



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7752

Hearing Date: December 6, 2023

Case Report Prepared by:

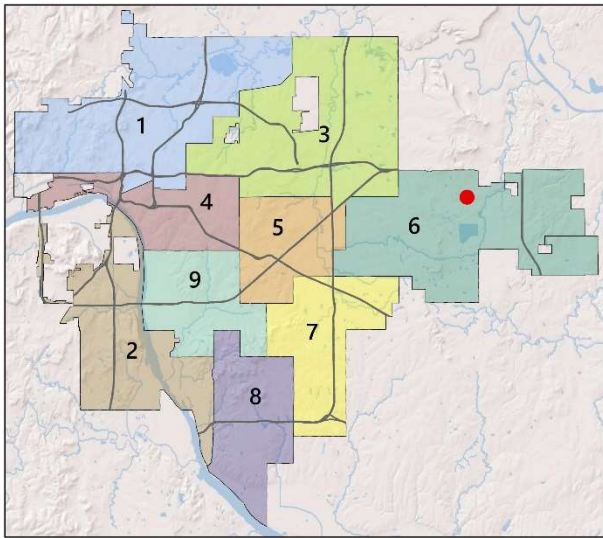
Nathan Foster

Owner and Applicant Information:

Applicant: Mike Thedford, Wallace Design

Property Owner: Hensley Development Group LLC

Location Map:
(shown with City Council districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Single-Family Residential – Private Streets

Concept summary: Rezone subject properties from RS-1 and AG to RS-3 with an optional development plan to permit private streets.

Tract Size: 25.14 ± acres

Location: North and west of the northwest corner of East 11th Street South and South 193rd East Avenue

Zoning:

Existing Zoning: RS-1/AG

Proposed Zoning: RS-3 with optional development plan

Comprehensive Plan:

Land Use Map: Neighborhood

Staff Recommendation:

Staff recommends approval of Z-7749 to rezone the site from RS-1 and AG to RS-3 with an optional development plan

City Council District: 6

Councilor Name: Christian Bengel

County Commission District: 1

Commissioner Name: Stan Sallee

SECTION I: Z-7752

DEVELOPMENT CONCEPT: The applicant is proposing to rezone the subject properties from RS-1 and AG to RS-3 with an optional development plan to permit the development of a single-family residential subdivision with private streets.

EXHIBITS:

- Case map
- Aerial (small scale)
- Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Applicant Exhibits

DETAILED STAFF RECOMMENDATION:

The Tulsa Comprehensive Plan designates this area as Neighborhood. RS-3 zoning aligns with the recommendations for the Neighborhood land use designation in this area.

RS-3 zoning requires 6,900 square feet of lot area and 4000 square feet of open space per unit in addition to the required parking associated with any new development of the property. The maximum building height allowed in the RS-3 district is 35 feet which is consistent with the surrounding zoning districts in the area.

Rezoning of the property would increase the potential of this property and permit the addition of needed new housing units in the area while maintaining an appropriate scale for the surrounding area.

Staff recommends approval of Z-7752 to rezone the property from RS-1 and AG to RS-3 with an optional development plan.

SECTION II: Z-7752 Development Standards

GENERAL PROVISIONS:

1. All uses, supplemental regulations, residential building types, lot and building regulations, and other relevant regulations shall conform with the provision of the Tulsa Zoning Code for development in an RS-3 zoning district except as outlined in the optional development plan.
2. The entire optional development plan may be served by private streets.

PERMITTED USES:

Uses permitted by right in the RS-3 Zoning District.

PRIVATE STREETS AND MAINTENANCE OBLIGATIONS FOR COMMON AREAS AND IMPROVEMENTS:

1. All lots within the subdivision shall include direct vehicular access to either a public street or a private street. All private streets shall be in a reserve area as defined on the face of the final plat.

2. All operations and maintenance responsibilities for improvements in reserve areas shall be assigned to the Homeowners Association. The reserve area language in the plat shall include provisions that provide common use and benefit of the owners of the residential lots, their guest, and invitees for providing vehicular and pedestrian access to and from the various residential lots and to and from public streets.
3. Provisions shall be made to allow access to the City of Tulsa, the United States Postal Service, private parcel delivery services, public utility providing service to the subdivision and to any refuse collection service which provides service within the subdivision the right to enter and traverse the private street and to operate thereon all service, emergency and allow government vehicles including, but not limited to, police and fire vehicles and equipment.
4. Private streets and sidewalks abutting private streets shall be constructed to meet or exceed the City of Tulsa Engineering standards for minor residential streets and must satisfy the provisions of the Tulsa Metropolitan Area Subdivision and Development Regulations.
5. Private streets intersecting with public streets must have a vehicular turn around area before any entrance gate that allows a complete turnaround completely outside the street right of way of the intersecting public streets. A building permit is required prior to subdivision entrance features that may include gates, walls, security systems, lighting, and access controls. Entrance features must be reviewed and approved by the technical advisory committee before building permit approval and installation.

PLATTING REQUIRMENT:

A final plat meeting or exceeding the minimum standards of the City of Tulsa shall be filed at the Tulsa County Courthouse prior to receipt of any residential building permit.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject property is designated as “Neighborhood” by the Comprehensive Plan land use map. The proposed RS-3 district aligns with the recommendations of the “Neighborhood” land use designation in this area.

Land Use Vision:

Neighborhood

Neighborhoods are “Mostly Residential Uses” which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents’ daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off a lower-order street separated from the arterial, then it would be considered Neighborhood.

Transportation Vision:

Major Street and Highway Plan: There is a planned collector street that bisects the subject property. During platting, a decision about future alignments for the planned collector street will be made.

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 subject property is adjacent to existing multifamily residential to the southeast with single-family zoning to north, east, and west.

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
South 193 rd East Avenue	None	50'	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	RS-1	Neighborhood	Salvage
East	RS-1	Neighborhood	Single-Family Residential
South	RS-1/AG-R	Local Center	Single-Family Residential/Vacant
West	AG	Neighborhood	Vacant

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11818 dated June 26, 1970, established zoning for the subject property.

Subject Property:

Ordinance No. 18748 July 5, 1996 All concurred in approval of a rezoning Z-6535 on the northern portion of the subject tract from RS-1 to AG



E 6TH ST S

E 7TH ST S

S 193RD AVE

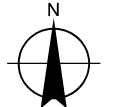
E 9TH ST

Z-7753

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

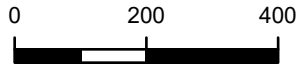
Aerial Photo Date: 2021

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 Subject Tract

Feet





Feet
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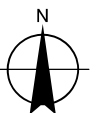
 Subject Tract

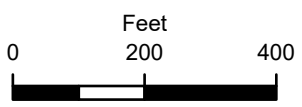
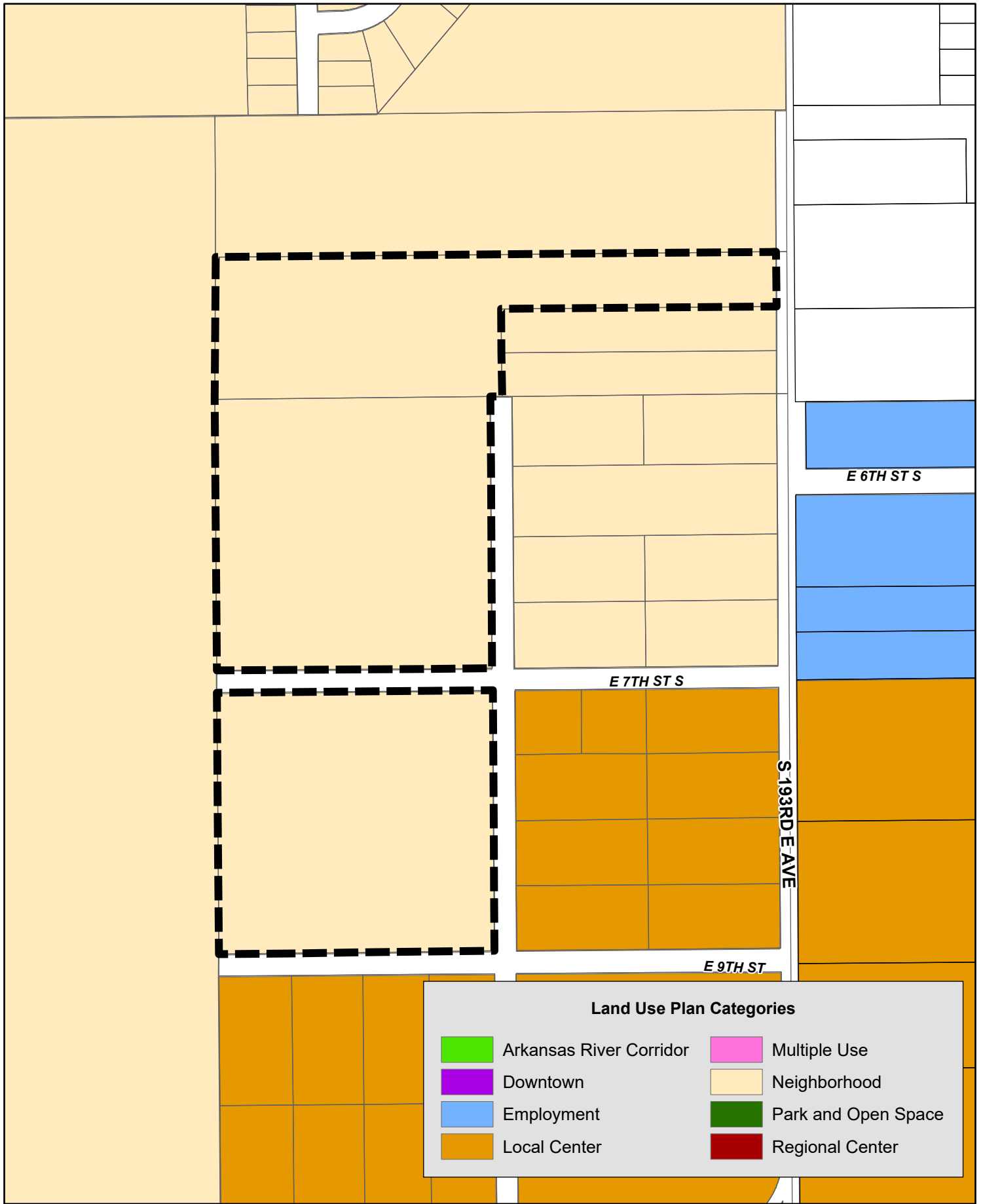
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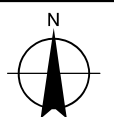
Aerial Photo Date: 2021

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Z-7752



November 20, 2023

Dear Neighbors:

On behalf of the owner of the property outlined in the attached exhibit, we would like to provide information about our proposed project.

Background

- This zoning application requests a rezoning to the RS-3 designation for medium to low density single-family residential housing.
- As proposed, this subdivision will be approximately 90-95 lots and will be gated with private streets.
- The development plan concept and narrative shown in the application and City of Tulsa Staff Report will be binding upon full approval of the rezone – approval will require the development to be built under the stated conditions of the development plan.
- Primary access for daily use will be along the northern boundary with direct access to 193rd/County Line Rd. This will be controlled and gated access only.
- Secondary access at 7th Street will be designated for emergency only with no daily traffic allowed. This will be gated and secured with a Knox box lock for emergency vehicle access.
- Engineering design will meet or exceed all City of Tulsa requirements and standards with regards to stormwater drainage and onsite detention, streets, utilities, and all other infrastructure standards.
- This subdivision will meet or exceed all Tulsa Zoning Code requirements for the RS-3 zoning designation for lot size, setbacks, and frontage.

We are reaching out to all neighbors to have an open and direct dialogue about the project and answer questions as they come up. We are not requesting anything from any of you. We just want everyone to have as much information as possible.

If you have questions, please feel free to contact Mike Thedford at 918-584-5858 or at mike.thedford@wallace.design.

regards,

wallace design collective



wallace
design
collective

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