



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7605

Hearing Date: May 19, 2021

Case Report Prepared by:

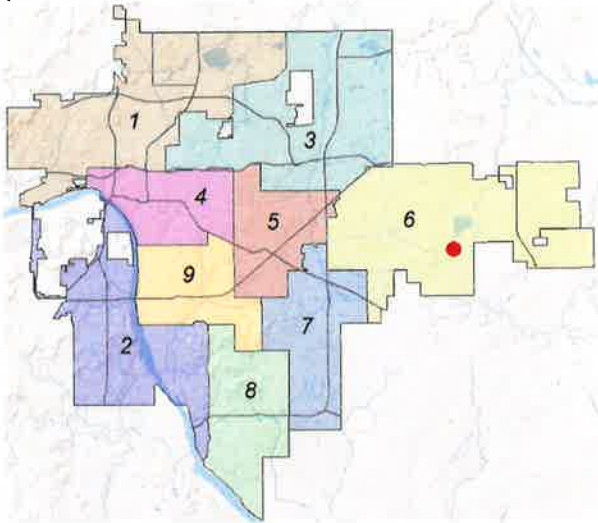
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: White Earth LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Residential

Concept summary: Rezoning to support a wide range of residential lot sizes. RS-5 zoning allows the smallest lot in our residential districts with a minimum lot size of 3300 square feet and a minimum lot width of 30 feet.

Tract Size: 136.78 ± acres

Location: Southeast corner of East 31st Street South at Lynn Lane (South 177th East Avenue)

Zoning:

Existing Zoning: AG

Proposed Zoning: RS-5

Comprehensive Plan:

Land Use Map: New Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9424

CZM: 50

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: Stan Sallee

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SECTION I: Z-7605

DEVELOPMENT CONCEPT:

The applicant is requesting RS-5 zoning to allow a variety of lot sizes for single family homes. RS-5 zoning allows single family homes, cottage home development, townhomes, and patio homes.

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:

Z-7605 requesting RS-5 zoning allows single family residential uses that are compatible with the surrounding properties and,

Lot and building regulations in a RS-5 district allow a density similar to the abutting MPD-1 zoned properties immediately west of this property and RS-5 zoning is consistent with the anticipated future development pattern of the surrounding property and,

RS-5 zoning is consistent with the New Neighborhood land use designation of the Comprehensive Plan therefore,

Staff recommends Approval of Z-7605 to rezone property from AG to RS-5.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The residential density, variety of building types and uses allowed are consistent with the land use designation in the comprehensive plan.

Land Use Vision:

Land Use Plan map designation: Neighborhood Center and New Neighborhood

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.

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

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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: East 31st Street South and South Lynn Lane are both illustrated as secondary arterial streets. No additional considerations are shown on the 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 gently sloping with stormwater drainage generally flowing from west to east into the Spunky Creek Floodplain and Floodway east of the site. The site is bisected by a regulatory floodplain and is lightly wooded.

Environmental Considerations: None except the regulatory floodplain in the middle of the site.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 31 st Street South	Secondary Arterial	100 feet	2
South Lynn Lane (S. 177 th E. Ave)	Secondary Arterial	100 feet	2

Utilities:

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The subject tract has municipal water and sewer available however significant offsite utility infrastructure for water and sanitary sewer improvement is expected.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	AG and RM-O	Park and Open Space	Stability	City of Tulsa Water Reservoir
East	AG	New Neighborhood	Growth	Undeveloped
South	AG	New Neighborhood	Growth	Undeveloped
West	MPD-1	New Neighborhood	Growth	Undeveloped

SECTION III: Relevant Zoning History

History: Z-7605

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

Subject Property:

No Relevant History.

Surrounding Property:

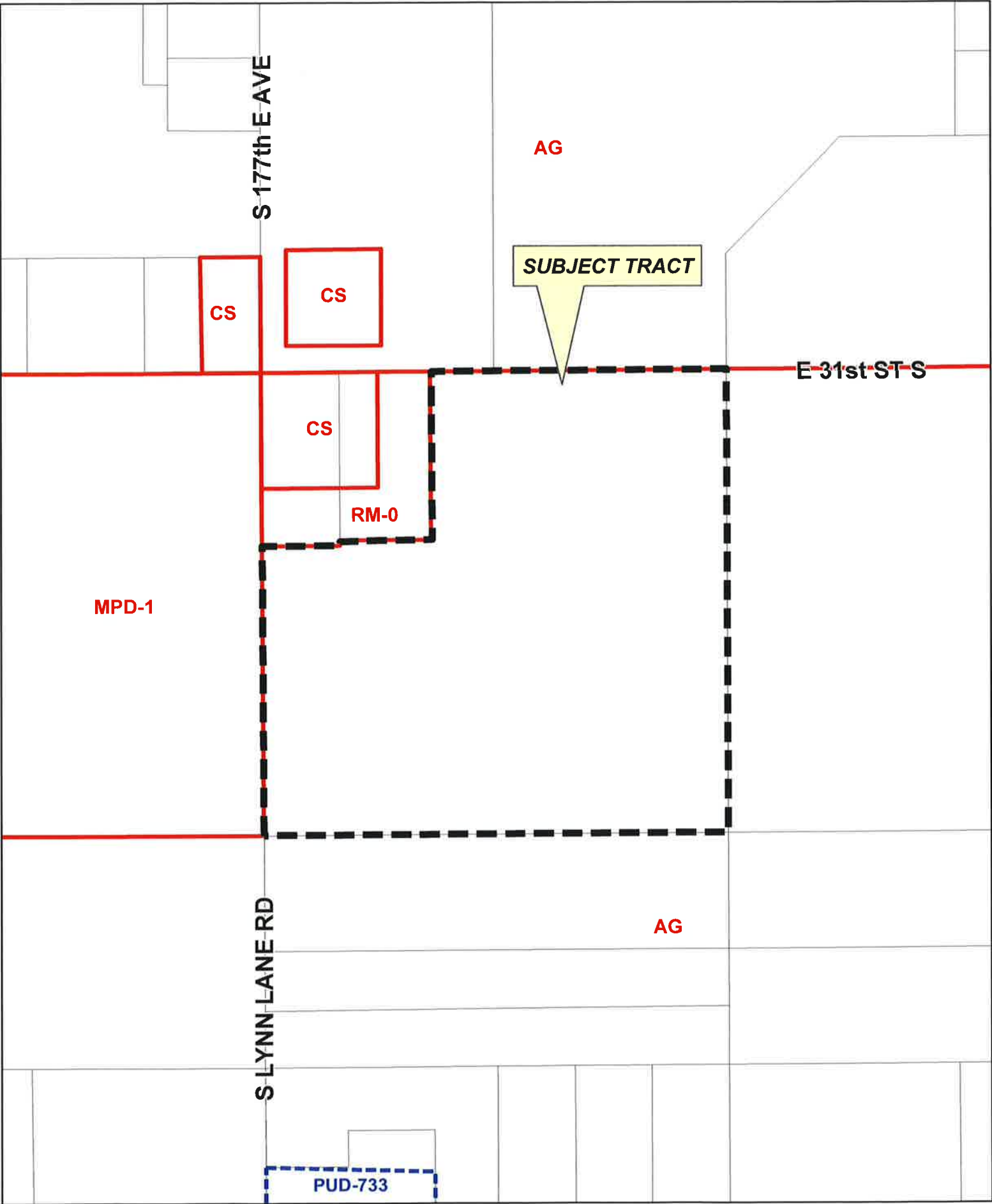
Z-7587 February 2021: All concurred in **approval** of a request for *rezoning* a 160± acre tract of land from AG to RS-5 for Single-family Residential, on property located on the southwest corner of East 31st Street South and South 193rd East Avenue.

MPD-1 April 2019: All concurred in **approval** of a request for *rezoning* a 117.5± acre tract of land from AG to MPD-1 for a mixed-use master planned community with a variety of housing types, recreational, civic, and commercial uses, integrated open space and park development, on property located on the southwest corner of East 31st Street and South 177th East Avenue.

Z-7009 February 2006: All concurred in **approval** of a request for *rezoning* a 21.81± acre tract of land from AG to CS/RM-0 for Commercial, Office, and Multifamily residential uses, on property located southeast corner of East 31st Street South and South 177th East Avenue.

BOA-17616 January 1997: The Board of Adjustment **approved** a *Special Exception* to permit a model airplane facility in an AG and CS zoned district, a *Variance* of required parking from 4274 to 45, and a *Variance* of required all weather surface to permit parking on gravel and grass, per plan submitted, on property located on the northeast corner of 31st and Lynn Lane.

BOA-06811 November 1970: The Board of Adjustment **approved** an *Exception* to permit occupying a mobile home in an AG District, on property located at the northeast corner of 31st Street and Lynn Lane.



SUBJECT TRACT

MPD-1

CS

CS

CS

RM-0

AG

E 31st ST S

S 177th E AVE

S LYNN LANE RD

AG

PUD-733



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S 177th E AVE

E 31st ST S

S LYNN LANE RD



Subject
Tract

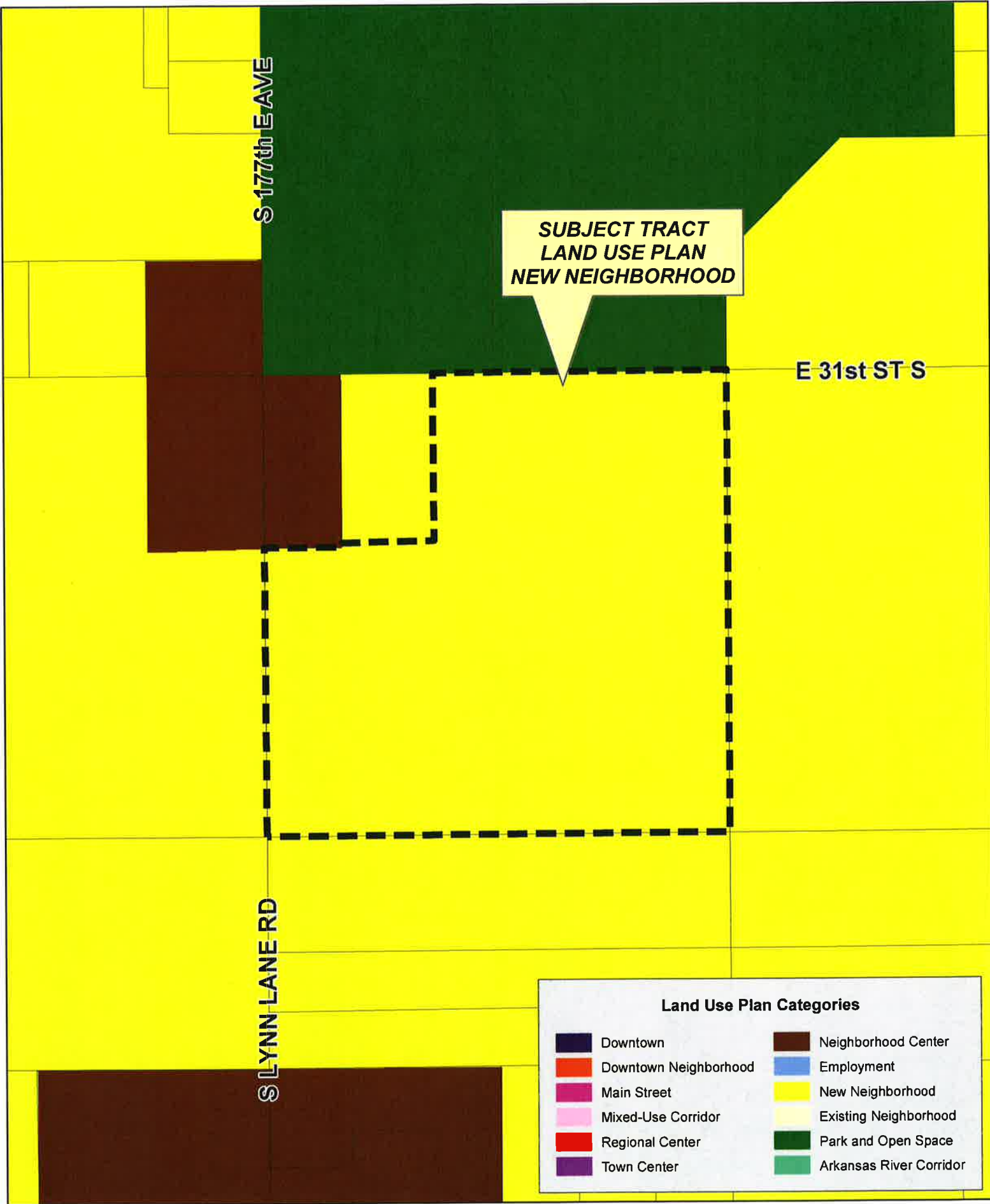
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018



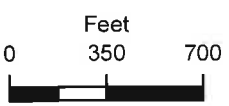


S 177th E AVE

**SUBJECT TRACT
LAND USE PLAN
NEW NEIGHBORHOOD**

E 31st ST S

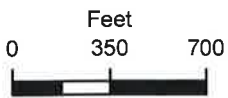
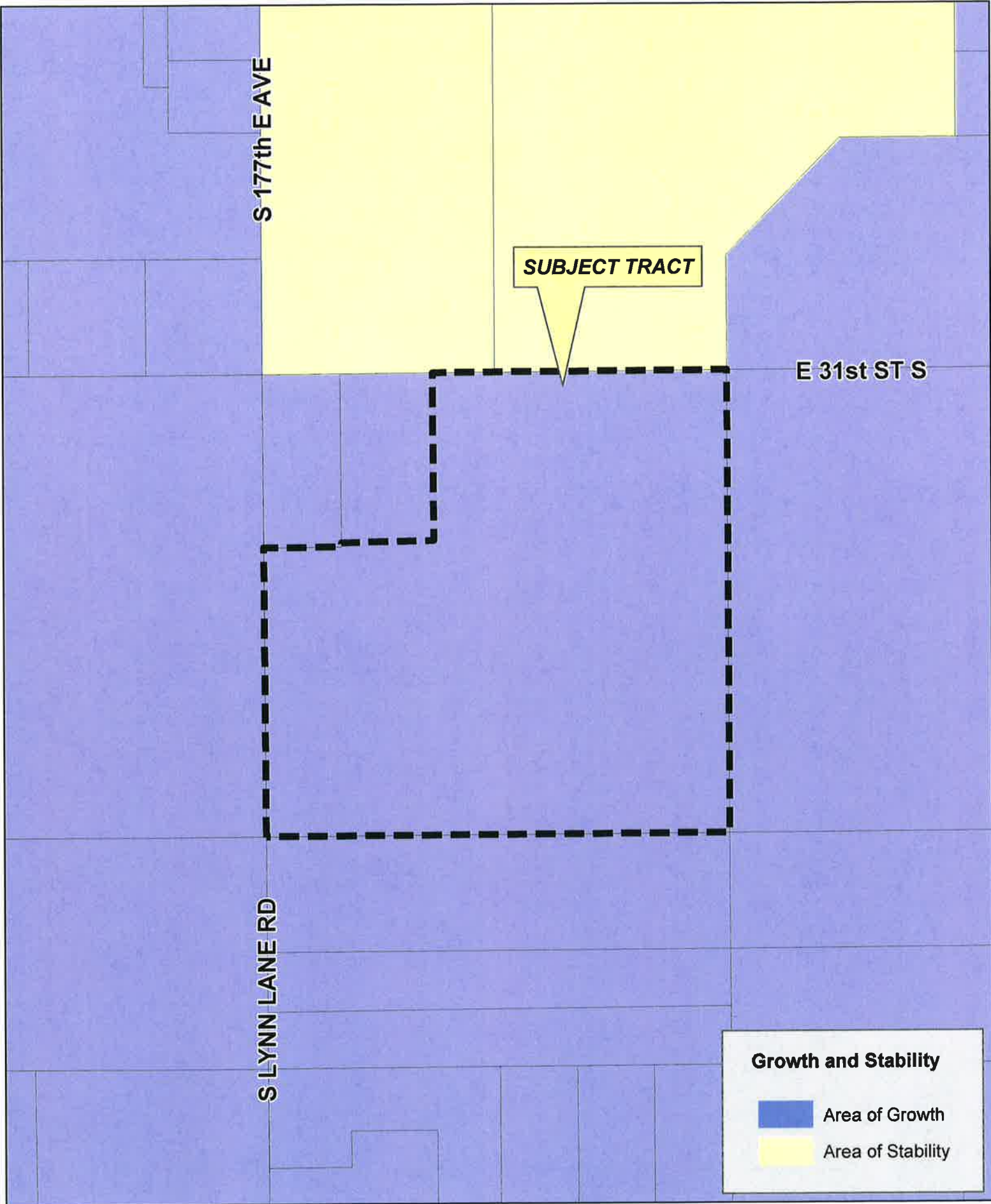
S LYNN LANE RD



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