



Tulsa Metropolitan Area  
Planning Commission

**Case :** MR-3 – 3818 S. St. Louis Ave

**Hearing Date:** February 6, 2019

**Case Report Prepared by:**

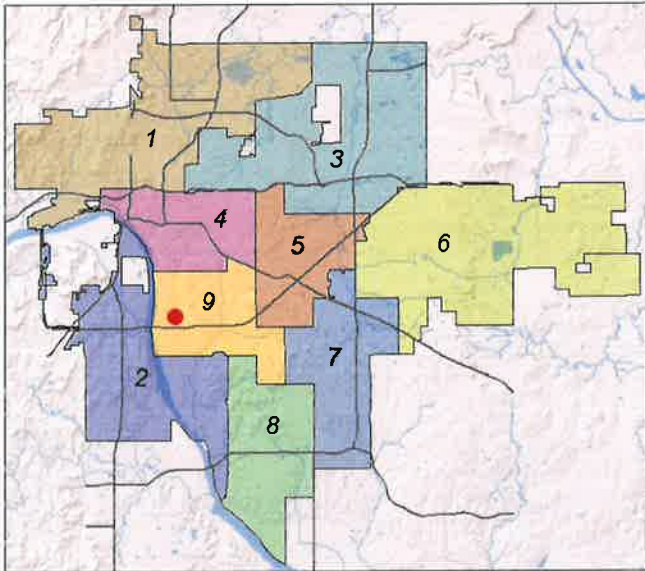
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Mike Alexander

*Owner:* Terrazzo Properties, LLC

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



**Applicant Proposal:**

Modification to the Subdivision and  
Development Regulations

Purpose: Requesting a modification to the  
sidewalk requirements of Section 5.070 to  
remove the requirement for construction of  
sidewalks.

*Location:* South of the southwest corner of  
East 38th Street South and South St.  
Louis Avenue

Lot 3, Block 4 – Forest Ridge Addition

**Zoning:** RS-3

**Staff Recommendation:**

Staff recommends **approval** of the  
modification

**City Council District:** 9

*Councilor Name:* Ben Kimbro

**County Commission District:** 2

*Commissioner Name:* Karen Keith

**EXHIBITS:** Case Map ,Aerial, Site Plan, Applicant's Request

7.1

## MODIFICATION OF THE SUBDIVISION AND DEVELOPMENT REGULATIONS

### MR-3 – 3818 S. St. Louis Ave - (CD 9)

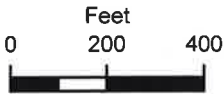
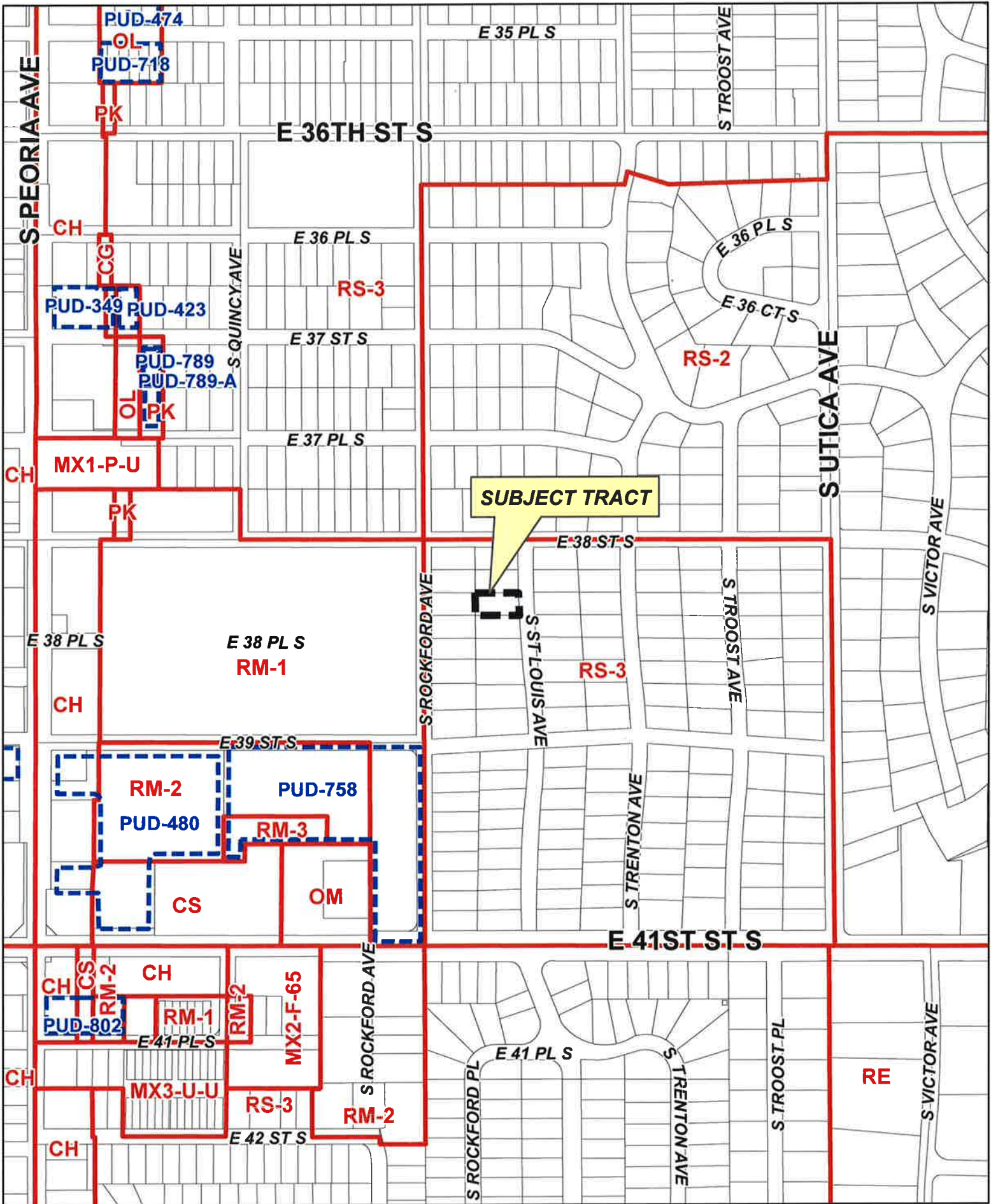
South of the southwest corner of East 38th Street South and South St. Louis Avenue - Lot 3, Block 4 – Forest Ridge Addition

The applicant has requested that the Planning Commission remove the requirement that the property owner construct a sidewalk as part of the construction of a new home. The newly adopted Subdivision and Development Regulations require sidewalks to be constructed on any new development requiring both new construction building permits and a certificate of occupancy.

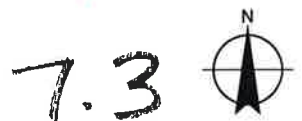
The property under application is located within a neighborhood where there are currently no sidewalks. The newly constructed home would be the only property in the immediate area with a sidewalk and the sidewalk would not provide the connectivity that is the intended goal of the Subdivision and Development Regulations.

It is anticipated that the City of Tulsa will begin collecting fees-in-lieu for sidewalks in the near future to address situations where the immediate installation of sidewalks is not practical. Currently, the program for collection and allocation of those fees has not been implemented and a modification approval by TMAPC is the only relief from the sidewalk requirement.

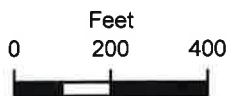
Staff recommends **approval** of the modification of the Subdivision and Development Regulations to remove the requirement for sidewalk construction on this property.



**MR-3**  
19-13 19







Subject Tract

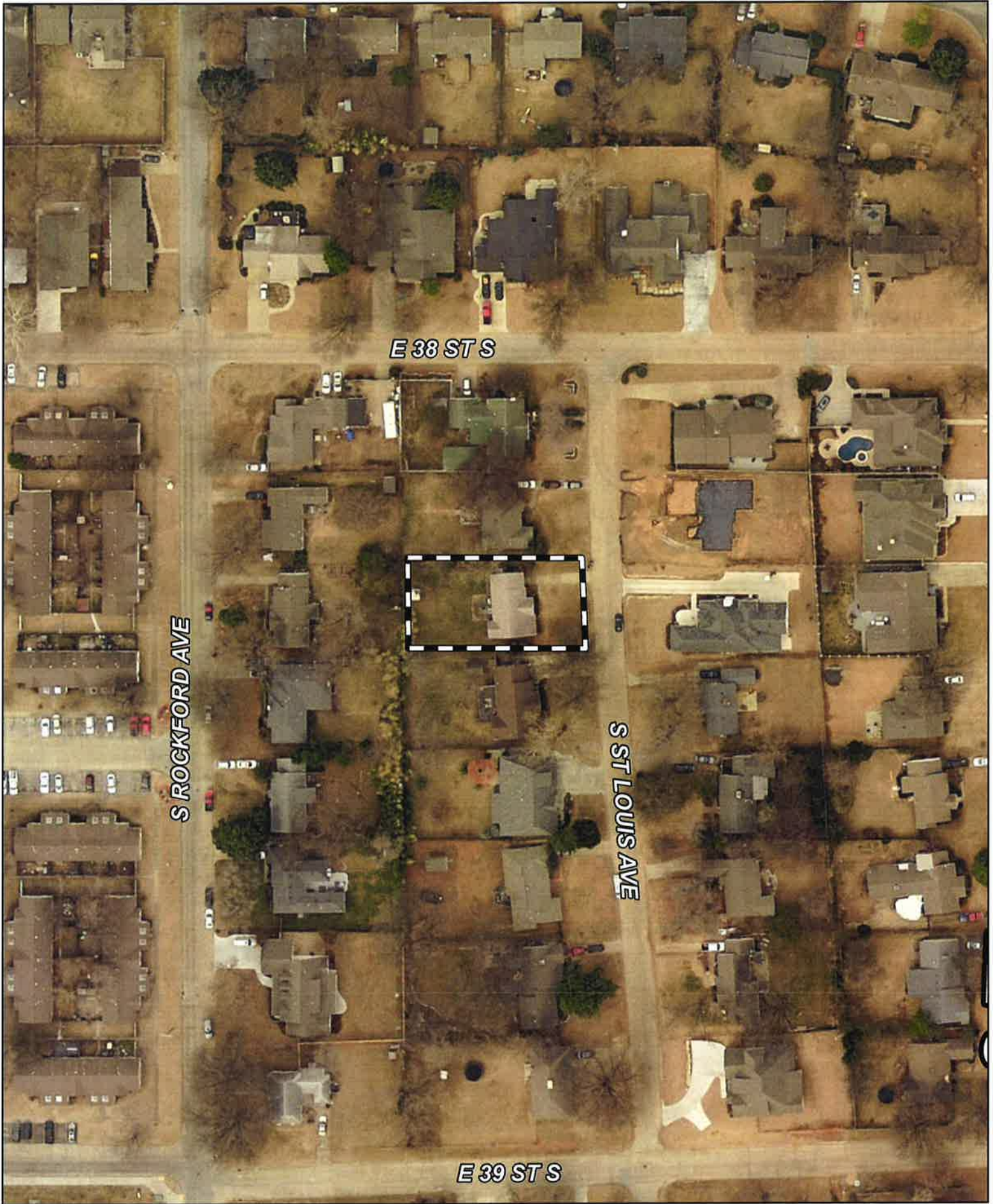
**MR-3**  
19-13 19

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

Aerial Photo Date: February 2018





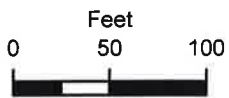


E 38 ST S

S ROCKFORD AVE

S ST LOUIS AVE

E 39 ST S



Subject Tract

MR-3  
19-13 19

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

Aerial Photo Date: February 2018

7.5



**TERRAZZO PROPERTIES, LLC  
2202 EAST 49<sup>TH</sup> STREET #310  
TULSA, OK**

January 7, 2019

Tulsa Metropolitan Planning Commission  
c/o Land Use Administrator

Re: 3818 South St. Louis, Ave. Tulsa, Oklahoma 741105 ("Property")  
Request for Modification of Sidewalk Requirement

Gentlemen:

Terrazzo Properties, LLC is constructing a single family residence on the Property. We are requesting a modification of the sidewalk requirement contained in Paragraph 5-070 of the Tulsa Metropolitan Area Subdivision and Development that provides that no certificate of occupancy shall be issued until a sidewalk is constructed. We are requesting that no sidewalk be required for a certificate of occupancy to be issued for the Property.

The Property is located in midtown Tulsa in Forest Ridge Addition, an old, well established subdivision in which no sidewalks exist. To require a sidewalk for the Property would offer no utility to the area and would not be consistent with the current aesthetics of the area. These factors make the sidewalk installation impractical.

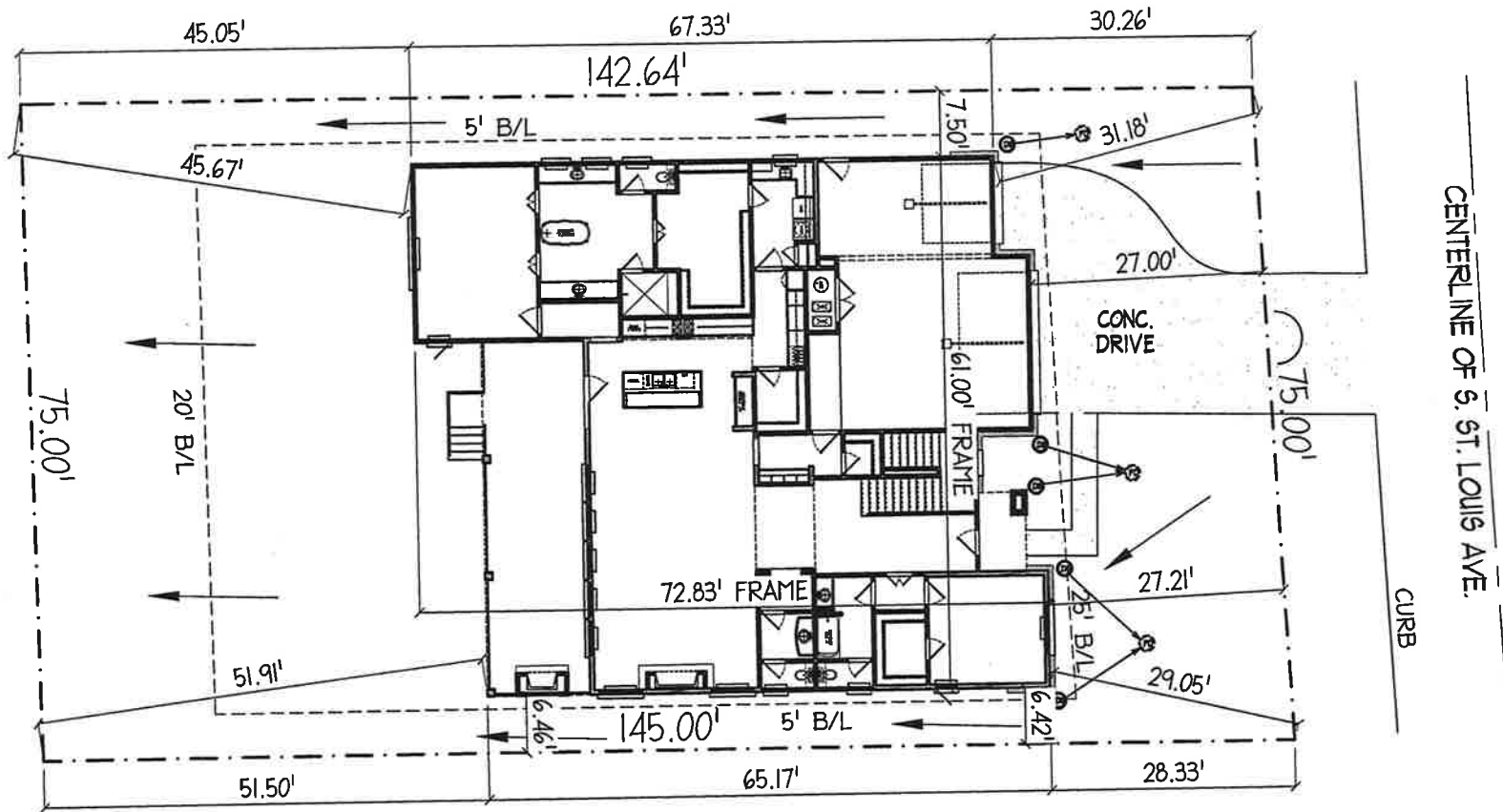
The granting of this modification will not be detrimental to the public safety, health or welfare, will not be injurious to other property or improvement, or impair the spirit, purposes or intent of applicable subdivision regulations or comprehensive plan policies.

Sincerely yours,

TERRAZZO PROPERTIES LLC

A handwritten signature in black ink, appearing to read "Mike Alexander", with a long horizontal flourish extending to the right.

MIKE ALEXANDER



**LEGEND**



FRENCH DRAIN FROM DOWNSPOUT TO CURB OR DAYLIGHT



DOWNSPOUT



INDICATES DRAINAGE FLOW (SCALE AS NEC.)

**OPEN SPACE CALCULATIONS**

LOT AREA	10770		
MAIN LEVEL	2690	DRIVEWAY	654
GARAGE	737	COV'D PORCH	532
OPEN SPACE	6157		

**NOTE!**

IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THIS SITE PLAN IS CORRECT AND THIS PROPOSED DWELLING HAS NO ENCROACHMENTS AT FORM BOARD STAGE. BUILDER WILL VERIFY WITH A FORM BOARD SURVEY FROM A REGISTERED SURVEYOR THAT PROPOSED SLAB FOOTPRINT DOES NOT ENCROACH INTO RECORDED EASEMENTS, AERIAL AND UTILITY EASEMENTS, BUILDING LINES, PROPERTY LINES OR SETBACKS PRIOR TO ANY CONSTRUCTION WHATSOEVER TO PREVENT POSSIBLE ENCROACHMENTS.

**Bainbridge Design Group**  
 7318 S. Yale Ave Ste. C, Tulsa, OK 74136 918.499.1497

TRUE NORTH  
 SCALE = 1"=20'  
 FIELD VERIFY LOCATION OF HOUSE

Client: **Terrazzo Properties**  
 Project: 18.29.01 - Plot Plan  
 Legal Description: LOT 3, BLOCK 4, FOREST RIDGE ADDITION, TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA. 3818 S. ST. LOUIS AVE.

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