



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7539

Hearing Date: May 6, 2020
(Continued from March 18 & April 15, 2020)

Case Report Prepared by:

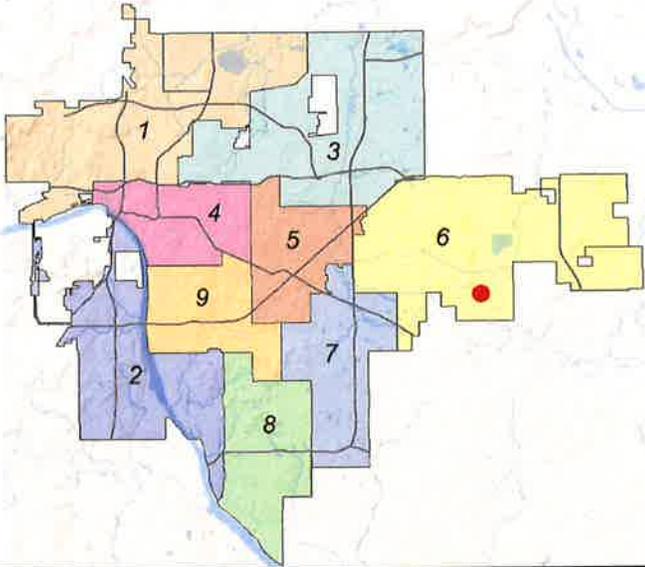
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Baxter Investments C/O AAB
Engineering, LLC

Property Owner: Cleo F. McGee Jr and Janice
Marie Akin

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Residential

Concept summary: Construct a new single-family
residential subdivision.

Tract Size: 15.34 ± acres

Location: Southwest corner of East 41st Street
South & South 177th East Avenue

Zoning:

Existing Zoning: AG

Proposed Zoning: RS-4

Comprehensive Plan:

Land Use Map: Neighborhood Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9426
CZM: 50

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: Stan Sallee

9.1

SECTION I: Z-7539

DEVELOPMENT CONCEPT: The applicant is proposing a new single-family residential subdivision that will meet or exceed the RS-4 standards and supplemental regulations identified in the Tulsa Zoning Code.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
 - None included

DETAILED STAFF RECOMMENDATION:

This site is on the edge of a Neighborhood Center. The Neighborhood Center land use designation contemplates small lot single family homes on the edges. RS-4 zoning is consistent with the Neighborhood Center land use designation on the edges and,

RS-4 zoning allows single family residential uses that are compatible with the surrounding properties and,

Lot and building regulations in an RS-4 district allow slightly smaller lots with potential for greater density than the abutting RS-3 zoned properties south of this site however RS-4 is consistent with the abutting properties on the west and is consistent with the anticipated future development pattern in the area and,

RS-4 zoning on the edges of a Neighborhood Center is consistent with the land use designations of the Comprehensive Plan therefore,

Staff recommends Approval of Z-7539 to rezone property from AG to RS-4.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: This site is on the edge of a Neighborhood Center. Development of this site could include vehicular, bicycle and pedestrian access to the surrounding neighborhood center. Connectivity to the commercial areas would allow access to the commercial areas without forcing all the local traffic to the arterial streets.

Land Use Vision:

Land Use Plan map designation: Neighborhood Center

Neighborhood Centers are small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to number of destinations.

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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: East 41st is a secondary arterial with multi modal corridor designation. South 177th East Avenue is a secondary arterial and does not have another designation.

Multi-modal streets emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

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 undeveloped with scattered tree cover.*

Environmental Considerations: None that would affect site development

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 41 st Street South	Secondary Arterial with Multi modal corridor	100 feet	2
South 177 th East Avenue (S. Lynn Lane)	Secondary Arterial	100 feet	2
South 175 th East Avenue	None	50 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	AG	Neighborhood Center	Growth	Undeveloped
East	AG and RM-0	Neighborhood Center	Growth	Undeveloped
South	RS-3	Existing Neighborhood	Stability	Detached House Single Family Residential
West	RS-4	New Neighborhood	Growth (Subdivision construction and rezoning did not change land use or growth and stability map).	Detached House Single Family Residential

SECTION III: Relevant Zoning History

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

Subject Property:

No Relevant History

Surrounding Property:

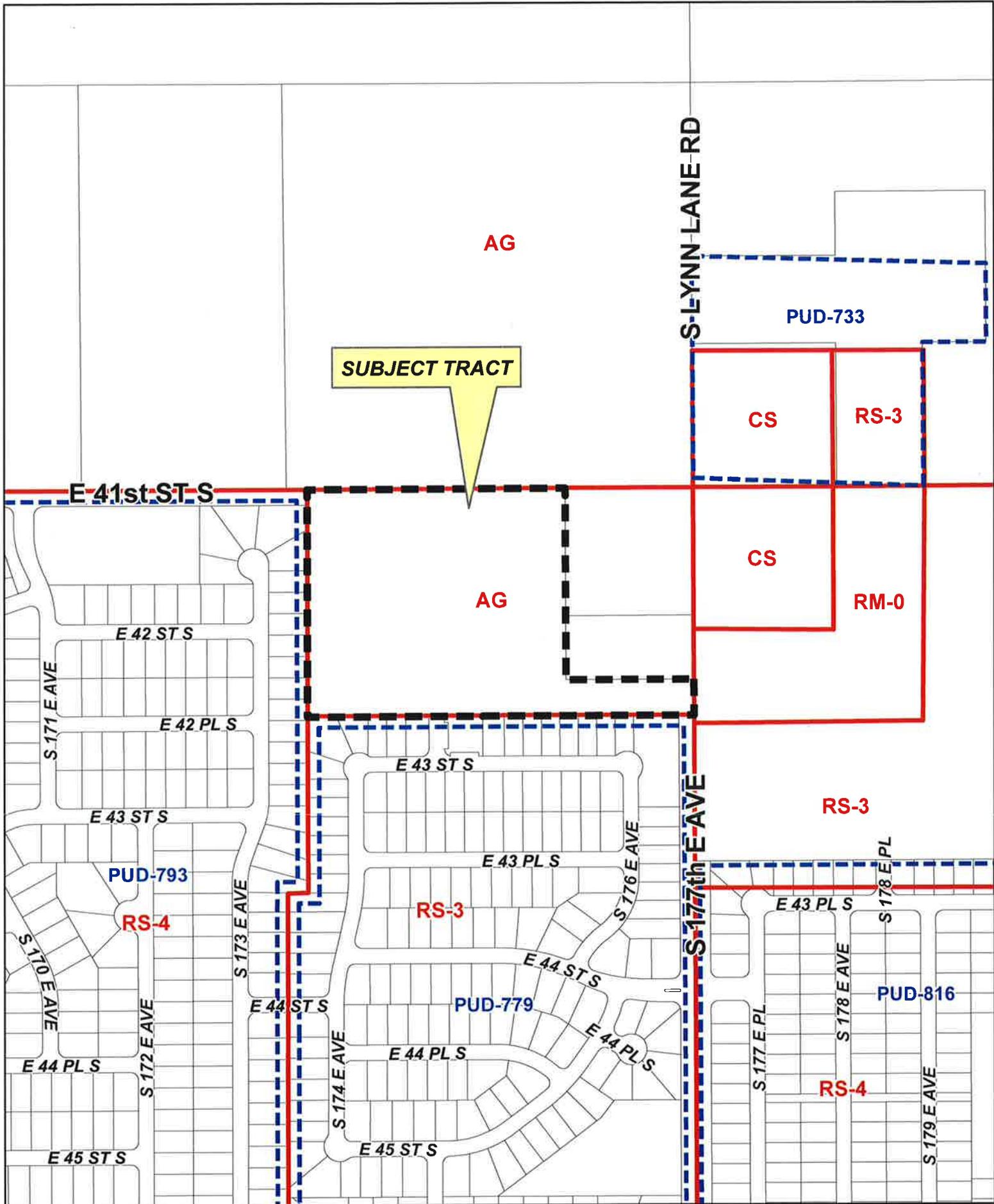
PUD-793 June 2012: All concurred in **approval** of a proposed *Planned Unit Development* on an 82+ acre tract of land for single-family homes, on property located west of southwest corner of East 41st Street and South 177th East Avenue. This PUD proposed the development of single-family homes with three-car garages on larger lots, as well as modifications to various RS-4 lot standards in order to achieve this, to include increasing the minimum lot size was from 5500 square feet to 6900 square feet, increasing the minimum street frontage from 50 to 60 feet, increasing the allowable driveway width to 27 feet (but limiting the physical pavement area to 550 square feet in the required street yard), and increasing the maximum building height to 40ft.

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PUD-779 October 2010: All concurred in **approval** of a proposed *Planned Unit Development* on a 56.69± acre tract of land for single-family residential, on property located south of the southwest corner of East 41st Street and South 177th East Avenue. This PUD proposed single-family residential homes that follow the lot and building standards of its underlying zoning district (RS-3), with the exception of the driveway width, which they proposed to increase to 28 feet in order to accommodate the attached three-car garages included as a part of these homes.

PUD-733 January 2007: All concurred in **approval** of a proposed *Planned Unit Development* on a 13.6± acre tract of land for commercial and residential development, on property located at the northeast corner of 177th East Avenue and East 41st Street South. The related rezoning case, Z-7033, was withdrawn September 6th, 2006.

3/18/2020 1:00 PM



SUBJECT TRACT

AG

PUD-733

CS

RS-3

E 41st ST S

AG

CS

RM-0

E 42 ST S

E 42 PL S

E 43 ST S

E 43 PL S

RS-3

PUD-793

RS-4

RS-3

PUD-779

PUD-816

S 170 E AVE

S 172 E AVE

S 173 E AVE

E 44 ST S

S 174 E AVE

E 44 PL S

E 44 ST S

E 44 PL S

S 177th E AVE

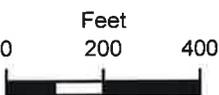
S 177 E PL

S 178 E AVE

S 178 E PL

RS-4

S 179 E AVE



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E 41st ST S

S LYNN LANE RD

E 42 ST S

E 42 PLS

E 43 ST S

E 43 PLS

E 43 ST S

S 177th E AVE

S 170 E AVE

S 173 E AVE

S 176 E AVE

S 178 E PL

E 43 PL S

S 172 E AVE

E 44 ST S

E 44 ST S

S 174 E AVE

E 44 PLS

E 44 PLS

S 177 E PL

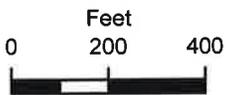
S 178 E AVE

E 44 PLS

E 45 ST S

E 45 ST S

S 179 E AVE



Subject Tract

Z-7539

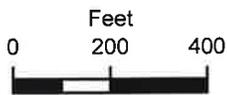
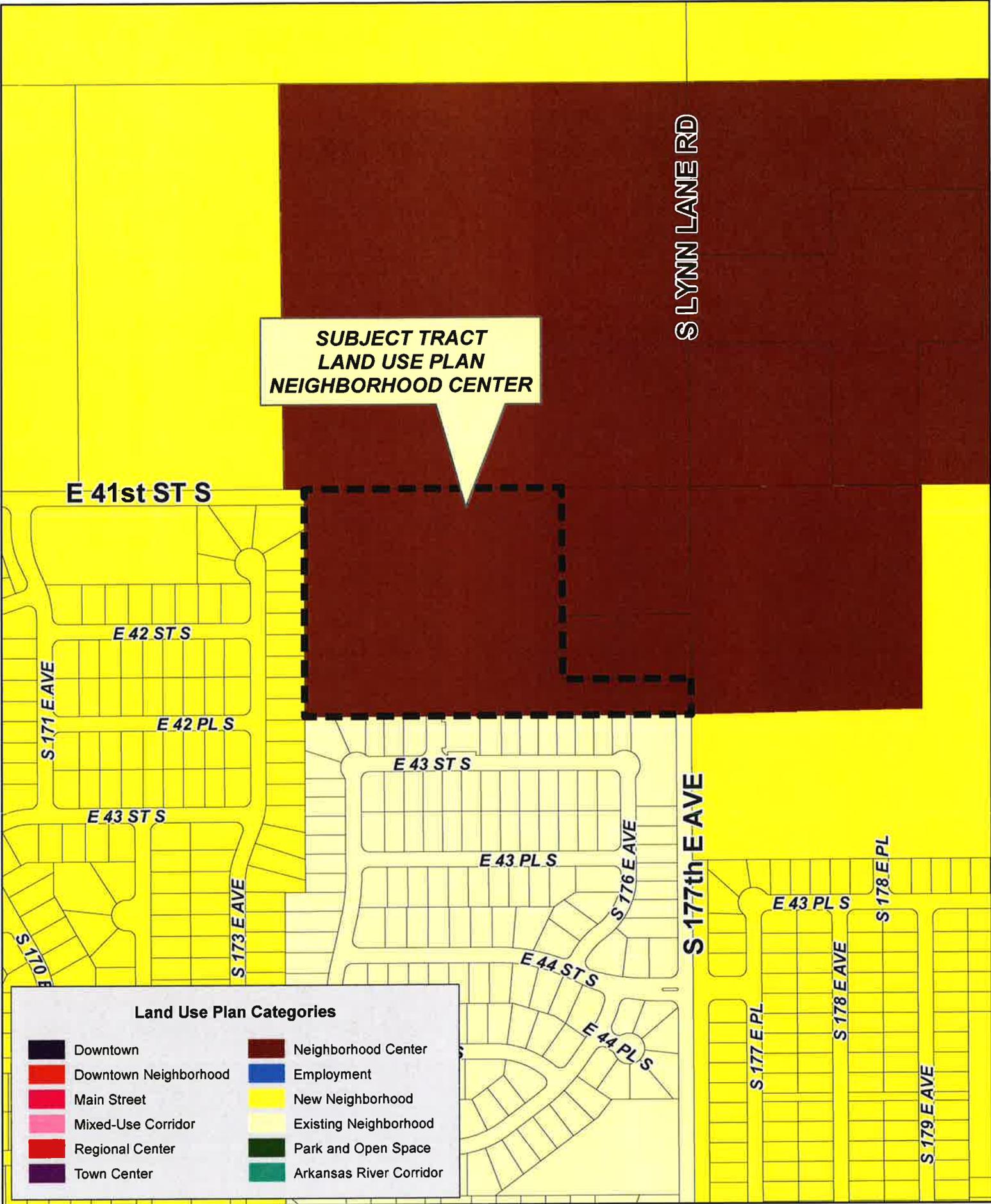
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

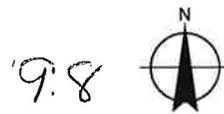
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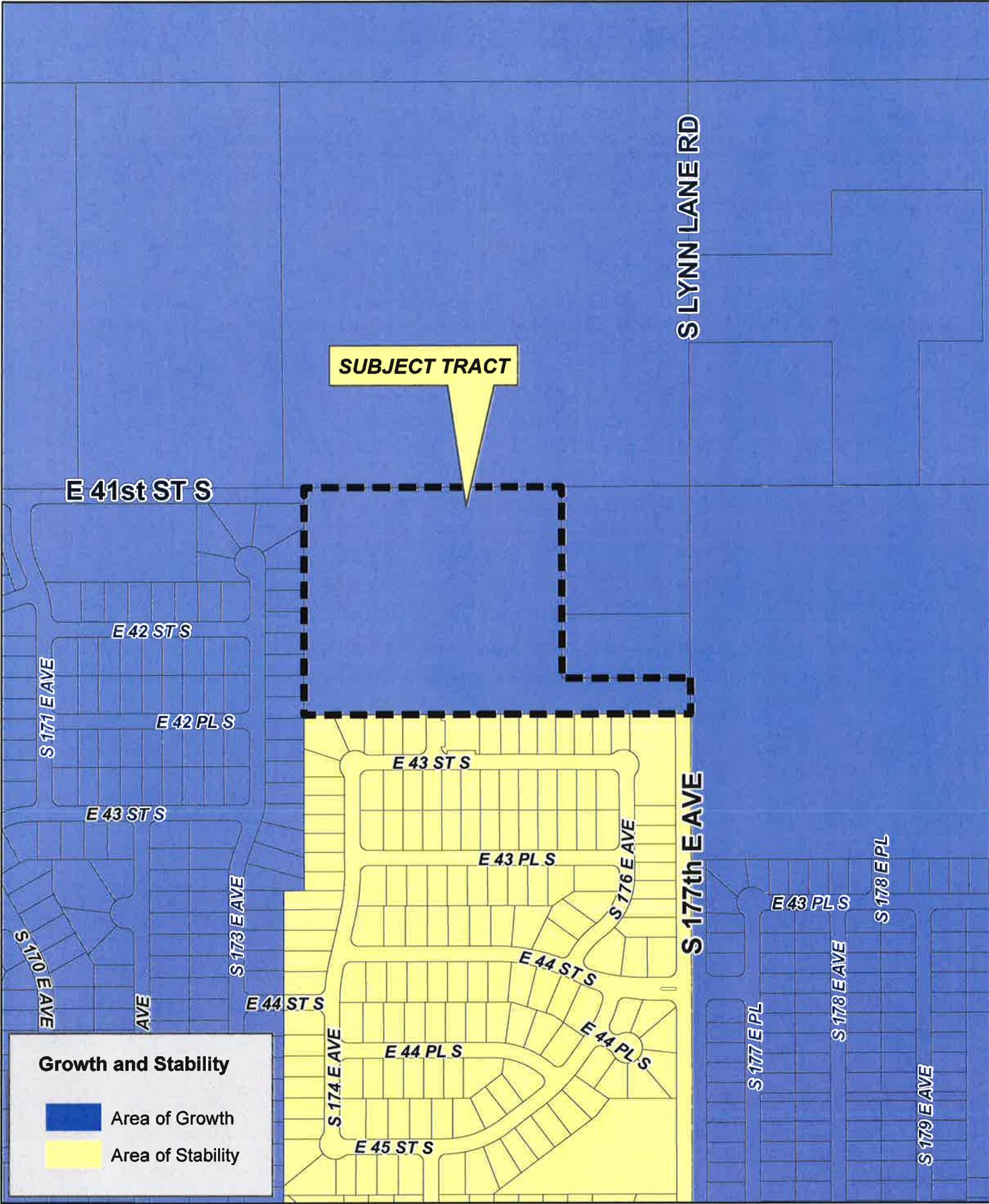




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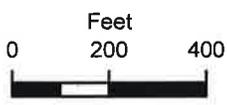




SUBJECT TRACT

Growth and Stability

- Area of Growth
- Area of Stability



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