



Tulsa Metropolitan Area
Planning Commission

Case: MR-5 – 1441 E 37th PI

Hearing Date: March 20, 2019

Case Report Prepared by:

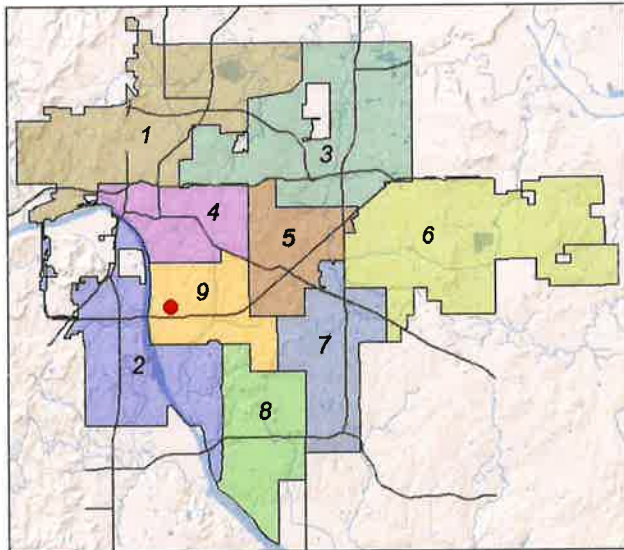
Nathan Foster

Owner and Applicant Information:

Applicant: Brandon Jackson

Owner: R. Snelling

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: Northwest corner of East 37th PI
South and South Rockford Ave

South half of Lot 6, Block 3 – Leoki Place

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: Site Map, Aerials, Site Plan

MODIFICATION OF THE SUBDIVISION AND DEVELOPMENT REGULATIONS

MR-5 – 1441 E. 37th Pl. - (CD 9)

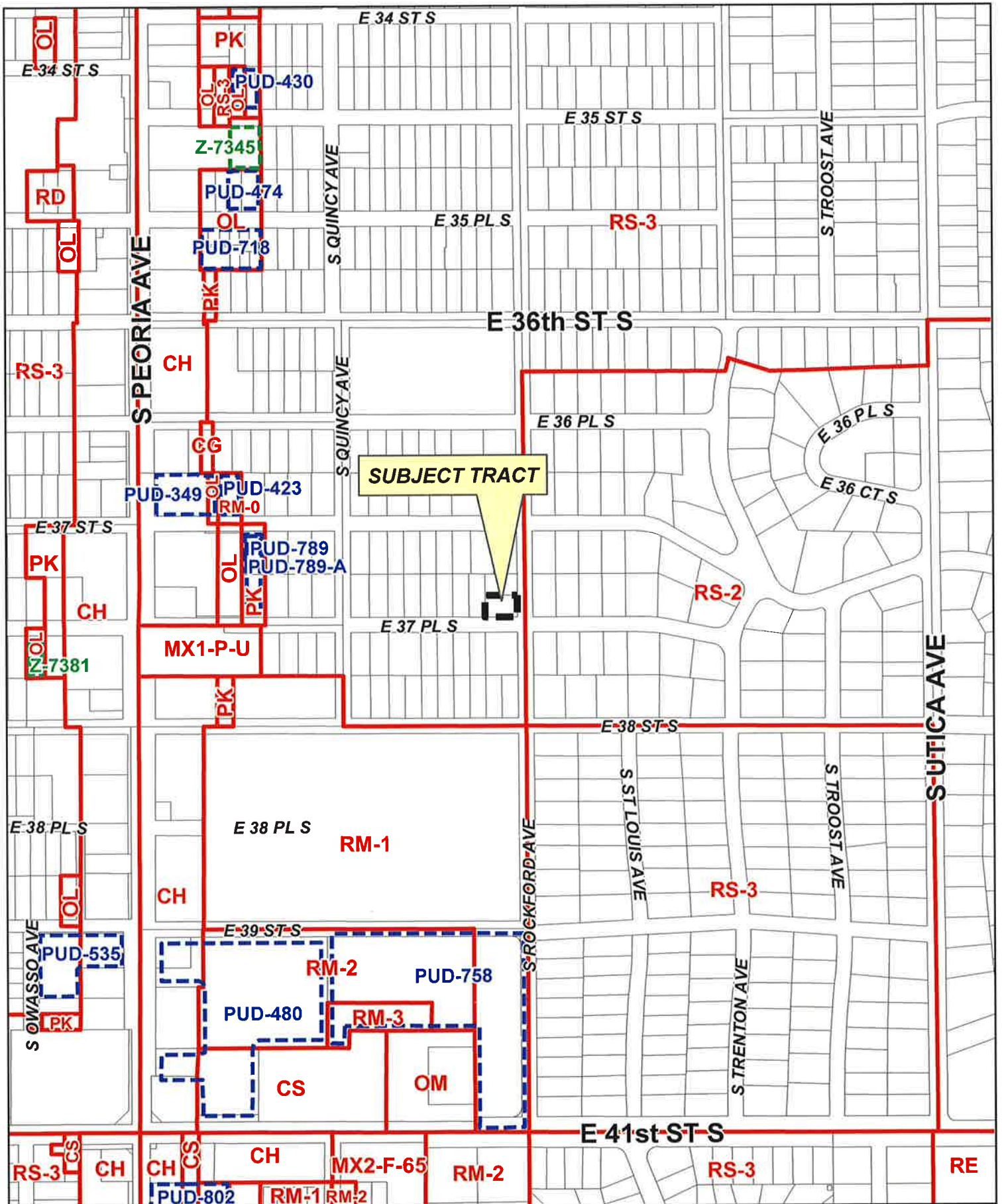
Northwest corner of East 37th Place South and South Rockford Avenue – South half of Lot 6, Block 3 – Leoki Place

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.



SUBJECT TRACT

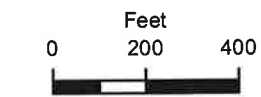
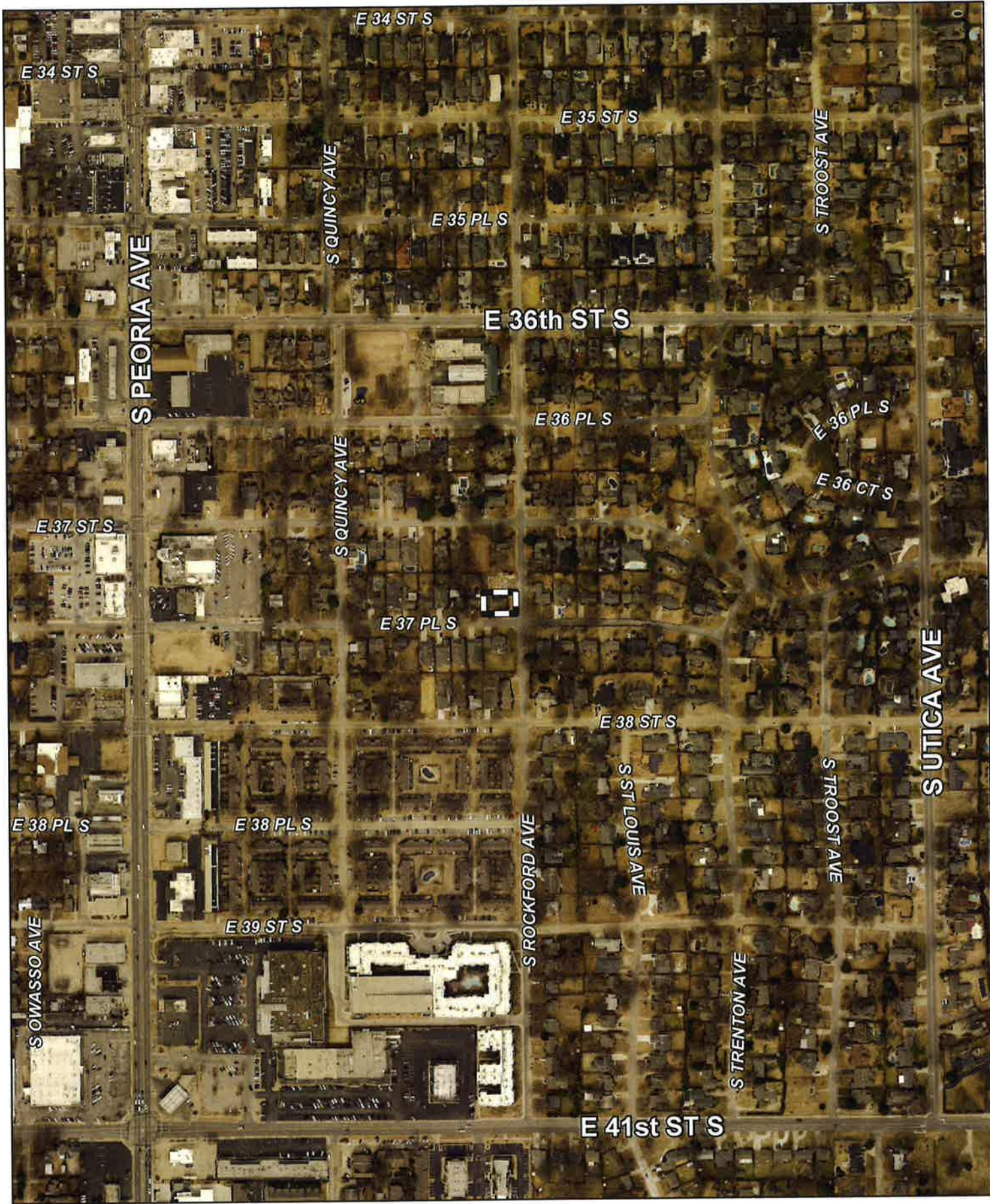


BOA-22584

19-13 19

4.3





 Subject Tract

BOA-22584

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

19-13 19

4.4

Aerial Photo Date: February 2018





E 37 ST S

S ROCKFORD AVE

E 37 PLS

E 38 ST S



Subject Tract

BOA-22584

19-13 19

4.5

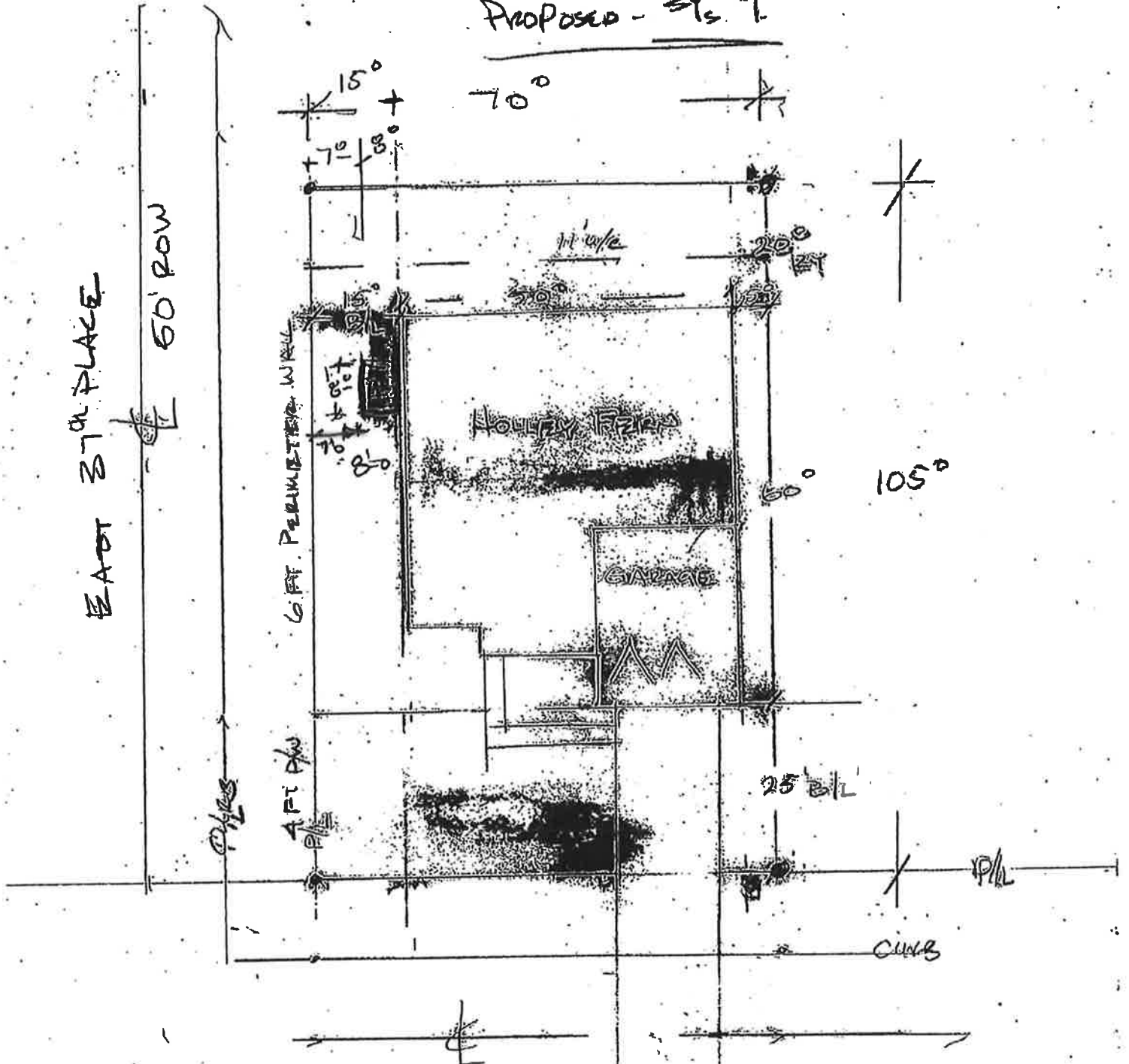
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018



S₆ 70' L₆ B₃ LEOKI PLACE
 1441 EAST 37th PLACE
 TULSA, OK 74105 TULSA COUNTY

RY 25' RY 20' SY 15' BL SY 5'
 PROPOSED - SY 7'



(A) SCALE 1:20

So. ROCKFORD AVE, NORTH
 60' ROW

4.6