



Tulsa Metropolitan Area  
Planning Commission

**Case :** MR-4 – 3123 E. 26<sup>th</sup> Pl S

**Hearing Date:** February 6, 2019

**Case Report Prepared by:**

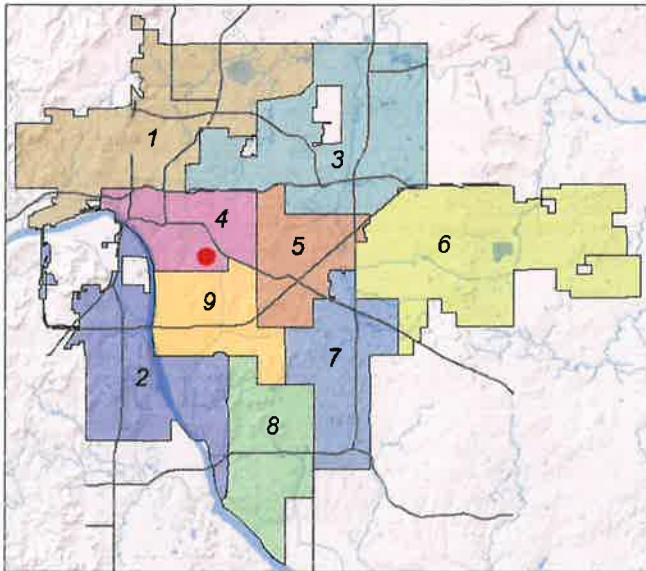
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Mike Alexander

*Owner:* Insight Homes Inc.

**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:* East of the northeast corner of  
East 26th Place South and South  
Florence Avenue

Lot 18, Block 3 – Sheila Terrace

**Zoning:** RS-2

**Staff Recommendation:**

Staff recommends **approval** of the  
modification

**City Council District: 4**

*Councilor Name:* Kara Joy McKee

**County Commission District: 2**

*Commissioner Name:* Karen Keith

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

8.1

## MODIFICATION OF THE SUBDIVISION AND DEVELOPMENT REGULATIONS

### MR-4 – 3123 E. 26<sup>th</sup> Pl. - (CD 4)

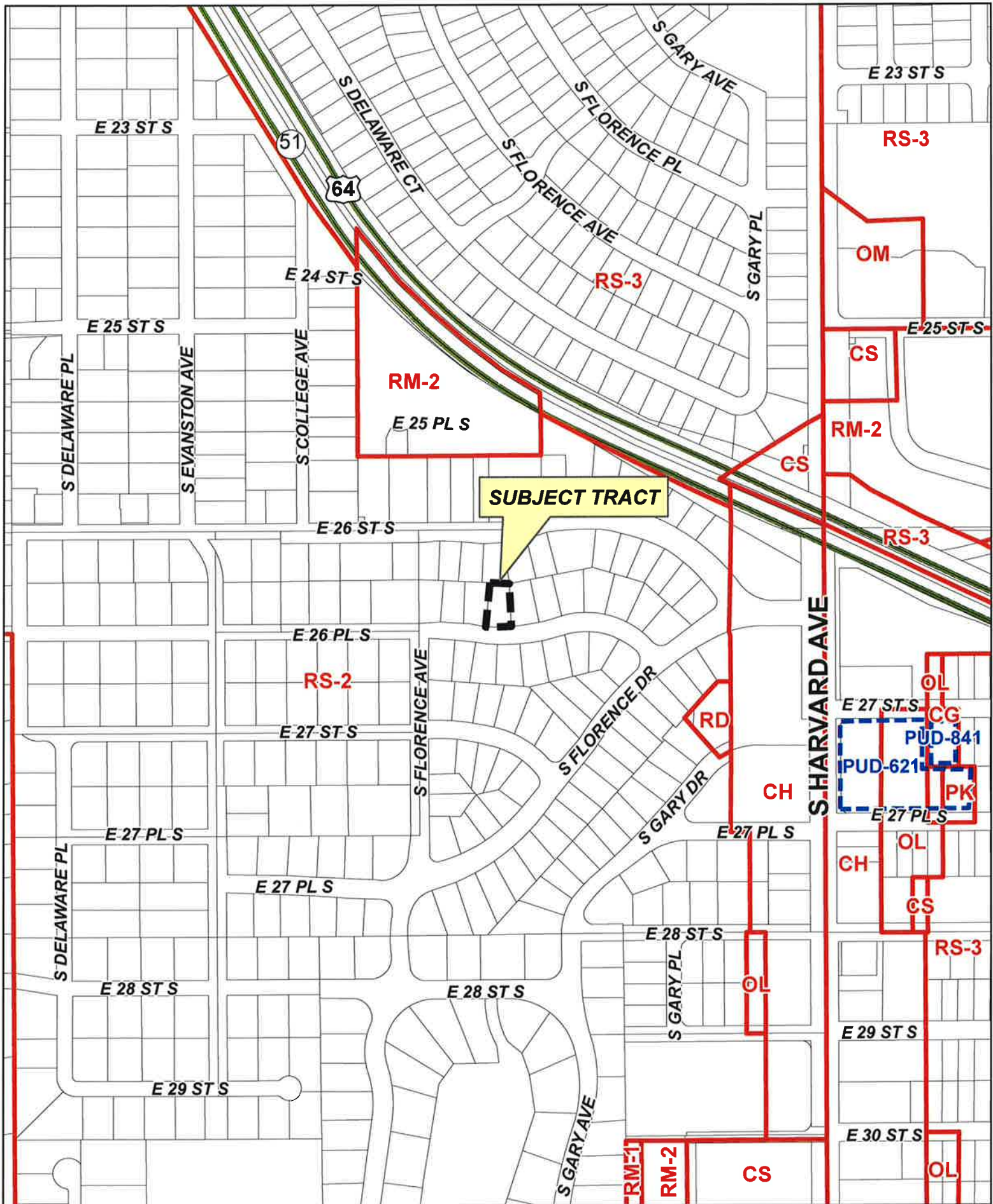
East of the northeast corner of East 26th Place South and South Florence Avenue – Lot 18, Block 3 – Sheila Terrace

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.

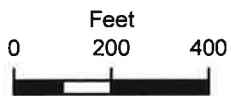
The property under application is located within a neighborhood where there are currently no sidewalks. In addition, there are existing mature trees that would be required to be removed in order to construct a sidewalk. The newly constructed home would be the only property in the immediate area with 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.



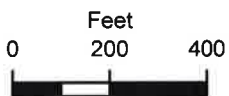
**SUBJECT TRACT**



**MR-4**

19-13 17





Subject  
Tract

**MR-4**

19-13 17

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

Aerial Photo Date: February 2018



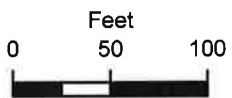


E 26 ST S

E 26 PL S

S FLORENCE AVE

S FLORENCE DR



Subject Tract

**MR-4**

19-13 17

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

Aerial Photo Date: February 2018



**INSIGHT HOMES, INC.  
2202 EAST 49<sup>TH</sup> STREET #310  
TULSA, OK**

January 7, 2019

Tulsa Metropolitan Planning Commission  
c/o Land Use Administrator

Re: 3123 East 26<sup>th</sup> Place, Tulsa, Oklahoma 74114 "Property"  
Request for Modification of Sidewalk Requirement

Gentlemen:

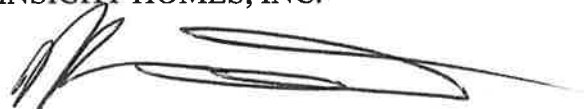
Insight Homes, Inc is constructing a single family residence on the Property. We are requesting a modification of the sidewalk requirement contained in Paragraph 5-070 of the Tulsa Metropolitan Area Subdivision and Development that provides that no certificate of occupancy shall be issued until a sidewalk 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 Sheila Terrance, 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,

INSIGHT HOMES, INC.



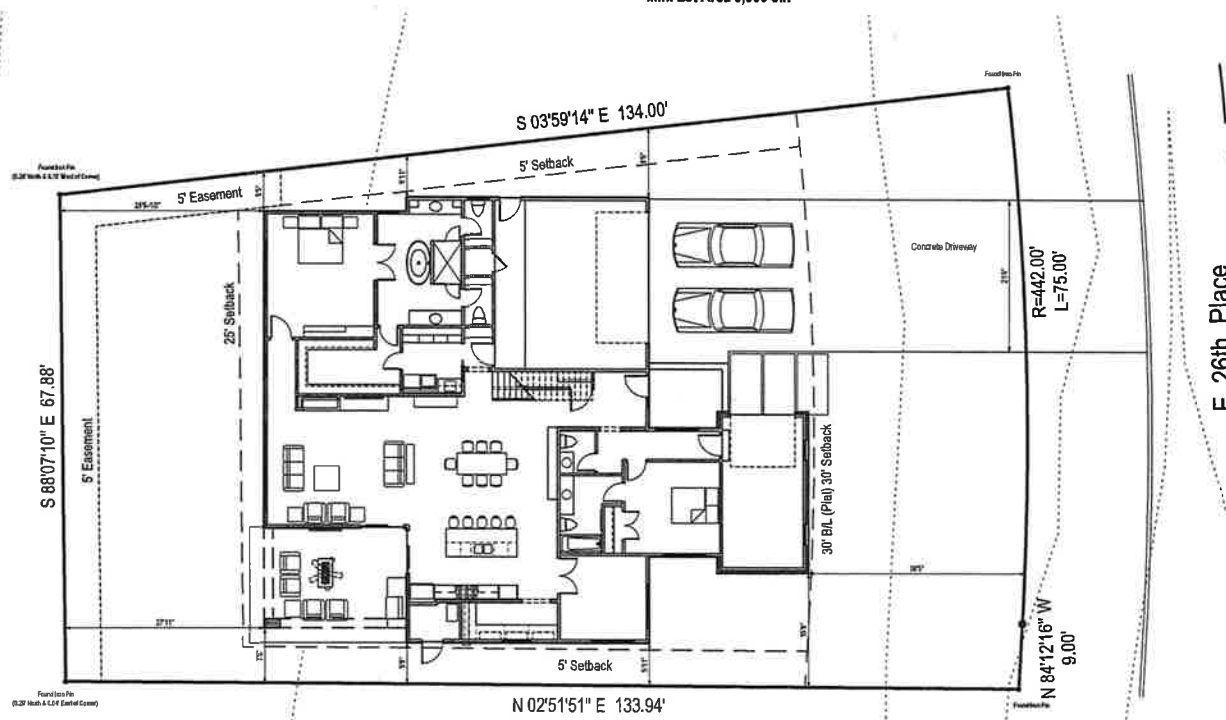
MIKE ALEXANDER

8.40

**Legal Description:**  
 Lot 18, Block 3, Sheila Terrace An Addition to the City of Tulsa,  
 Tulsa County, State of Oklahoma, According to the Recorded  
 Plat thereof, Also know as 3123 E. 26th Pl. S.

**HOUSE SIZES:**  
 1st Level 2,000 S.F.  
 2nd Level 1,450 S.F.  
 Floor Total Living 4,000 S.F.

**RS-2 Zoning**  
 Front Setback 30' Lot Area 10,247.9 s.f.  
 Rear Setback 25' Open Space 5,854 s.f.  
 Side Setbacks 5' 3,763 s.f. House Footprint w/Porches  
 Min. Open Space 5,000 s.f. 631 s.f. Front Drive  
 Max Bldg Hgt 35'  
 Min. Lot Area 9,000 s.f.



**SHEET LEGEND:**

- SP1.1 SITE PLAN
  - SP1.2 DRAINAGE / EROSION PLAN
  - A1.1 GROUND LEVEL FLOOR PLAN
  - A1.2 SECOND LEVEL FLOOR PLAN
  - A2.1 EXTERIOR ELEVATIONS - FRONT
  - A2.2 EXTERIOR ELEVATIONS - RIGHT & LEFT
  - A2.3 EXTERIOR ELEVATION REAR & WINDOW SCHEDULE
  - A3.1 ROOF PLAN
  - A4.1 STAIR DETAILS BUILDING SECTION
  - A4.2 STAIR DETAILS
  - A4.3 TYPICAL WALL SECTION & SPEC'S
- Foundation and Framing Plans/Details by Others

*Insight Homes*  
*3123 E 26th*  
*Tulsa, OK*

87  
 1

**VIVES ARCHITECTS PLLC**  
 3550 SOUTH LEWIS AVENUE  
 SUITE 101  
 TULSA, OKLAHOMA 74125  
 PHONE: 918.742.7911  
 CELL: 918.742.6480  
 FAX: 918.742.2757  
 E-MAIL: VIVES@VIVESARCH.COM

Stamp, Signature and Date:

Project:  
**MOD FARM SPEC HOME**  
 3123 E. 26th Place  
 Tulsa, OK 74114

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 For Construction  
 Revision:  
 001

Follow all Local,  
 State, Federal  
 Codes & IRC 2015

Project Number:  
 Drawing Title:  
**SITE PLAN**  
 Ground Level

Issue Date: May 24, 2018  
 Sheet Number:  
**SP1.1**

