

Case Number: Z-7490a
Minor Amendment

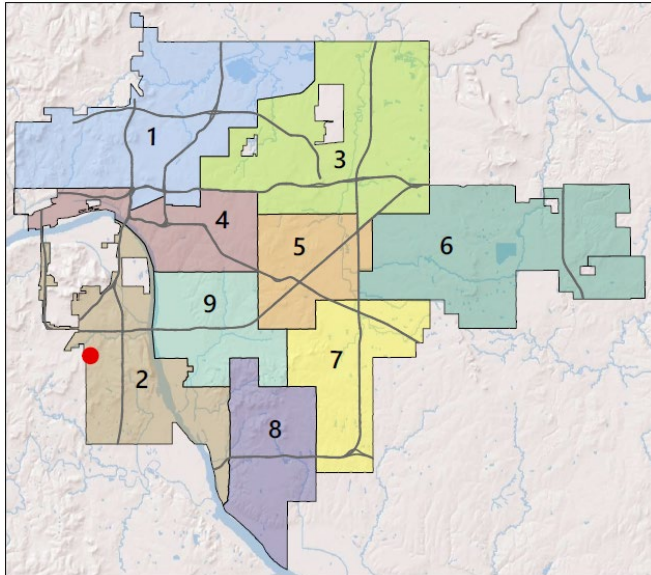
Hearing Date: November 15, 2023

Case Report Prepared by:
 Dylan Siers

Owner and Applicant Information:
 Applicant: Justin DeBruin, Wallace Design
 Collective

Property Owner: Million Holdings LLC

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: Minor amendment to the optional development plan (ODP) to remove the requirement to provide a private street, while allowing the option of a private street or private drive.

Location: SE of the intersection of W 61st St & S 33rd W Ave

Zoning:
 Existing Zoning: Z-7490a
 Proposed Zoning: No Change

Staff Recommendation:
 Staff recommends approval.

Comprehensive Plan:
 Land Use Map: Local Center

Staff Data:
 TRS: 8203

City Council District: 2
Councilor Name: Jeannie Cue

County Commission District: 2
Commissioner Name: Karen Keith

November 15, 2023

SECTION I: Z-7490a

Amendment Request: Minor amendment to the optional development plan (ODP) to remove the requirement to provide a private street from the ODP, allowing the option of a private street or private drive.

The applicant has a request to remove the requirement to provide a private street from the optional development plan Z-7490 ODP. TMAPC recommended approval of Z-7490 ODP on 7/17/2019 and later approved by City Council on 8/28/2019. Within the approved staff report there is a section labeled Vehicular Access, that states “A. Vehicular Access will be provided by a privately owned and maintained street, and B. Private streets will conform to the City of Tulsa Engineering standards for a minor residential street. C. Private streets will conform to the Subdivision Regulations for the City of Tulsa.” The applicant has requested to remove the requirement to provide a private street. The requirement was originally intended to provide frontage to individual lots within the development plan. There is not currently a plan to create individual lots within the development. Frontage would be measured off public streets or provided private streets.

Staff Comment: *This request is considered a Minor Amendment as outlined by Section 70.040-1(3)(6) of the City of Tulsa Zoning Code.*

“Modification of the internal circulation system that would not increase points of access from adjacent streets, change access to another street or increase projected traffic volumes.”

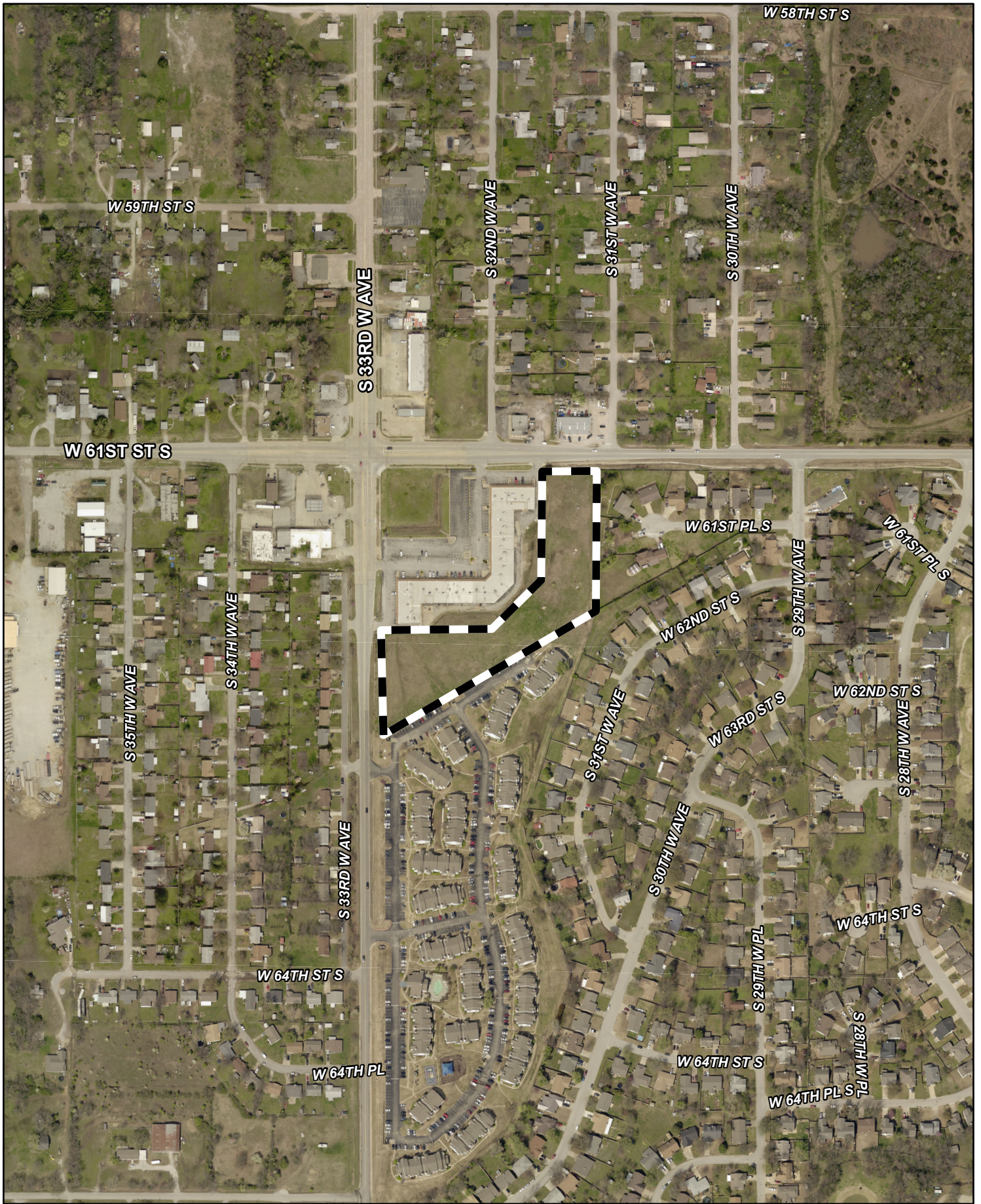
Staff has reviewed the request and determined:

- 1) Z-7490a is consistent with the provisions for administration and procedures of an Amendment to Approved Development Plan (Sec.70.040-1.a.)
- 2) Z-7490a does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to Z-7490 ODP.
- 3) All remaining development standards defined in Z-7490a and subsequent amendments shall remain in effect.

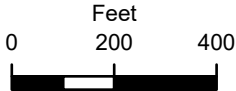
Exhibits included with staff report:

zoning case map
aerial photo

With considerations listed above, staff recommends **approval** of the optional development plan amendment to remove the requirement to provide a private street from the ODP, while allowing the option of a private street or private drive.



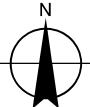
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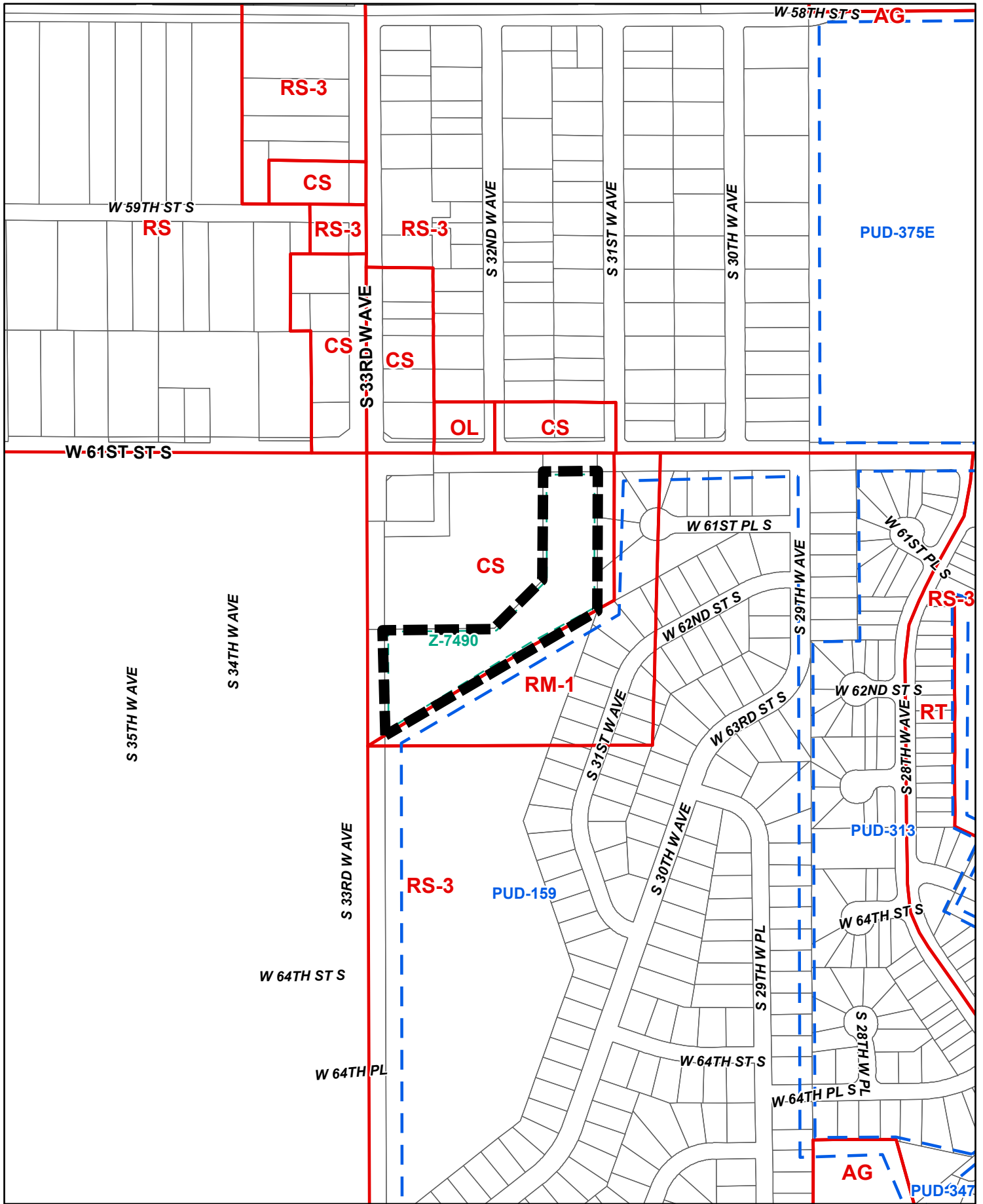


Z-7490a

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

Aerial Photo Date: 2021





Z-7745

