



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7521

Hearing Date: December 18, 2019

Case Report Prepared by:

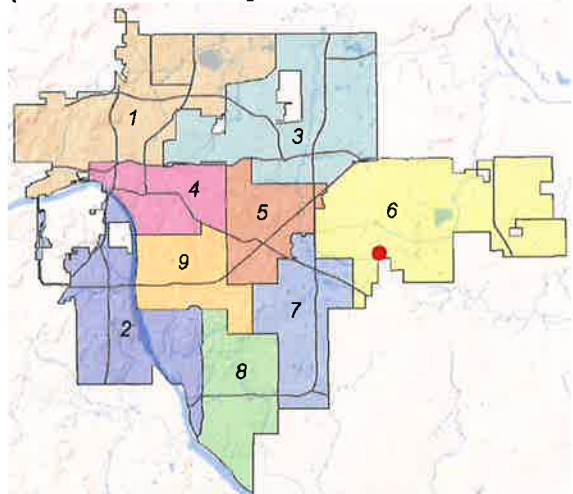
Jay Hoyt

Owner and Applicant Information:

Applicant: KKT Architects, Inc.

Property Owner: GLEN WOOD HOMES LP

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Residential Duplexes

Concept summary: Rezone from RS-3 to RM-0 with an optional development plan to permit residential duplexes.

Tract Size: 18.21 ± acres

Location: North of the northeast corner of E 41st Street South & S 145th East Avenue

Zoning:

Existing Zoning: RS-3

Proposed Zoning: RM-0 with optional development plan

Comprehensive Plan:

Land Use Map: New Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval excluding the requested optional development plan.

Staff Data:

TRS: 9422
CZM: 50, 49

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: Stan Sallee

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SECTION I: Z-7521

DEVELOPMENT CONCEPT: The applicant is proposing to rezone from RS-3 to RM-0 with an optional development plan to permit residential duplexes to be constructed. The proposed rezoning will be in conjunction with existing RM-0 zoning immediately to the south.

EXHIBITS:

- INCOG Case map
- INCOG Aerial
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
 - Proposal Letter
 - Conceptual Site Plan

DETAILED STAFF RECOMMENDATION:

The proposed rezoning is compatible with the New Neighborhood designation of the Comprehensive Plan as well as the area of Growth, however;

The requested optional development plan does not conform to the requirements of the City of Tulsa Zoning Code in that it attempts to lessen the restrictions on the subject lots. Optional development plans may only restrict the required zoning standards. If relief is sought for the items requested in the plan, a variance from the City of Tulsa Board of Adjustment would be required.

The proposal without the requested optional development plan is compatible with the existing proximate properties, therefore;

Staff recommends Approval of Z-7521 to rezone property from RS-3 to RM-0 excluding the requested optional development plan.

DEVELOPMENT STANDARDS:

Minimum Lot Width for Duplexes:	60 Feet. Allow lots 9 and 10, Block 2 to be less than required 60 Feet at the ROW line due to being on the eyebrow of the street. <i>(Note 60 Feet required by Zoning Code regardless of location)</i>
Street Setback:	20 Feet <i>(Note: 25 Feet Required by Zoning Code)</i>

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: *The subject site is located in a New Neighborhood designation as well as an area of growth.*

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Land Use Vision:

Land Use Plan map designation: New Neighborhood

The New Neighborhood is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes, but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity, and shall be paired with an existing or new Neighborhood or Town Center.

Areas of Stability and Growth designation: Area of Growth

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

Transportation Vision:

Major Street and Highway Plan: S 145th E Ave is designated as a Primary 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 is currently vacant land

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
S 145 th E Ave	Primary Arterial	120 Feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-3	New Neighborhood	Growth	Vacant
South	RM-0	New Neighborhood	Growth	Vacant
East	RS-3	New Neighborhood	Growth	Single-Family
West	AG	New Neighborhood	Growth	Vacant

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11826 dated June 26, 1970 established zoning for the subject property.

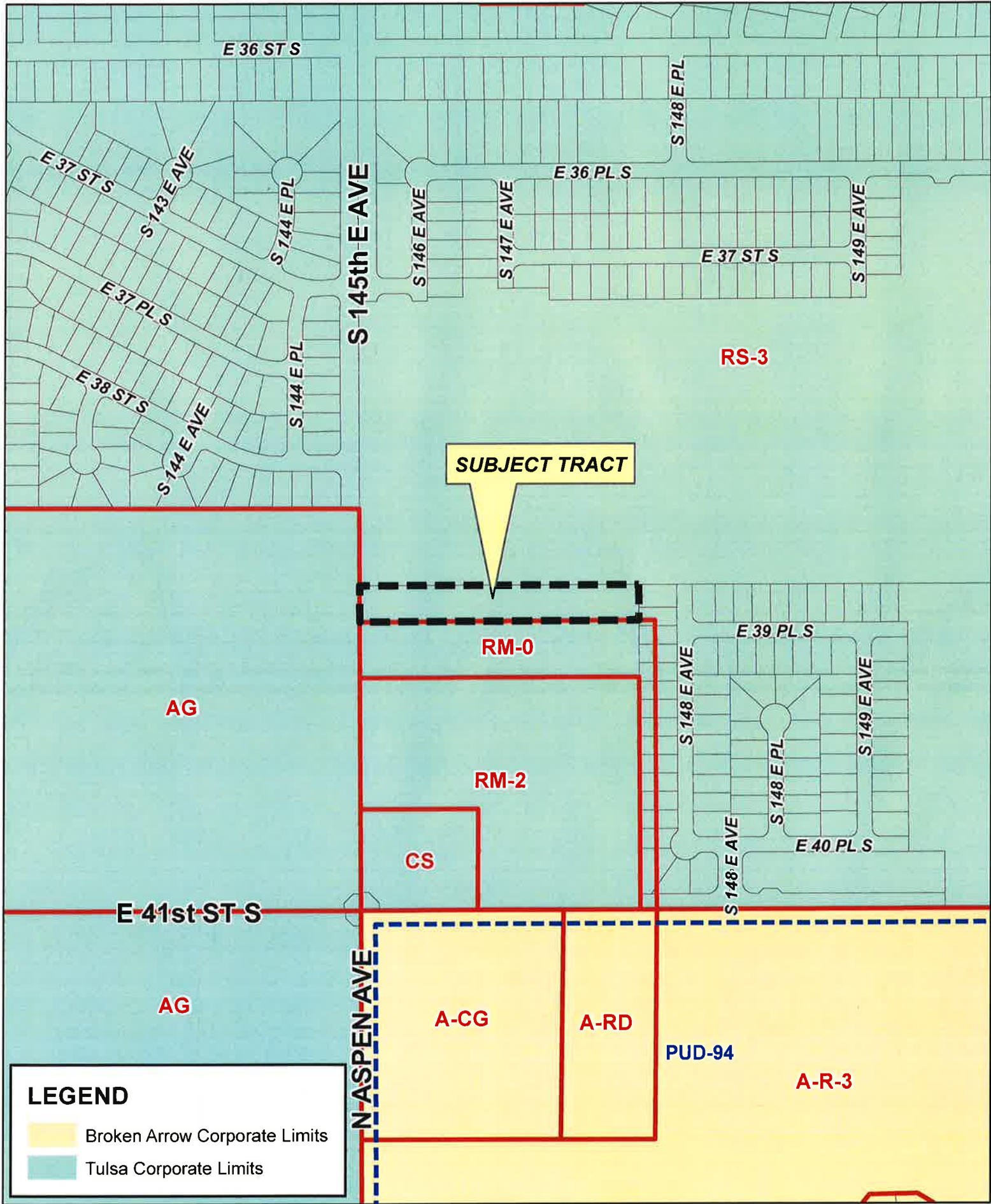
Subject Property:

BOA-22006 January 2016: The Board of Adjustment **approved** a *Variance* of the allowed structure height in the RS-1 District from 35 feet to 40 feet and a *Special Exception* to increase the allowable fence height in the required front yard from 4 feet to 6 feet to allow a wrought iron fence with stone columns, subject to conceptual plans 8.12-8.15 on property located at 4321 South Lewis Avenue East.

Surrounding Property:

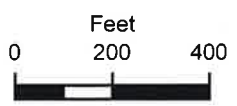
Z-7388 June 2017: All concurred in **approval** of a request for *rezoning* a 12.9± acre tract of land from RM-0/CS to RM-2 to permit multi-family use, on property located north and east of the northeast corner of East 41st Street South & South 145th East Avenue.

12/18/2019 1:30 PM



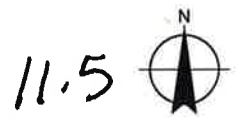
LEGEND

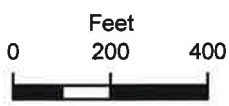
- Broken Arrow Corporate Limits
- Tulsa Corporate Limits



19-14 22

Z-7521
with Optional
Development Plan





 Subject Tract
19-14 22

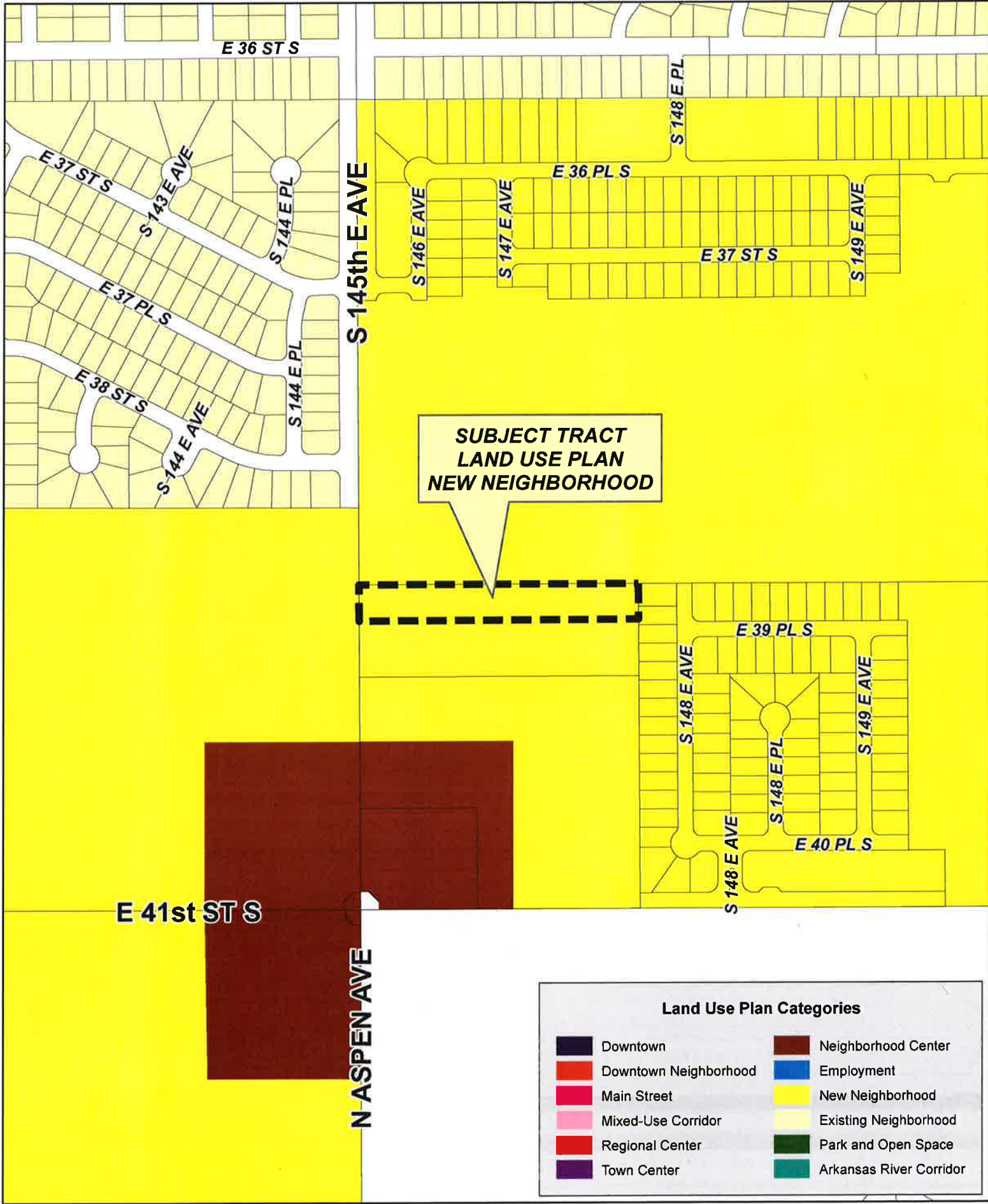
Z-7521 with Optional Development Plan

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

Aerial Photo Date: February 2018

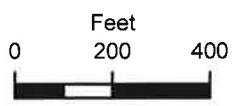


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**SUBJECT TRACT
LAND USE PLAN
NEW NEIGHBORHOOD**

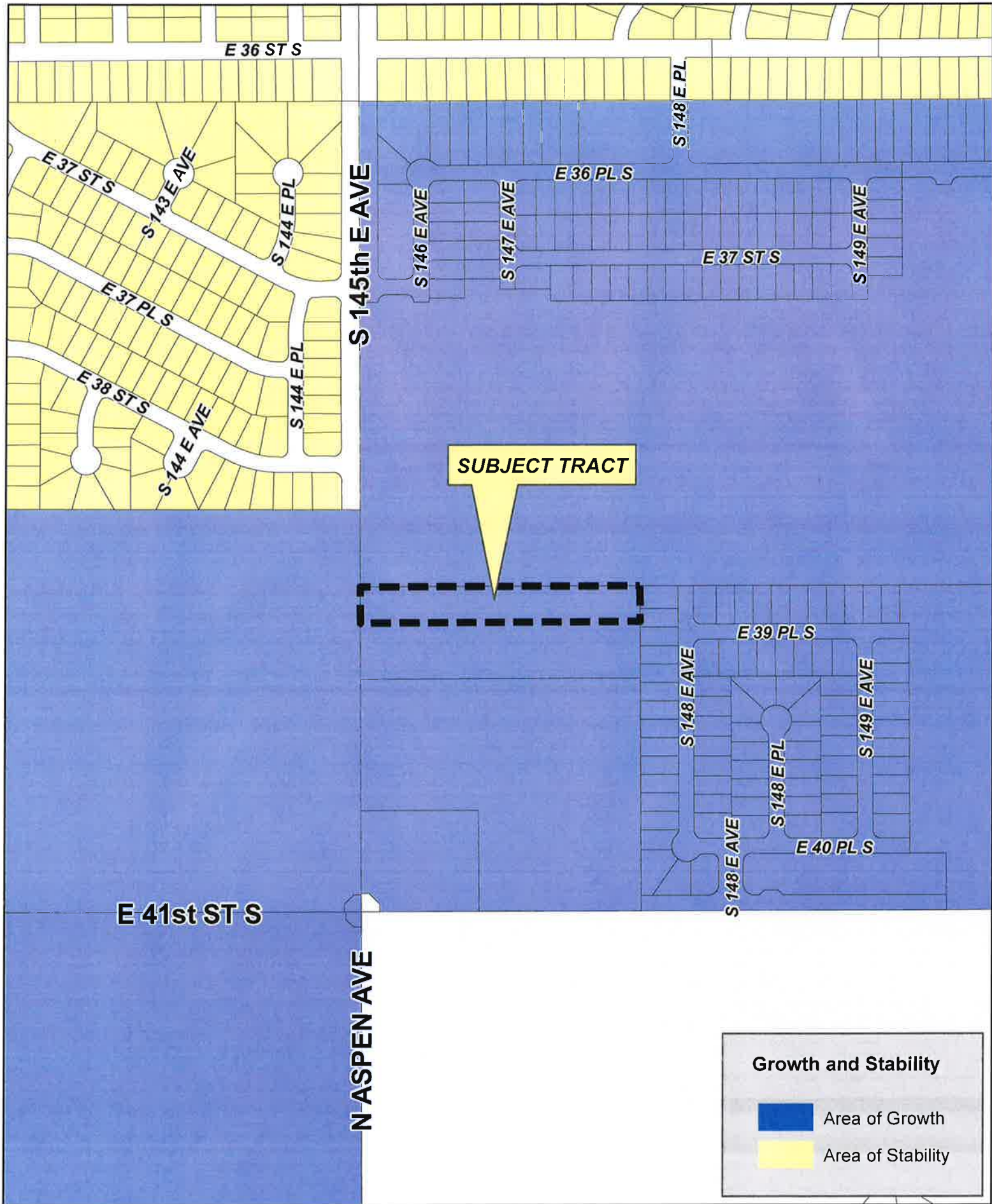
Land Use Plan Categories			
	Downtown		Neighborhood Center
	Downtown Neighborhood		Employment
	Main Street		New Neighborhood
	Mixed-Use Corridor		Existing Neighborhood
	Regional Center		Park and Open Space
	Town Center		Arkansas River Corridor



19-14 22

**Z-7521
with Optional
Development Plan**

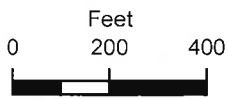




SUBJECT TRACT

Growth and Stability

- Area of Growth
- Area of Stability



19-14 22

Z-7521
with Optional
Development Plan

11.8

November 5, 2019

Tulsa Metropolitan Area Planning Commission
INCOG
2 West 2nd Street
Suite 800
Tulsa, Oklahoma 74103

Re: Battle Creek Duplex – Optional Development Plan

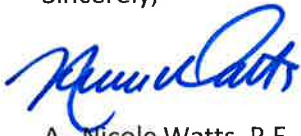
Dear Planning Commissions,

This request is for an Optional Development Plan in conjunction with the RM-0 rezoning application. The Optional Development Plan allows for the development of duplexes on the 5.84 acre tract as presented in the attached Exhibit A – Conceptual Plan. The ODP will include the following deterring from the straight RM-0 requirements:

- For duplexes, the minimum lot width is 60'. Lots 9 and 10, Block 2, are less than the required 60' at the ROW line due to being on the eyebrow of the street.
- Building setback along the internal street will be 20' instead of the required 25'. This will allow the units to have a back yard for a livability space, instead of in the front. The units will all of garages and driveways that will accommodate cars on the lots.

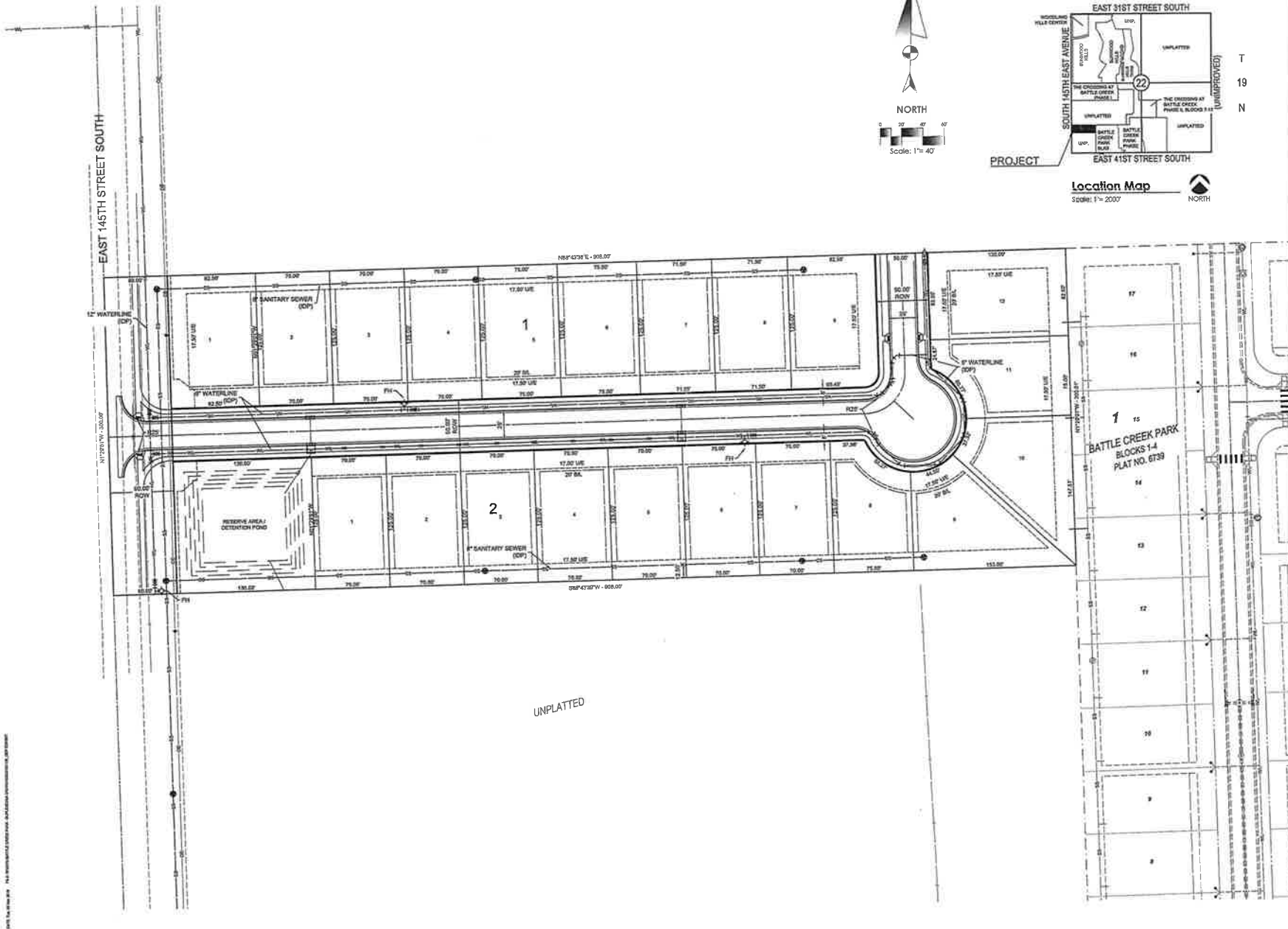
Thank you for your time on this matter.

Sincerely,



A. Nicole Watts, P.E., CFM
Principal / Director of Civil Engineering

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KKT ARCHITECTS, INC.
 2200 SOUTH UNICA PLACE, SUITE 202
 TULSA, OKLAHOMA 74114
 (P) 918.744.4270 \ (F) 918.744.7849
 WWW.KKTARCHITECTS.COM

CERTIFICATE OF AUTHORIZATION
 NO. CA 5305 EXP. 06/30/2021



ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF TULSA STANDARDS AND SPECIFICATIONS INCLUDING C.D.O.T. 2007 EDITION

BATTLE CREEK DUPLEXES

TULSA, OK



HORIZ SCALE	1"=40'
VERT SCALE	-
ATLAS PAGE NO.	-
MANAGER	ADW
DRAWN BY	TEW
DATE	11/02/2019

CONCEPTUAL SITE PLAN

EXHIBIT A
 11.10
 OF 1

UNPLATTED

PROJECT: BATTLE CREEK DUPLEXES, 14 EAST 31ST STREET SOUTH, TULSA, OKLAHOMA 74114