



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7553

Hearing Date: June 17, 2020

Case Report Prepared by:

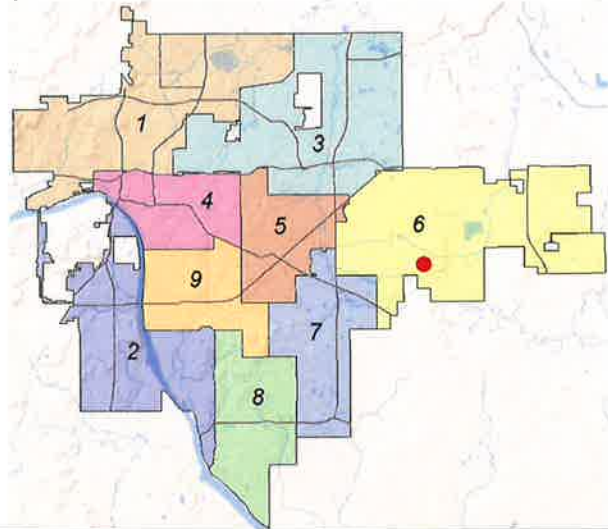
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Ricky Jones

Property Owner: 41st Street Development LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Single-family Residential

Concept summary: 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: 68.28 ± acres

Location: East of the Southeast corner of East 36th Street South & 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

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SECTION I: Z-7553

DEVELOPMENT CONCEPT: The applicant has submitted a request to consider rezoning from RS-3 zoning which requires a minimum lot width of 60 feet and a minimum lot size of 6900 square feet to RS-4 zoning that requires a minimum lot width of 50 feet and minimum lot size of 5500 sq. ft.

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-7553 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-7553 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

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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:

The east side of the site abuts a planned arterial street and adequate street right of way should be dedicated as part of the plat process. The street does not exist, and the applicant should be aware that some access to the south along that right of way may be required for redevelopment of this site.

The north side of the site also abuts a planned residential collector street. During the development of this site the east/west collector street will be required to satisfy the major street and highway plan standards.

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 some tree cover and gently sloping terrain. The east side of the site is at the upper end of Adams Creek drainage basin and may be sensitive to wetlands and water quality considerations. Terrain around the creek is steeper and may be more challenging for home site development.

Environmental Considerations: Adams Creek stream channel is near the east boundary of the site. During the plat process considerations for creek preservation and development on the fringes of the floodplain will be necessary to preserve the water quality in the basin. The alignment of East 161st Street may not follow the typical section line arrangement and we will recommend alignment considerations during the plat process and recommend further discussions with City Engineering early in the plat process to discuss street construction and alignment possibilities.

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Streets:

<u>Existing Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 36 th Place South	Residential Collector	60 feet	2
South 152 nd East Avenue	NA	50 feet	2
East 38 th Street South	NA	50 feet	2
<u>Future Access requirements</u>			
161 st Street South (East boundary of subject property)	Secondary Arterial	100 feet	This planned street has not been constructed

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	RS-3	New Neighborhood	Growth	Undeveloped
East	AG and RS-3	New Neighborhood	Growth	Undeveloped
South	RS-3	New Neighborhood	Growth	Undeveloped
West	RS-3	New Neighborhood	Growth	Single-family

SECTION III: Relevant Zoning History

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

Subject Property:

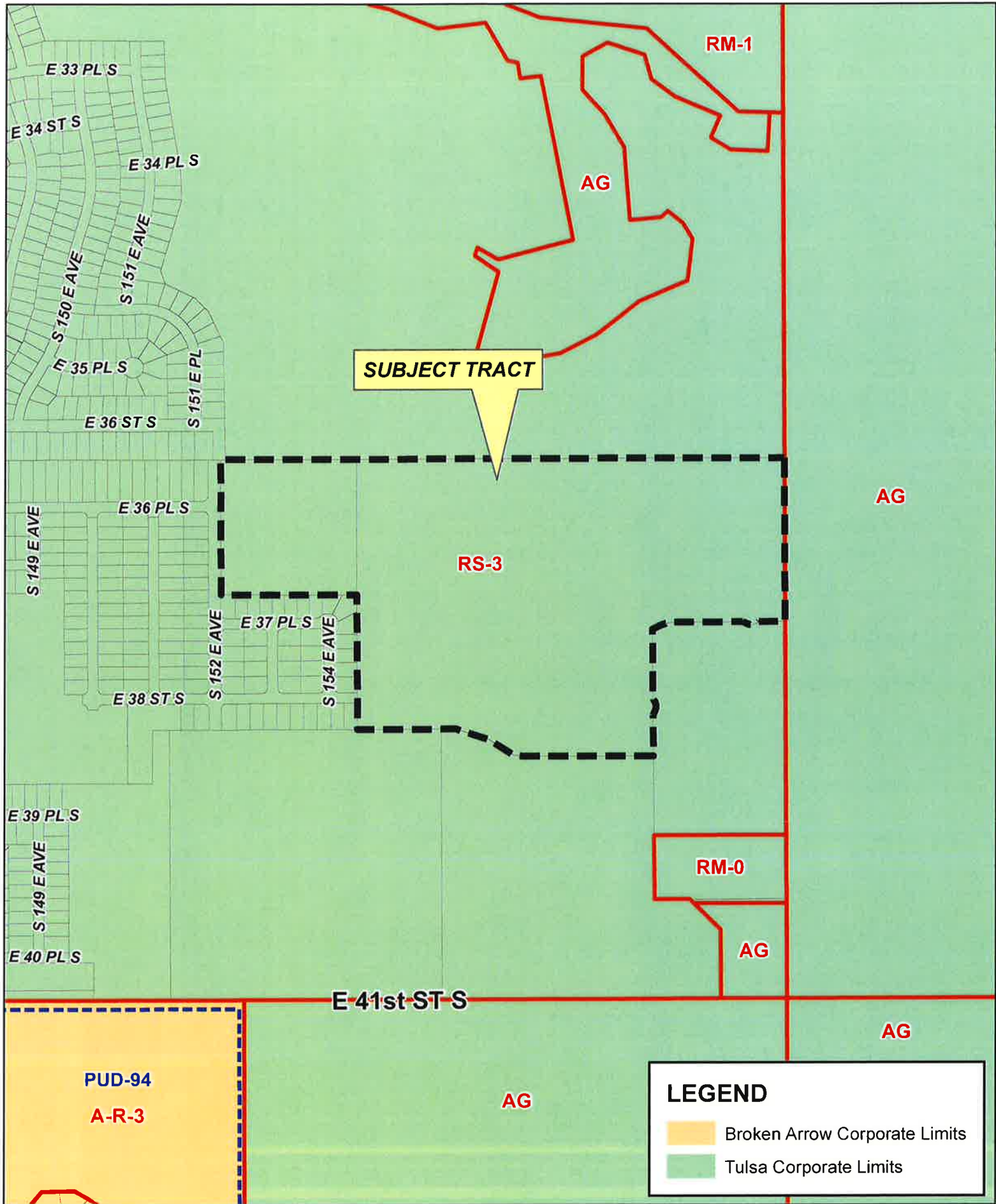
No Relevant History.

Surrounding Property:

Z-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 subdivision, on property located west of the northwest corner of East 41st Street and South 161st East Avenue.

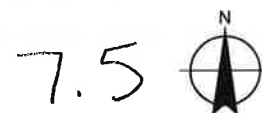
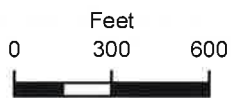
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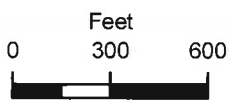
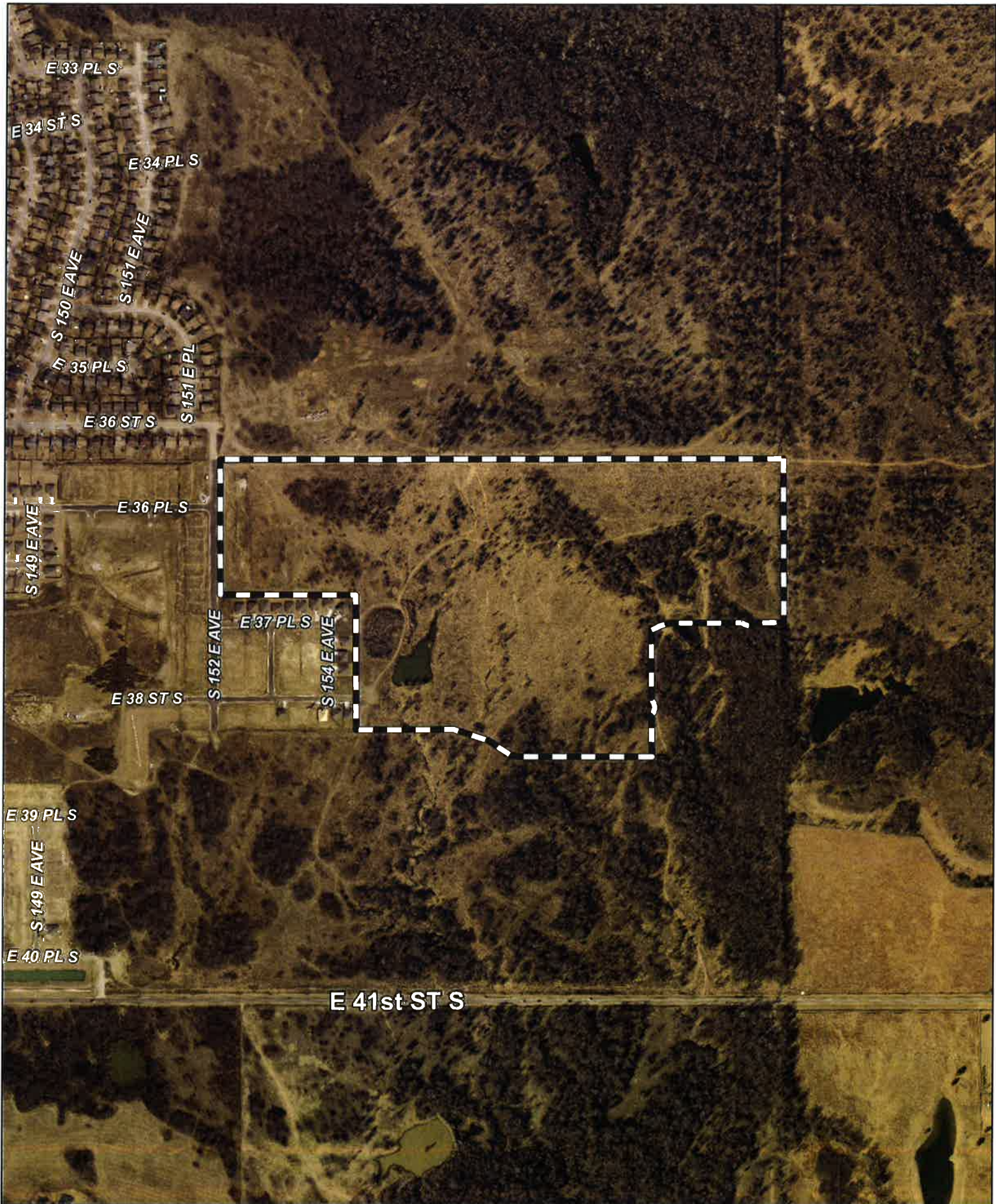
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 Subject Tract

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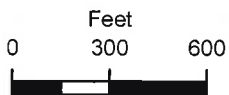
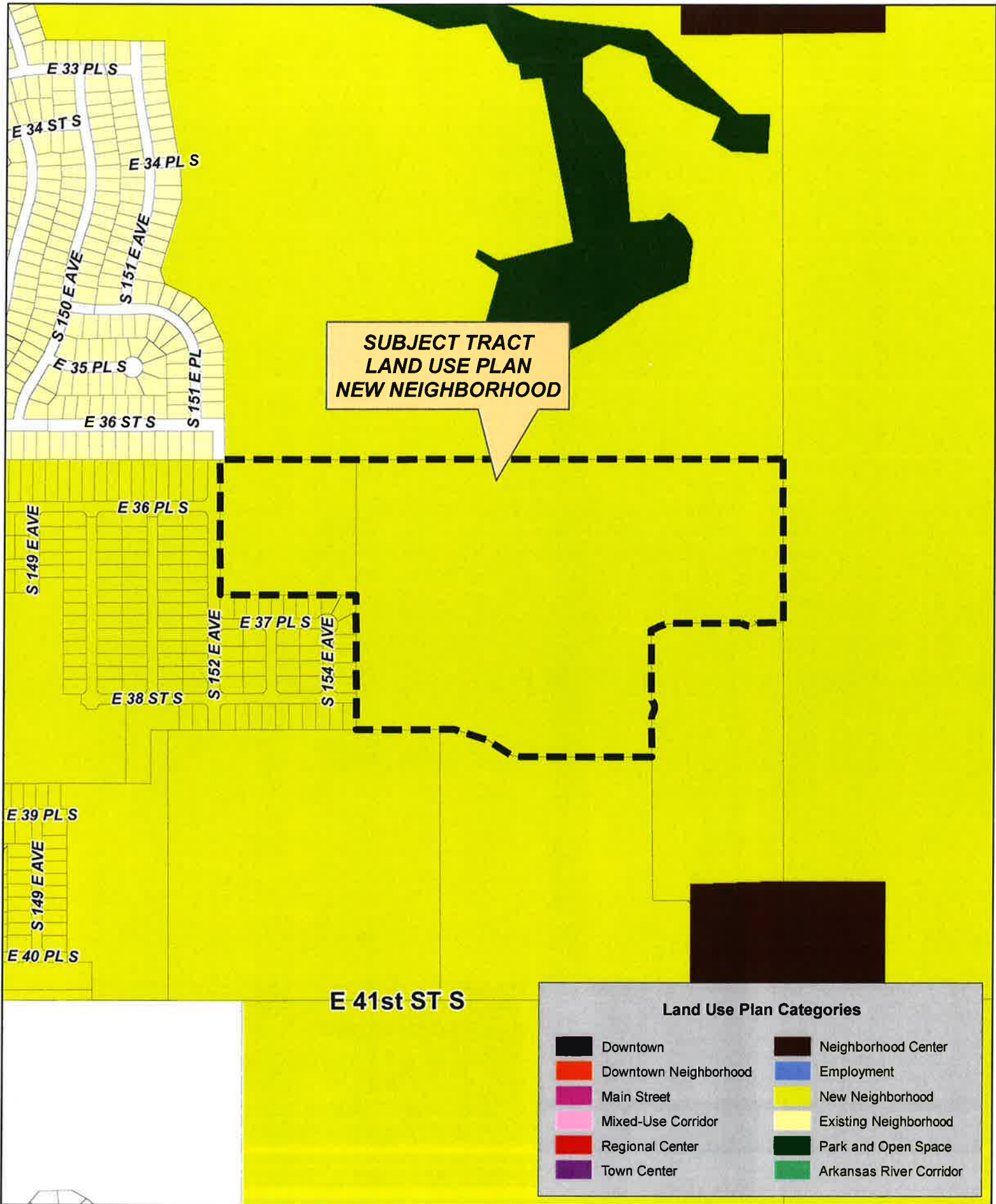
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

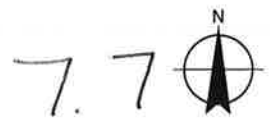
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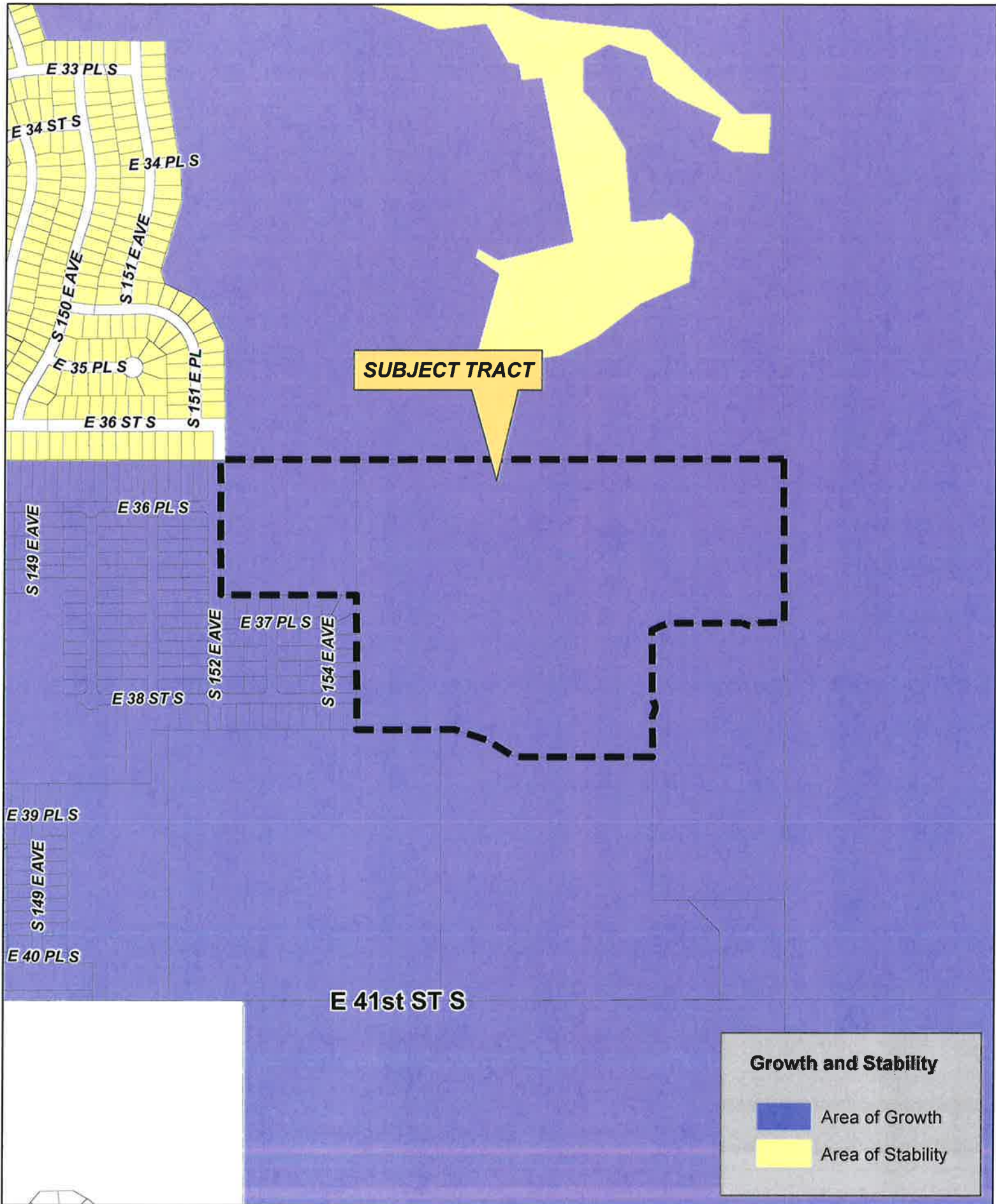




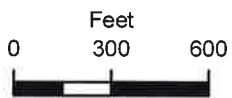
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SUBJECT TRACT



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