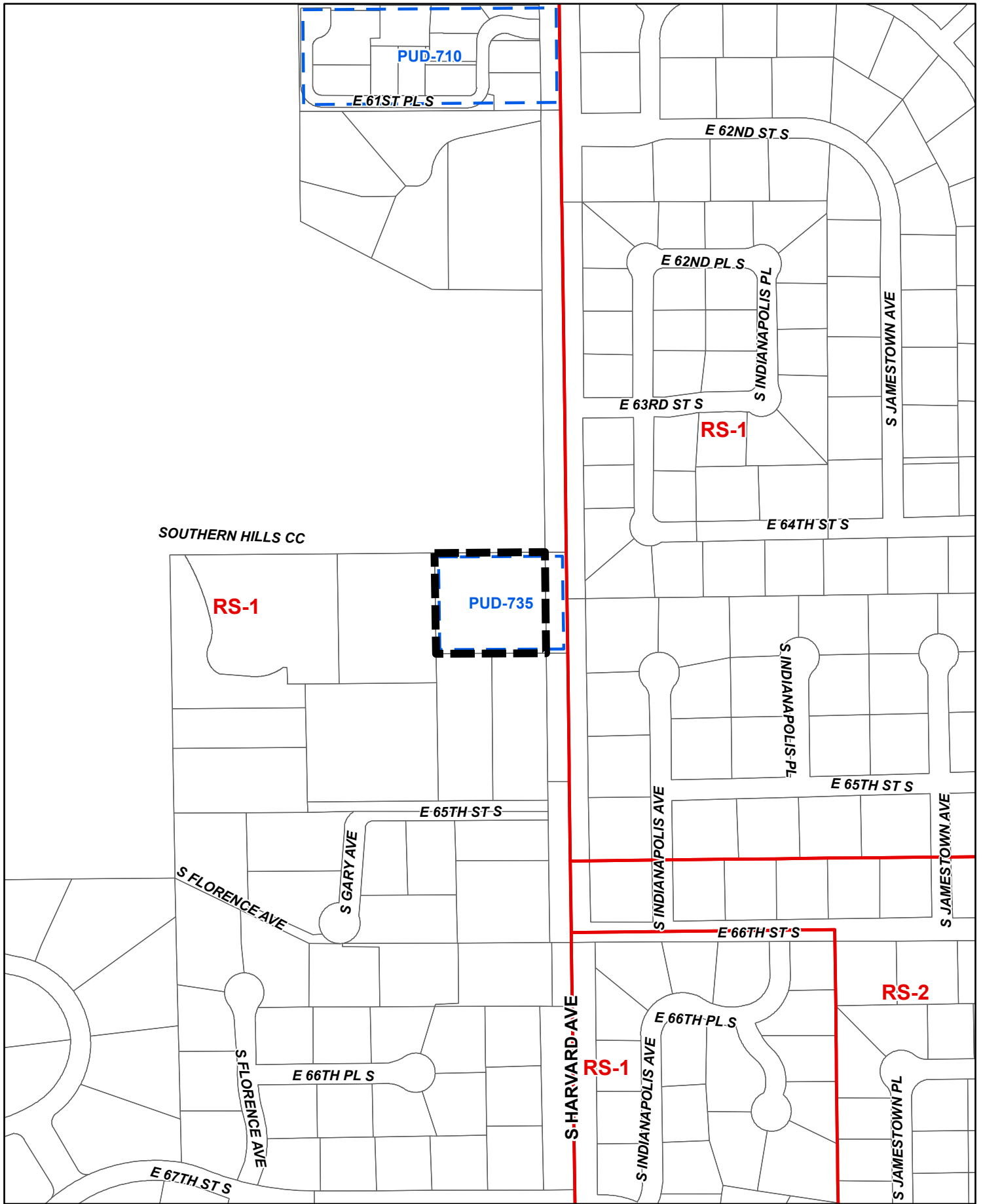
Because the property was rezoned and a PUD was implemented, the zoning code requires a new subdivision plat for the property. Since there are no new lots proposed as part of the development, the applicant has submitted a 1 lot, 1 block preliminary plat for consideration by TMAPC. The preliminary plat is on the agenda as a related item to this request and must be approved by TMAPC. Following preliminary plat approval, the applicant will be required to return with a final plat for review and approval by City staff and franchise utilities.

Development intensity is not changing for the site due to the fact that the property will remain 1 lot and only one home is to be constructed on the property where a home previously existed. The platting requirement is unique in this situation given that the rezoning of the site was unrelated to the current development plans.

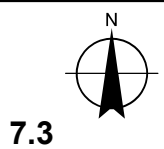
If approved, this authorization only removes the requirement that the final plat be filed prior to building permits being issued. All other codes and requirements of the City of Tulsa remain in place. No certificates of occupancy may be issued until the final plat has been approved and recorded with the Tulsa County Clerk.

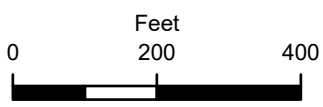
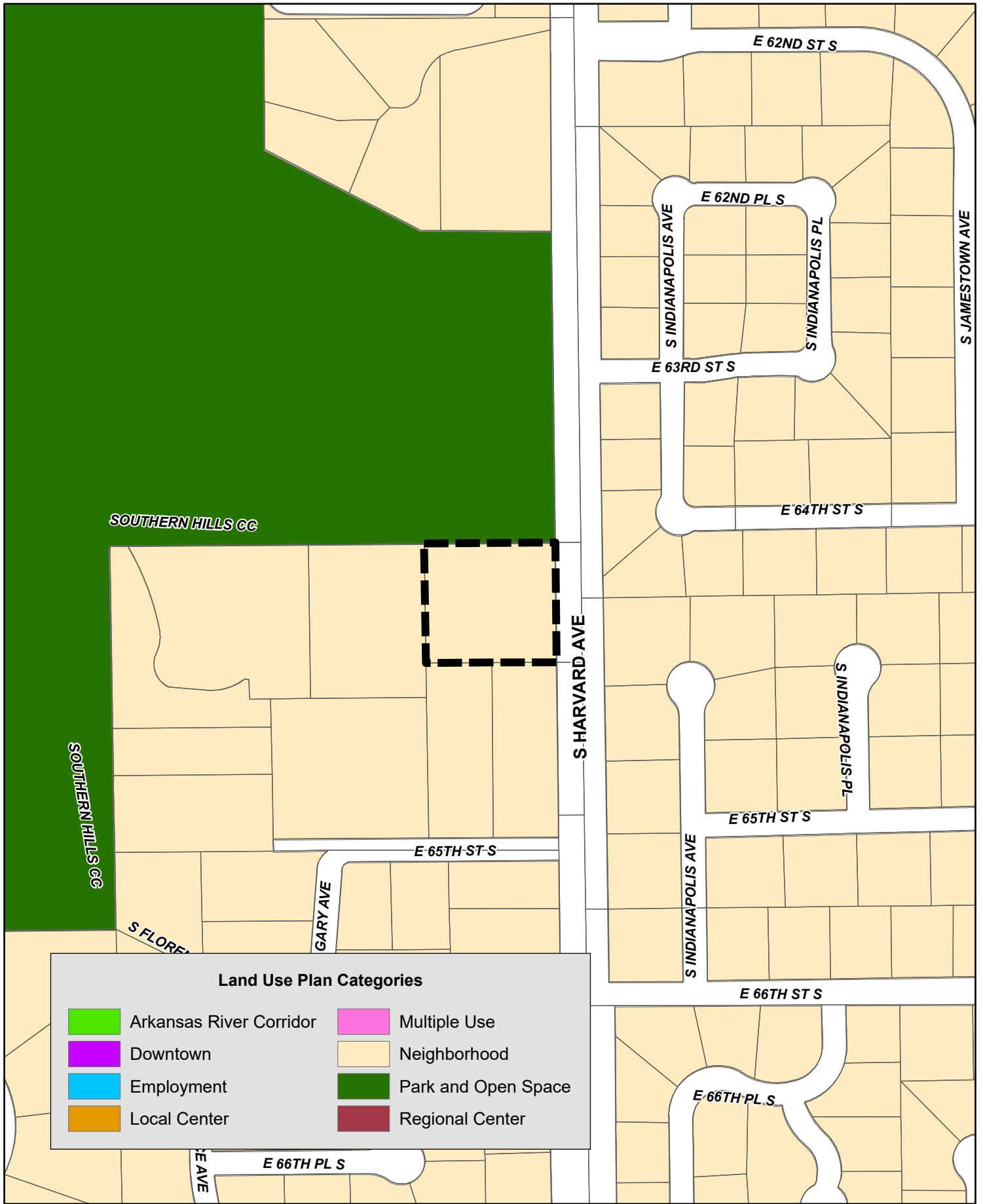
Staff recommends **approval** of the request for authorization of accelerated release of a building permit with the following conditions:

1. No certificate of occupancy will be issued until the final plat is approved and recorded.
2. Accelerated release will be limited to one single-family home and would not cover a proposal for any additional homes or structures.

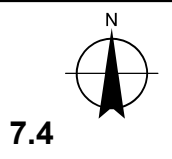


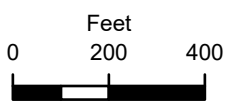
# Southern Hill Eleven





# Southern Hill Eleven





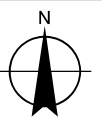
Subject Tract

# Southern Hill Eleven

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

Aerial Photo Date: 2021

7.5



# Southern Hill 11

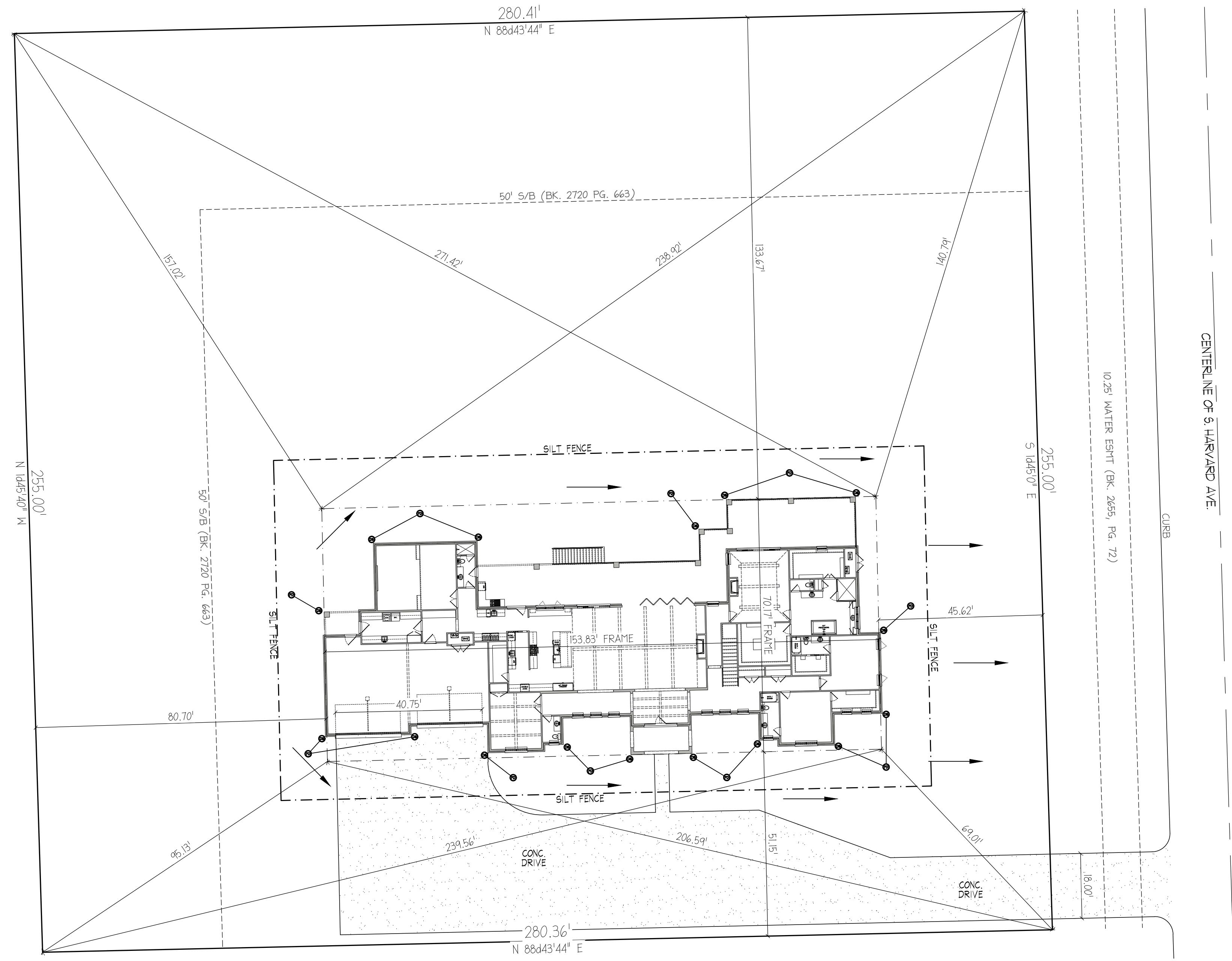
Renderings are for illustrative purposes only.



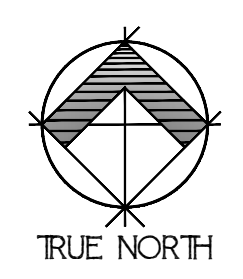
# Southern Hill 11

Renderings are for illustrative purposes only.





**NOTE:**  
 IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THIS SITE PLAN IS CORRECT AND THIS PROPOSED DWELLING HAS NO ENCROACHMENTS AT FORM BOARD STAGE. BUILDER WILL VERIFY WITH A FORM BOARD SURVEY FROM A REGISTERED SURVEYOR THAT PROPOSED SLAB FOOTPRINT DOES NOT ENDOUCH INTO RECORDED EASEMENTS, AERIAL AND UTILITY EASEMENTS, BUILDING LINES, PROPERTY LINES OR SETBACKS PRIOR TO ANY CONSTRUCTION WHATSOEVER TO PREVENT POSSIBLE ENCROACHMENTS.

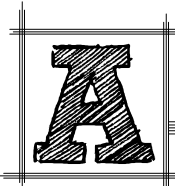


**LEGAL DESCRIPTION**  
 THE N 255' OF THE SE/4 OF THE NE/4 OF THE SE/4 OF THE NE/4 OF SEC. 5, T-18-N, R-13-E, I.B.#1, TULSA COUNTY, OKLAHOMA, 6336 S. HARVARD AVE.

**LEGEND**

- FRENCH DRAIN FROM DOWNSPOUT TO CURB OR DAYLIGHT
- DOWNSPOUT
- INDICATES DRAINAGE FLOW (SCALE AS NEC.)

OPEN SPACE CALCULATIONS			
LOT AREA	7528	DRIVEWAY	4538
MAIN LEVEL	597	GARAGE	112
GARAGE	112	COVD PORCH	162
OPEN SPACE	5729		



**Plot & Erosion Control Plan**

Scale: 1" = 20'-0"

THIS DRAWING AS A CONCEPT INDICATES THE GENERAL LOCATION OF THE PROPOSED WORK. IT DOES NOT INDICATE OR DESCRIBE ALL REQUIREMENTS FOR COMPLETION OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE WORK, DIMENSIONS AND CONDITIONS TO BE CONFORMED AND CORRELATED AT THE JOB SITE.  
 Copyright © Bainbridge Design Group  
 Resale or reproduction of these plans, in part or in whole, is strictly prohibited without written consent.

Project Name: **Southern Hill Eleven**

Location: **6336 S Harvard Ave**

First:	5017
Second:	1278
Total Living:	6295
Total Veneer:	6488
Garage:	1112
Cov'd Porch:	1612

Date: **4/17/2023**

DRAWING #

**AO**