



Tulsa Metropolitan Area Planning Commission

Z-7762 Staff Report

Hearing Date: March 20, 2024

Prepared by: Nathan Foster

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918-596-7609

Owner and Applicant Information

Applicant: Tanner Consulting, LLC

Property Owner: Noah Corporation

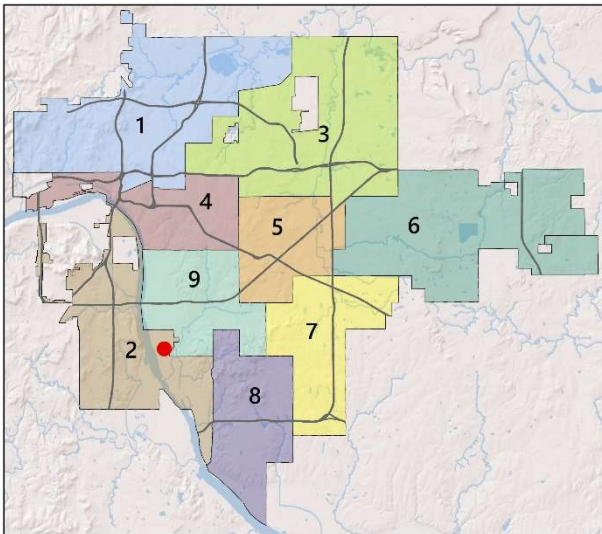
Property Location

West of the northwest corner of South Evanston
Avenue and East 75th Street South

Tract Size: ±9.29 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 2, Jeannie Cue

County Commission: District 3, Kelly Dunkerley

Public Notice Required

Newspaper Notice – min. 20 days in advance

Mailed Notice to 300' radius – min. 20 days in advance

Posted Sign – min. 20 days in advance

Staff Recommendation

Staff recommends approval.

Request Summary

Apply optional development plan to existing RS-1-zoned
properties to permit the use of private streets

Zoning

Existing Zoning: RS-1 (Residential – Single-Family 1)

Existing Overlays: None

Proposed Zoning: RS-1 (Residential – Single-Family 1) with
optional development plan to permit private streets

Use

Current Use: Single-Family Residential

Proposed Use: Single-Family Residential

Comprehensive Plan Considerations

Land Use

Land Use Plan: Neighborhood

Small Area Plans: None

Development Era: Late Automobile

Transportation

Major Street & Highway Plan:

E. 75th Street South – Residential Collector

planitulsa Street Type: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: N/A

Environment

Flood Area: N/A

Tree Canopy Coverage: 30-50%

Parks & Open Space: N/A

Detailed Staff Recommendation

The applicant is proposing an optional development plan to permit private streets on the subject properties.

The current property consists of six separate tax parcels containing six detached houses. The existing lots do not comply with City of Tulsa zoning requirements due to the current configuration. The property owner is seeking to bring the existing homes into compliance by rezoning and platting the property.

If approved, the existing street would be required to be improved to City of Tulsa standards and permitted as a private street to be maintained by a designated homeowner’s association.

The properties are designated as “Neighborhood” by the Tulsa Comprehensive Plan. The RS-1 zoning is consistent with the surrounding properties and only permits large-lot single-family detached homes.

With consideration given to the factors listed herein, staff recommends **approval** of the application subject to the development standards outlined below.

Z-7762 Development Standards

The project shall be developed in accordance with all applicable requirements of the RS-1 district of the Tulsa Zoning Code, except as noted herein.

STREETS: Streets may be public or private and gated. The existing street shall remain as a private street and shall be inspected by the City of Tulsa and the City of Tulsa Fire Department. Private streets are subject to the requirements of the Tulsa Subdivision and Development Regulations, Section 5-060.8.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as 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 an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access from a lower-order street separated from the arterial, then it would be considered Neighborhood.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-1	Neighborhood	Single-Family Residential
East	RS-1	Neighborhood	Single-Family Residential
South	RS-1	Neighborhood	Single-Family Residential
West	RS-1	Neighborhood	Single-Family Residential

Small Area Plans

The subject properties are not located within any adopted small area plan boundaries.

Development Era

The subject property is in an area developed during the Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and

nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

Transportation

Major Street & Highway Plan: East 75th Street South is designated as a residential collector which requires an ultimate right-of-way dedication of 60 feet. Right-of-way dedications, if required, will be enforced during the subdivision platting process.

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: N/A

Environmental Considerations

Flood Area: The subject properties do not contain FEMA or City of Tulsa regulatory floodplain.

Tree Canopy Coverage: Tree canopy in the area is 30-50%. Significant effort should be given to the preservation of mature stands of trees. Tree canopy removal should be minimized, and replacement of trees that need removing should be encouraged.

Parks & Open Space: N/A

Zoning History

Ordinance 11828, dated June 26, 1970, established zoning for the subject property.

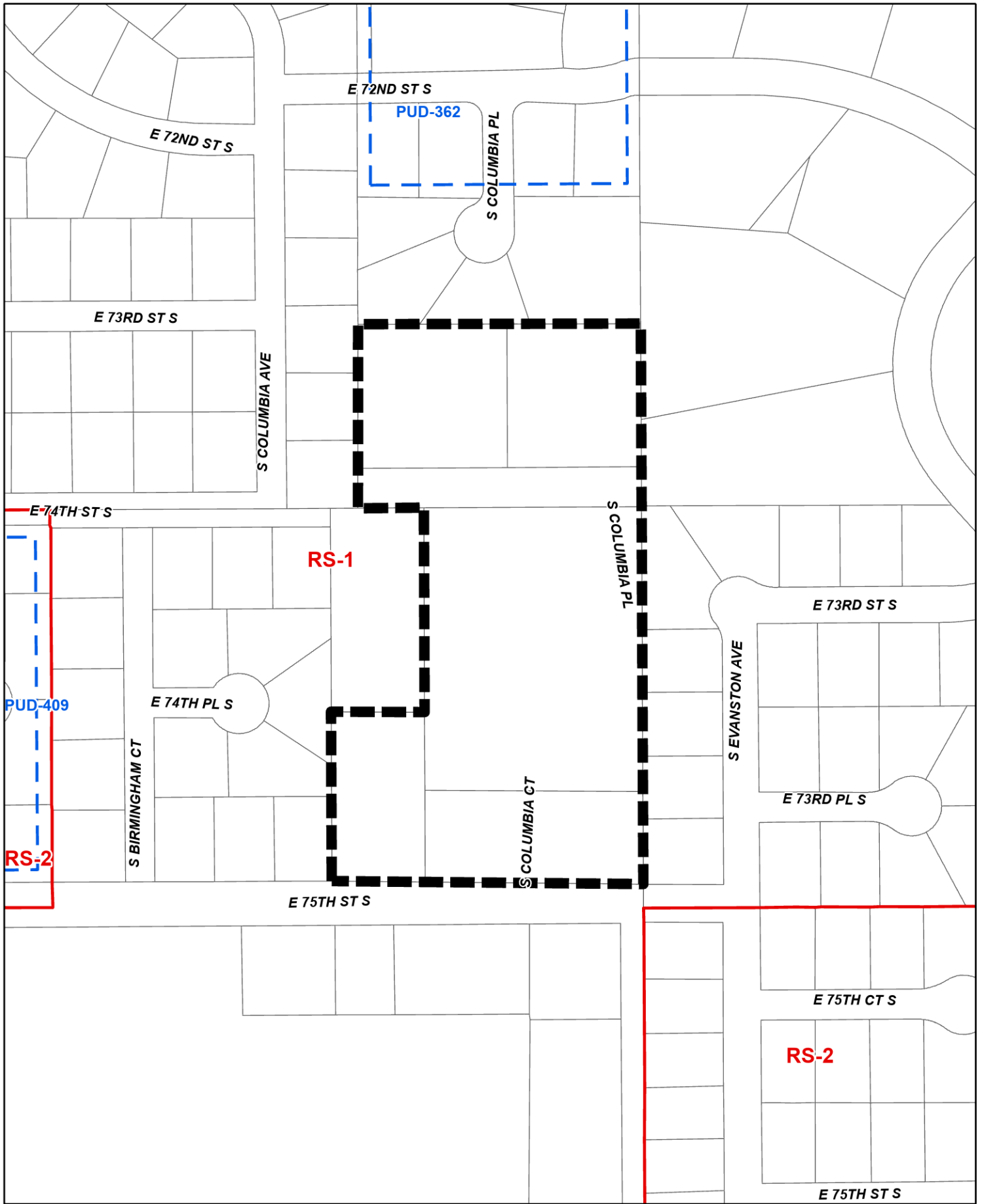
Exhibits

Case map

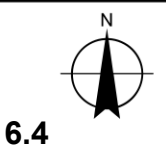
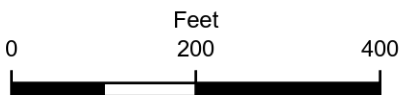
Aerial (small scale)

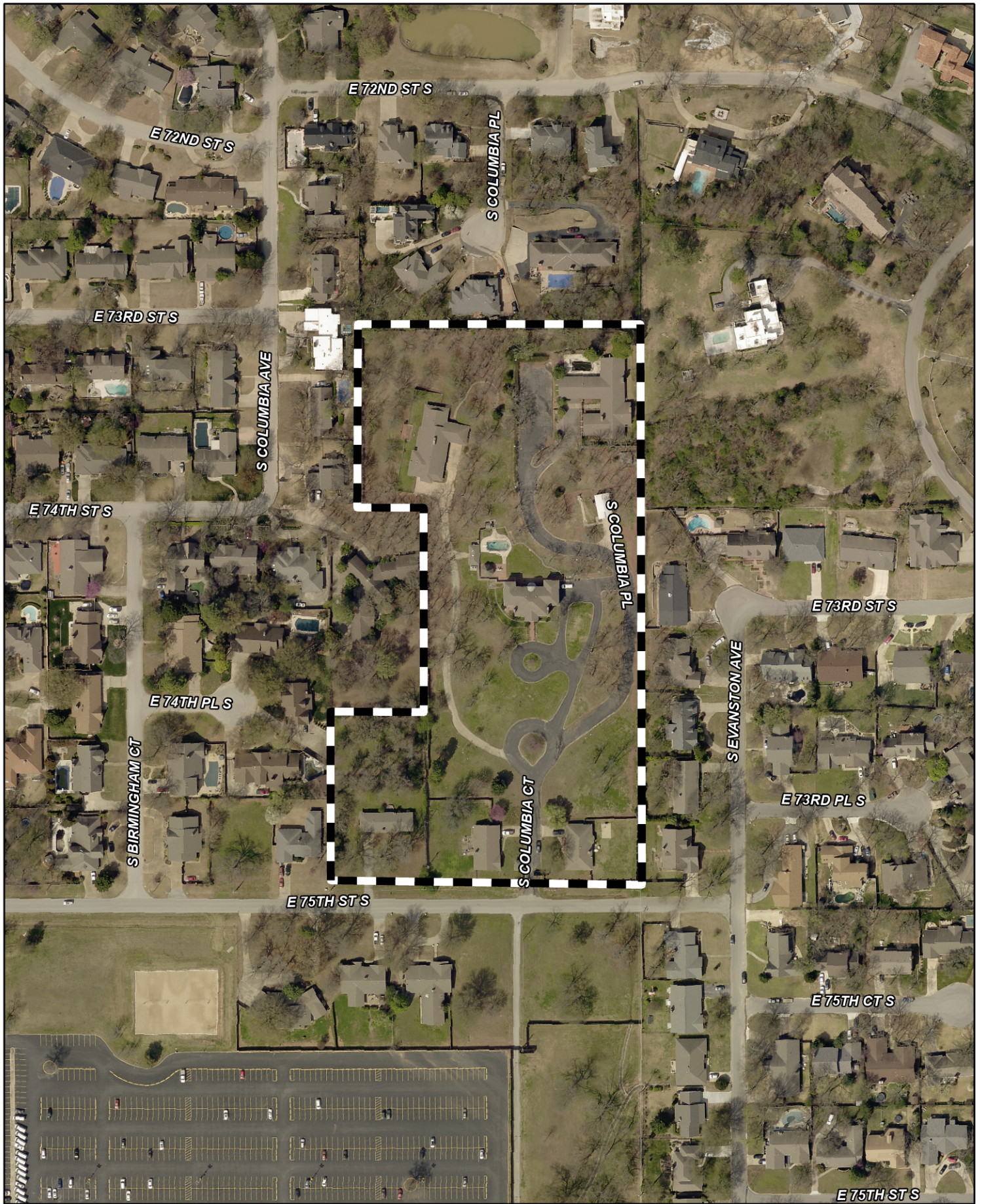
Aerial (large scale)

Tulsa Comprehensive Plan Land Use Map



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Subject
Tract

Feet
200

400

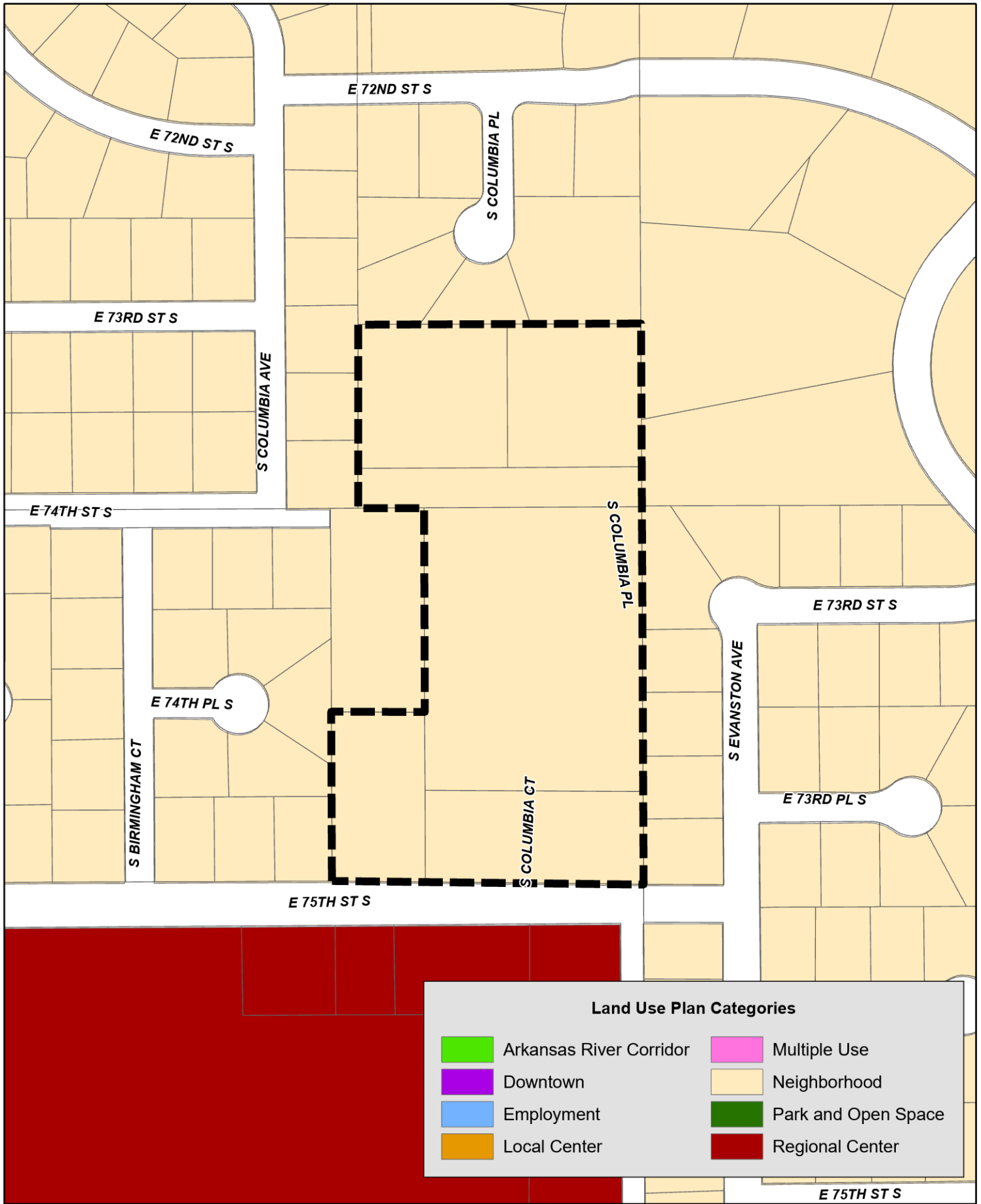
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Note: Graphic overlays may not precisely
align with physical features on the ground.

6.5

Aerial Photo Date: 2021





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Exhibit “A”
22049 Broach, Tulsa, OK
Gross Boundary Property Description

A TRACT OF LAND THAT IS PART OF “SOUTHERN HILLS ESTATES”, A RESUBDIVISION OF BLOCKS ONE (1), TWO (2), AND THREE (3) OF “LA-VELL HEIGHTS”, A SUBDIVISION OF A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION EIGHT (8), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, SAID “SOUTHERN HILLS ESTATES” BEING A SUBDIVISION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 1626); AND A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (E/2 NE/4 NW/4) OF SAID SECTION 8, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT SIX (6), BLOCK TWO (2) OF SAID “SOUTHERN HILLS ESTATES”, THENCE NORTH 1°15’42” WEST AND ALONG THE WEST LINE OF SAID LOT 6, FOR A DISTANCE OF 279.00 FEET; THENCE NORTH 88°36’20” EAST FOR A DISTANCE OF 157.00 FEET TO A POINT ON THE WEST LINE OF LOT SEVEN (7) OF SAID BLOCK 2; THENCE NORTH 1°15’42” WEST AND ALONG THE WEST LINE OF SAID LOT 7, AND ITS EXTENSION, FOR A DISTANCE OF 340.51 FEET TO A POINT ON THE SOUTH LINE OF SAID E/2 NE/4 NW/4; THENCE SOUTH 88°39’00” WEST AND ALONG SAID SOUTH LINE, FOR A DISTANCE OF 110.00 FEET TO THE SOUTHEAST CORNER OF “WOODRIDGE”, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 3339); THENCE NORTH 1°05’49” WEST AND ALONG THE EAST LINE OF SAID “WOODRIDGE”, FOR A DISTANCE OF 300.00 FEET TO THE SOUTHWEST CORNER OF “ROCKWOOD HILLS POND AMENDED”, A RESUBDIVISION OF “ROCKWOOD HILLS POND” AND AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 4736); THENCE NORTH 88°38’59” EAST AND ALONG THE SOUTH LINE OF SAID “ROCKWOOD HILLS POND AMENDED”, FOR A DISTANCE OF 466.21 FEET TO A POINT ON THE WEST LINE OF “ROCKWOOD HILLS ESTATES”, AN ADDITION TO THE COUNTY OF TULSA (NOW CITY OF TULSA, TULSA COUNTY), OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 2189); THENCE SOUTH 1°14’28” EAST AND ALONG THE WEST LINE OF SAID “ROCKWOOD HILLS ESTATES” AND ALONG THE WEST LINE OF “ROCKWOOD HILLS MANOR 2ND ADDITION”, A SUBDIVISION IN TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 3141), FOR A DISTANCE OF 919.48 FEET TO THE NORTHEAST CORNER OF EAST 75TH STREET SOUTH AS PLATTED WITHIN “SOUTHERN HILLS ESTATES”; THENCE SOUTH 88°37’59” WEST AND ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST 75TH STREET SOUTH, FOR A DISTANCE OF 513.75 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 404,872 SQUARE FEET OR 9.295 ACRES.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF “ROCKWOOD HILLS MANOR 2ND ADDITION”, A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 3141), THE BEARING BEING NORTH 1°14’28” WEST.

PROJECT - DEVELOPMENT OVERVIEW

Tulsa Zoning Code Section 70.040-A Purpose

Development plans are required with some property owner-initiated rezonings and are optional with other property owner initiated rezonings. The purpose is to depict a property owner's generalization plan for the type, amount and character of development proposed on the subject property. By providing certainty about development proposals, development plans provide review and decision-making bodies with additional information on which to base a rezoning decision.

Project is a proposed private, gated single-family residential subdivision. The purpose of the rezoning and optional development plan request is to create individual lots of record for six existing homes while preserving the unique nature of the property and utilizing the existing road and cul-de-sac as a private road. The only request this optional development plan facilitates is allowing private and gated streets.

DEVELOPMENT STANDARDS

Project shall be developed in accordance with the use and development regulations of the RS-1 district of the Tulsa Zoning Code, except as noted herein.

STREETS: Streets may be public or private and gated. The existing street shall remain as a private street and shall be inspected by the City of Tulsa and the City of Tulsa Fire Department.