



Tulsa Metropolitan Area
Planning Commission

Case Number: LS-21103
Lot-Split

Hearing Date: February 7, 2018

Case Report Prepared by:

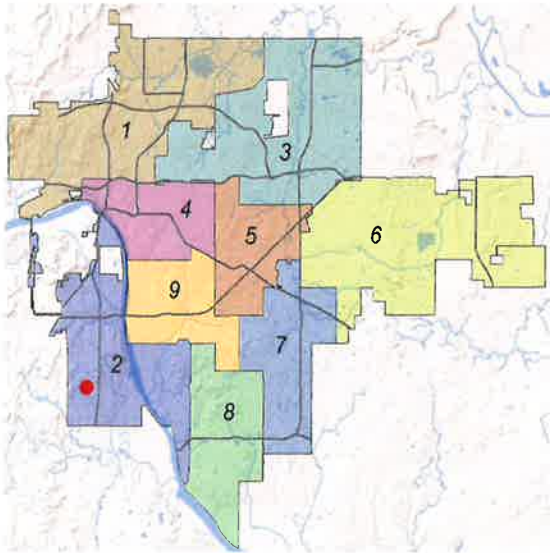
Amy Ulmer

Owner and Applicant Information:

Applicant: Timothy Wallace

Property Owners: same

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Proposal to split an existing RS-3 tract into two tracts.

The lot-split requires a waiver of the Subdivision Regulations that no lot have more than three side lot lines.

Existing Use: Residential

Tract A Size: .50 ± acres

Tract B Size: .57 ± acres

Location: North of the northwest corner of 78th Street South and South Xenophon Avenue

Comprehensive Plan:

Land Use Map:
Existing Neighborhood

Stability and Growth Map:
Area of Stability

Zoning:

Existing Zoning: RS3

Staff Recommendation:

Staff recommends **approval** of the lot-split and the waiver of the Subdivision Regulations that no lot have more than three side lot lines.

City Council District: 2

City Councilor Name: Jeannie Cue

Lot-Split and Waiver of Subdivision Regulations

February 7, 2018

LS-21103

Timothy Wallace, (8210) (RS-3) (CD-2)

North of the northwest corner of West 78th Street South and South Xenophon Avenue

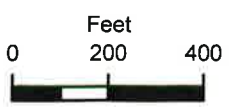
The Lot-split proposal is to split an existing RS-3 (Residential Single-family) tract into two tracts. The minimum lot area and lot area per dwelling unit for an RS-3 zoned lot is 6,900 SF. The lot-split survey shows that Tract A will be $\pm 21,780$ SF and Tract B will be $\pm 24,732.5$ SF. Both tracts will exceed the Bulk and Area requirements of the current RS-3 zoning district.

The Technical Advisory Committee met on January 18, 2018 and had the following comment. Development Services has stated that a sanitary sewer main extension will be required unless a septic system is installed per DEQ standards. This parcel is not within the City of Tulsa Regulatory floodplain.

The proposed lot-split lies within the boundaries of the West Highlands/Tulsa Hills Small Area Plan. The small area plan designates this lot as an *Existing Neighborhood* and *Area of Stability*. During the implementation process, stakeholders expressed concern about the effects of building density and maintaining the rural residential character of the planning area. As a result, the finalized small area plan contains the recommendations outlined below;

- **3.7** Zoning west of Union Avenue, in areas with Existing Neighborhood land use, should strongly support residential, single-family uses. Support changes to new "rural-residential" zoning use (see measure 4.6), to address configuration issues related to lot splits.
- **4.6** Revise zoning code to include a "rural-residential" district which allows a limited number of livestock and horses as a use by right, and has larger minimum lot sizes. This can be done by either amending an existing district, or creating a new one.

The planning area could benefit from a more in-depth analysis of the current zoning designations. An amendment to the zoning code to create a "rural-residential" district would support the goals of the small area plan. In this situation, both newly created tracts would far exceed the current RS-3 zoned districts minimum lot size requirements. The proposed Lot-split would not have an adverse effect on the surrounding properties and staff recommends **APPROVAL** of the lot-split and the waiver of the Subdivision Regulations that no lot have more than three side lot lines.



 Subject Tract

LS-21103

18-12 10

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

Aerial Photo Date: February 2016



13.3

Ulmer, Amy

LS-21103

From: Tyler Black <growtulsa@gmail.com>
Sent: Thursday, January 25, 2018 7:30 PM
To: Ulmer, Amy
Subject: Making a case against Lot-Split

Hi Amy,

My name is Tyler Black, and a man, Tim Wallace, moved in next door a few years back, sharing his intent to build a big house and enjoy our beautiful neighborhood.

He quickly became a nuisance, as I found more than one dead puppy next to the garbage cans, the result of his puppy mill operation. It became increasingly clear what he is about.

He purchased a lot down the street, where he again, to those direct neighbors, proclaimed his desire to build his big house and enjoy the neighborhood.

He split that lot, and in doing so, broke the neighborhood covenant, and now he is attempting this again, but on a flood zone, where all the water of the hills surrounding flows.

He is only here to make money and leave the neighborhood in his wake. I don't care if you want to make money, but where has neighbor communication gone, and otherwise just plain decency?

I will attend the hearing on February 7th, 2018 @ 1:30pm, and before that date I hope to gain the support of our other immediate neighbors.

My question to you:

What can I do to push against this? What can I do to help make this NOT happen?

Thank you Amy,
Tyler Black
7710 S Xenophon Ave
Tulsa, OK 74132
918-527-6200