



Tulsa Metropolitan Area  
Planning Commission

**Case Number: Z-7577**

**Hearing Date: October 21, 2020**

**Case Report Prepared by:**

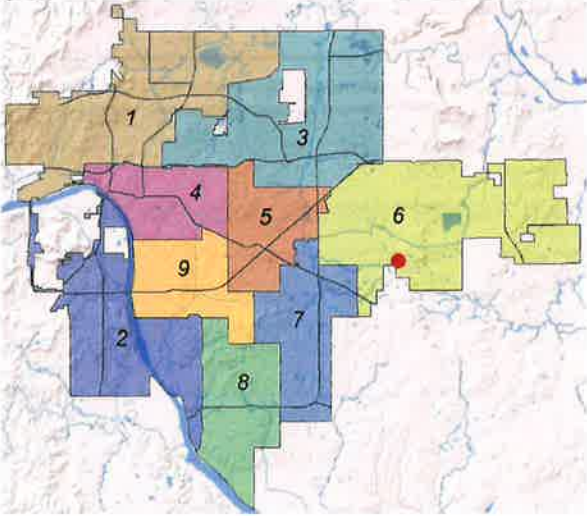
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Mike Thedford

*Property Owner:* Glenwood Homes

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



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Single-family Residential

*Concept summary:* Rezoning for single family residential development. Rezone from RS-3 (minimum 60 feet wide and 6900 sq. ft.) to RS-4 (minimum 50 feet wide and 5500 sq. ft.).

*Tract Size:* 27.62 ± acres

*Location:* East of the Northeast corner of 41st Street South and South 145th East Avenue

**Zoning:**

*Existing Zoning:* RS-3

*Proposed Zoning:* RS-4

**Comprehensive Plan:**

*Land Use Map:* New Neighborhood

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 9422  
CZM: 50

**City Council District: 6**

*Councilor Name:* Connie Dodson

**County Commission District: 1**

*Commissioner Name:* Stan Sallee

8.1

## SECTION I: Z-7577

### DEVELOPMENT CONCEPT:

This request is to rezone approximately 27.62 acres from RS-3 to RS-4. This request is being made to provide some lot variety within the development area and respond to consumer demand.

### 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:

### DETAILED STAFF RECOMMENDATION:

Z-7577 requesting RS-4 zoning allows single family residential uses that are compatible with the surrounding properties and,

Lot and building regulations in a RS-4 district allow a greater density than the abutting RS-3 zoned properties however RS-4 zoning is consistent with the anticipated future development pattern of the surrounding property and,

RS-4 zoning is consistent with the New Neighborhood land use designation of the Comprehensive Plan therefore,

Staff recommends Approval of Z-7577 to rezone property from RS-3 to RS-4.

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: RS-4 zoning is primarily used for a smaller lot single family residential use and is consistent with the New Neighborhood land use designation.*

### Land Use Vision:

*Land Use Plan map designation: New Neighborhood*

The New Neighborhood residential building block is comprised of a plan category by the same name. It 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 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:* The subject property is part of a preliminary plat that is in the construction phase. No additional streets or considerations for access is contemplated in the major street and highway plan.

*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 being developed and currently in the construction phase and Infrastructure Development Plan process. Another development immediately south of this site is being developed for duplex construction and an anticipated stub street will be constructed to provide connectivity to that development.

Environmental Considerations: None that affect site development.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 41 <sup>st</sup> Street South	Secondary Arterial with Multi modal corridor	100 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use Designation</u>	<u>Area of Stability or Growth</u>	<u>Existing Use</u>
North	RS-3 and RS-4	New Neighborhood	Growth	Single Family residential (new)

				construction)
East	RS-3	New Neighborhood	Growth	Vacant
South	AG	New Neighborhood	Growth	Vacant
West	RS-3	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:**

No Relevant History.

**Surrounding Property:**

**Z-7575 October 7<sup>th</sup>, 2020 (Pending):** Planning Commission voted on October 7<sup>th</sup>, 2020 to recommend **approval** of a request to *rezone* a 5.61± acre tract of land from RS-3 to RS-4 for Single-family Residential, on property located north of the northeast corner of East 41st Street South and South 145th East Avenue.

**Z-7553 July 2020:** All concurred in **approval** of a request for *rezoning* a 68.28± acre tract of land from RS-3 to RS-4 for Single-family Residential, on property located east of the southeast corner of East 36<sup>th</sup> Street South and South 145<sup>th</sup> East Avenue.

**Z-7521 ODP February 2020:** All concurred in **approval** of a request for *rezoning* a 18.21± acre tract of land from RS-3 to RM-0 for duplexes, on property located north of the northeast corner of East 41<sup>st</sup> Street South and South 145<sup>th</sup> East Avenue.

**Z-7392 September 2017:** All concurred in **approval** of a request for *rezoning* a 5.5± acre tract of land from AG/RM-0 to RS-3 for a Single-family Residential subdivision, on property located west of the northwest corner of East 41<sup>st</sup> Street and South 161<sup>st</sup> East Avenue.

10/21/2020 1:00 PM







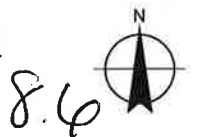
Subject Tract

**Z-7577**

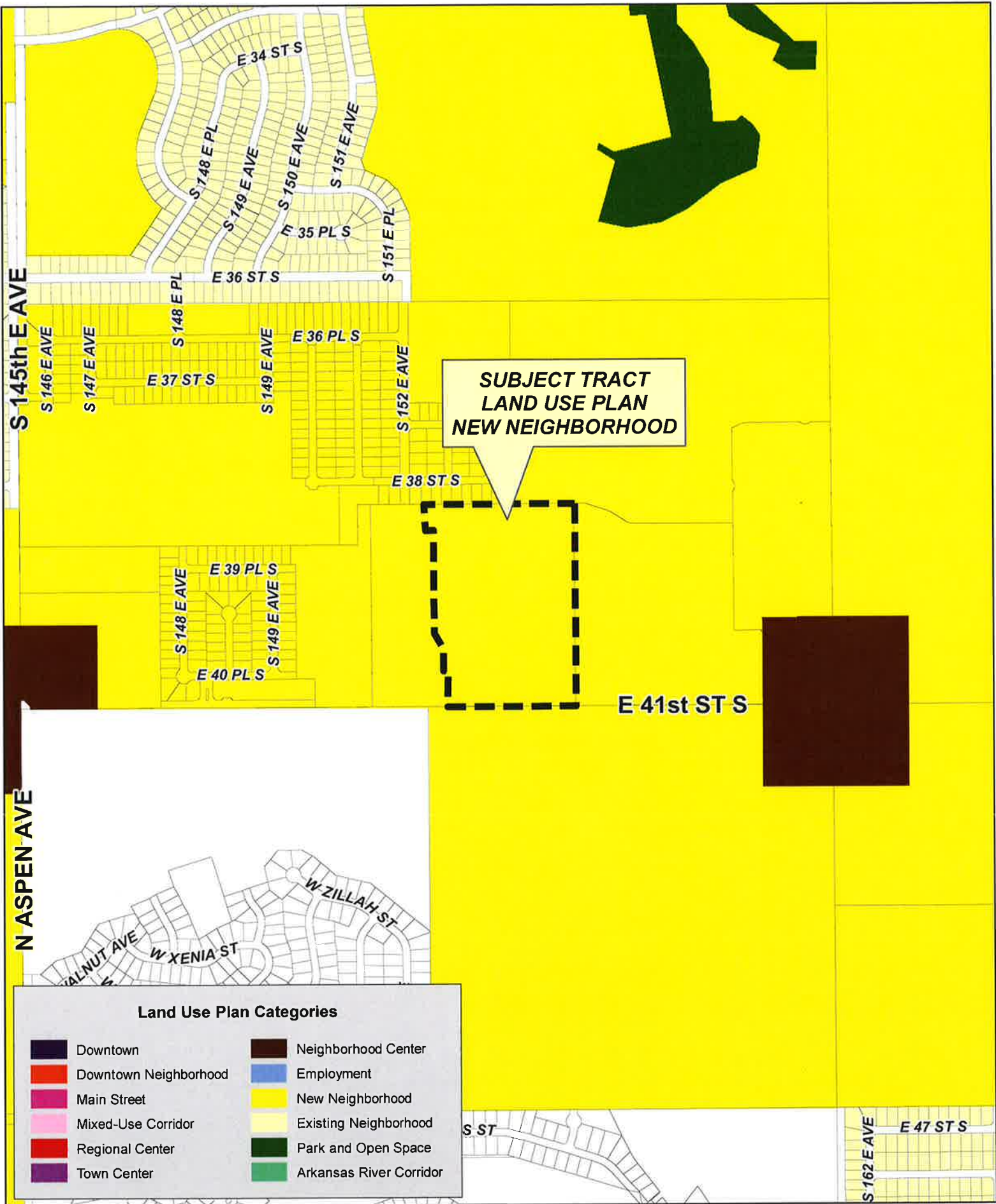
19-14 22

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

Aerial Photo Date: February 2018



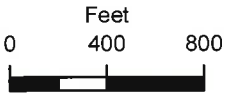




**SUBJECT TRACT  
LAND USE PLAN  
NEW NEIGHBORHOOD**

**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 |



**Z-7577**

19-14 22

