



Tulsa Metropolitan Area Planning Commission

**Case :** MR-9 – 2315 S. Columbia Ave.

**Hearing Date:** May 15, 2019

**Case Report Prepared by:**

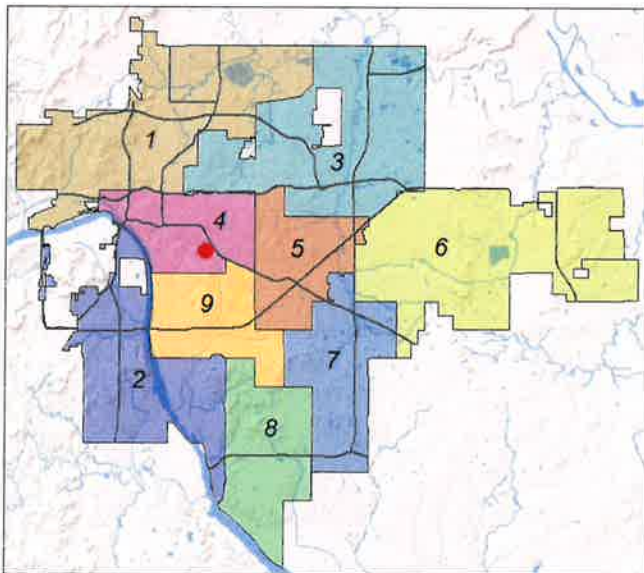
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Keith Sprik, Biltmore Homes

*Owner:* Biltmore Homes, 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 southeast corner of East 23<sup>rd</sup> Street South and South Columbia Avenue

Lot 3 Block 2 – Quinlan 2<sup>nd</sup> Addition

**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:** Site Plan, Applicant’s Request, Site Map, Aerial, Aerial w/Sidewalks

## MODIFICATION OF THE SUBDIVISION AND DEVELOPMENT REGULATIONS

### MR-9 – 2315 S. Columbia Ave. - (CD 4)

South of the southeast corner of East 23<sup>rd</sup> Street South and South Columbia Avenue

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.

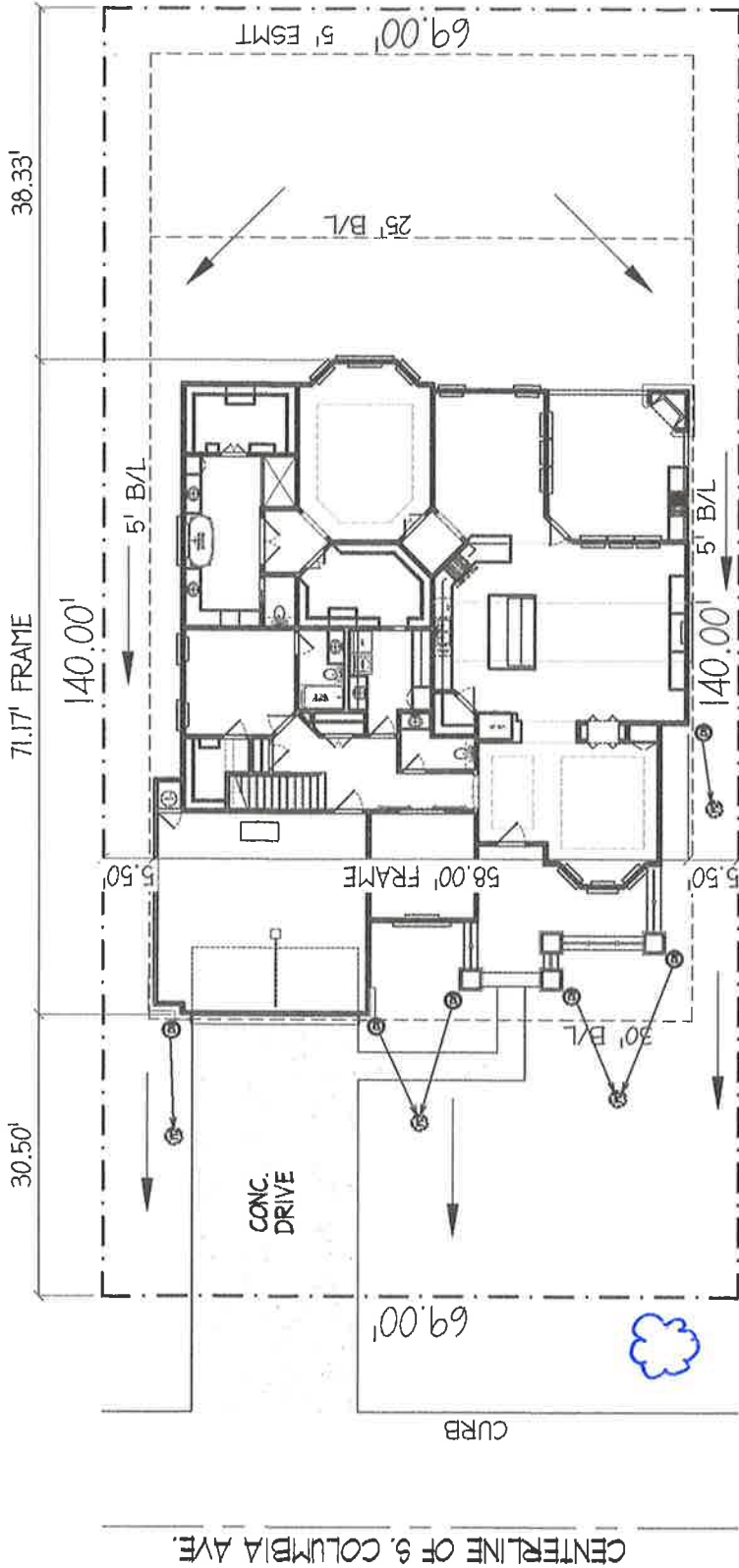
As alternative solutions for sidewalks are explored, staff will begin evaluating each request for modification based on a set of criteria. Any future program would utilize similar criteria when making eligibility determinations for alternatives. Examples of criteria include the following:

1. Proximity to major pedestrian destinations such as parks, schools, public amenities, and retail areas.
2. Presence of existing pedestrian infrastructure within a walkable area of the subject property
3. Funded capital improvement projects that will impact property under application
4. Proximity and ability to connect to collector or arterial streets
5. Topographical or environmental challenges that make sidewalk installation impossible or impractical

Based on the selected criteria, staff finds the following facts to be **favorable** to the modification request:

1. The subject property is located in the middle of an established neighborhood with no existing sidewalks.
2. Subject property is located in the middle of a block.
3. South Columbia Avenue does not provide connections to vital destinations within the neighborhood.
4. Planning Commission has approved requests for modification on two other properties within the same neighborhood.

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



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

OPEN SPACE CALCULATIONS			
LOT AREA	9660	DRIVENWAY	541
MAIN LEVEL	2563	COVID PORCH	471
GARAGE	507		
OPEN SPACE	5570		

LEGEND	
	FRENCH DRAIN FROM DOWNSPOUT TO CURB OR DAYLIGHT
	DOWNSPOUT
	INDICATES DRAINAGE FLOW (SCALE AS NEC.)

7318 S. Yale Ave Ste. C, Tulsa, OK 74136 918.489.1497

Client: **Helwege-Eberts Residence**

Project: 18.0517 - Plot Plan

Legal Description: LOT 3, BLOCK 2, GUNLAN 2ND ADDITION, TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA 2916 S. COLUMBIA AVE.

Scale = 1"=20'

FIELD VERIFY LOCATION OF HOUSE

# **Biltmore Homes, LLC**

**4527 E. 91st St.  
Tulsa, OK 74137  
918-495-3535**

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**April 4, 2019**

**Modification request  
2315 S. Columbia Avenue  
Tulsa, OK**

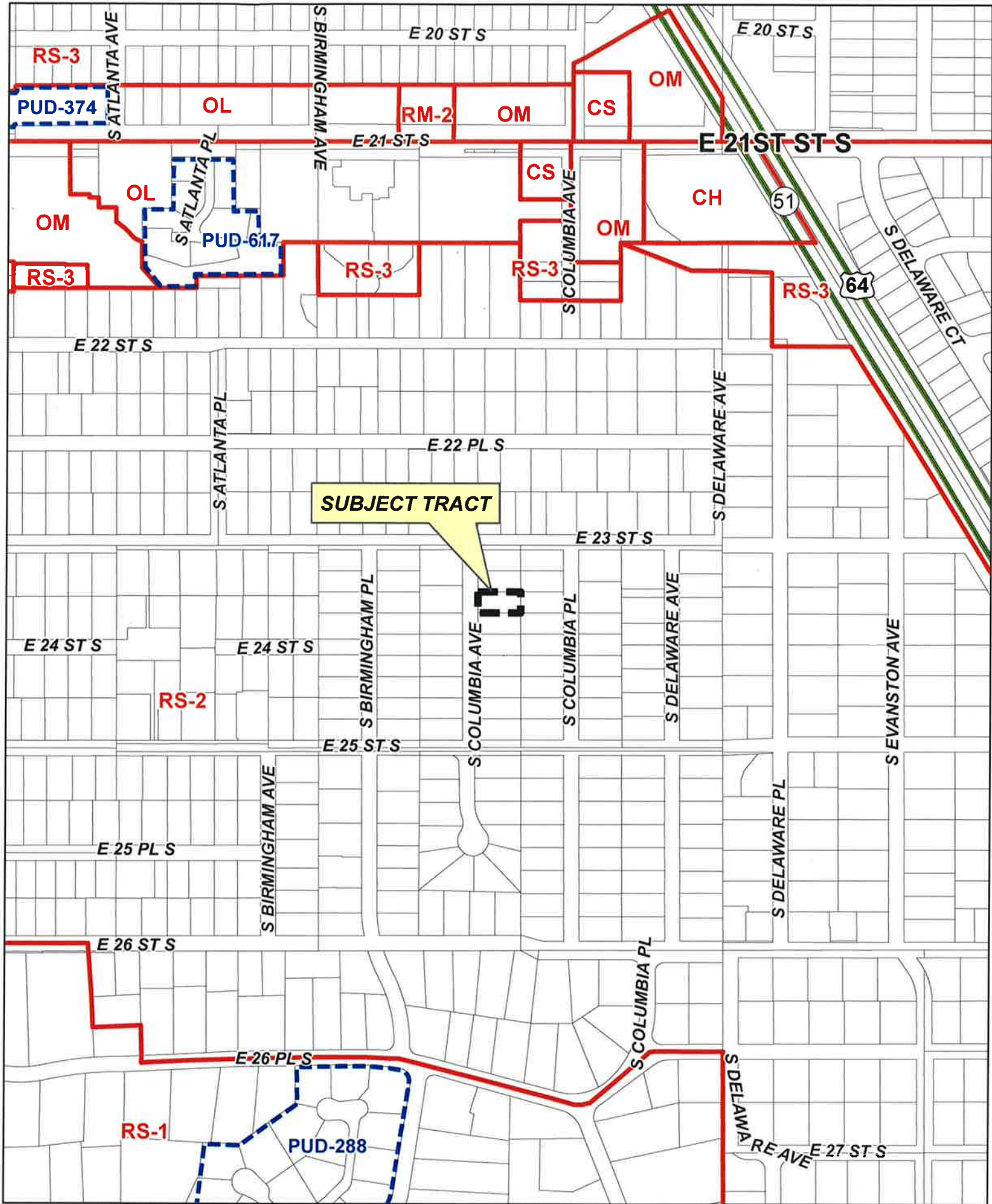
**Pursuant to section 5.070.2 of the subdivision development regulations, we are requesting a modification to exclude the sidewalk requirement at 2315 S. Columbia Avenue. The reason is that there are no other sidewalks in the area and a major tree that our buyer wants to preserve would have to be removed.**

**Thank you for your consideration in this matter. We look forward to your response.**

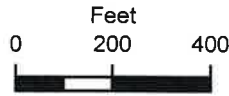
**Regards,**



**Keith Sprik  
Biltmore Homes, LLC**

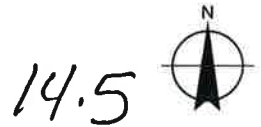


**SUBJECT TRACT**



**MR-9**

19-13 17





Subject  
Tract

**MR-9**

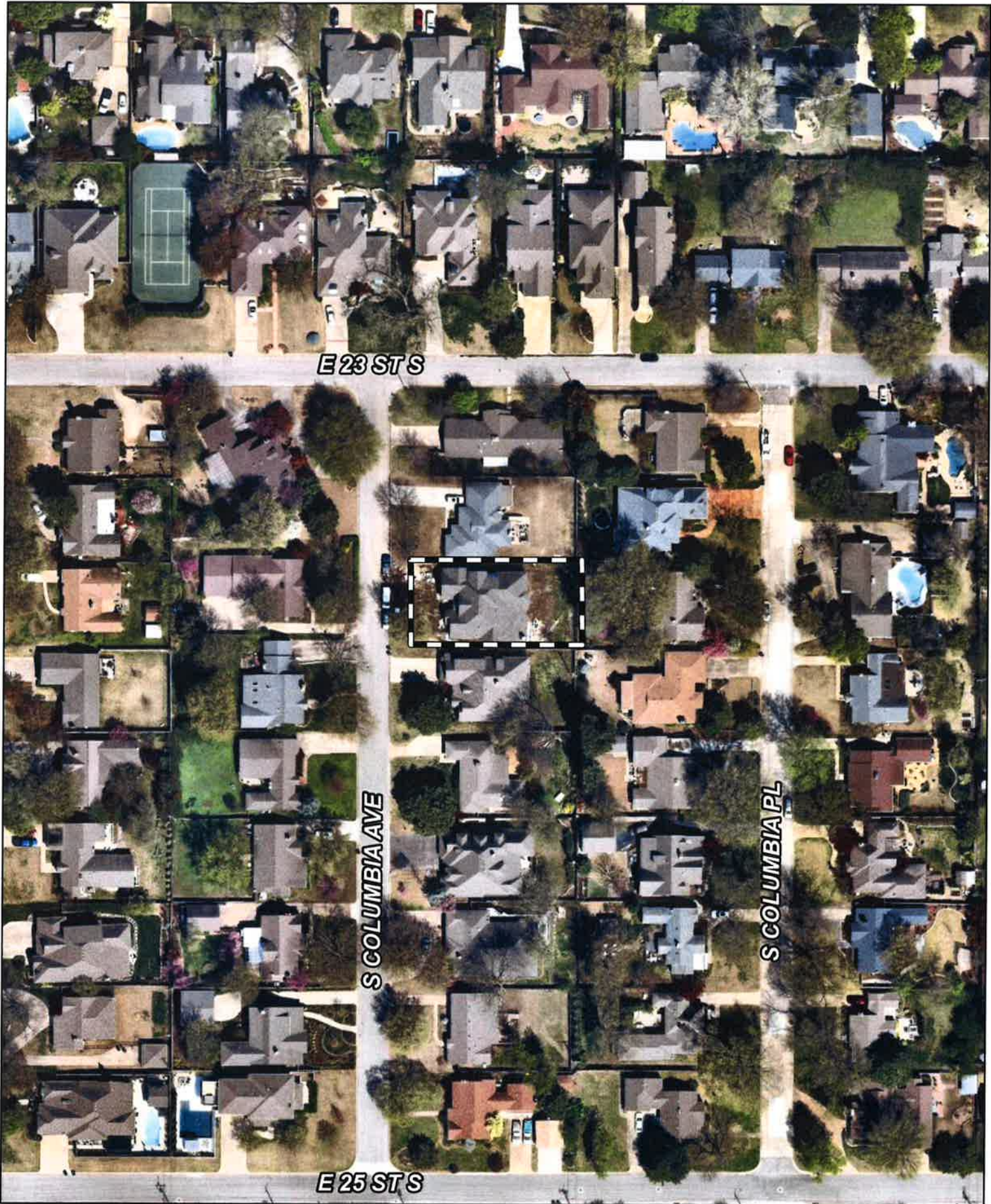
19-13 17

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

Aerial Photo Date: February 2018



14.6



E 23 ST S

S COLUMBIA AVE

S COLUMBIA PL

E 25 ST S



Subject Tract

**MR-9**

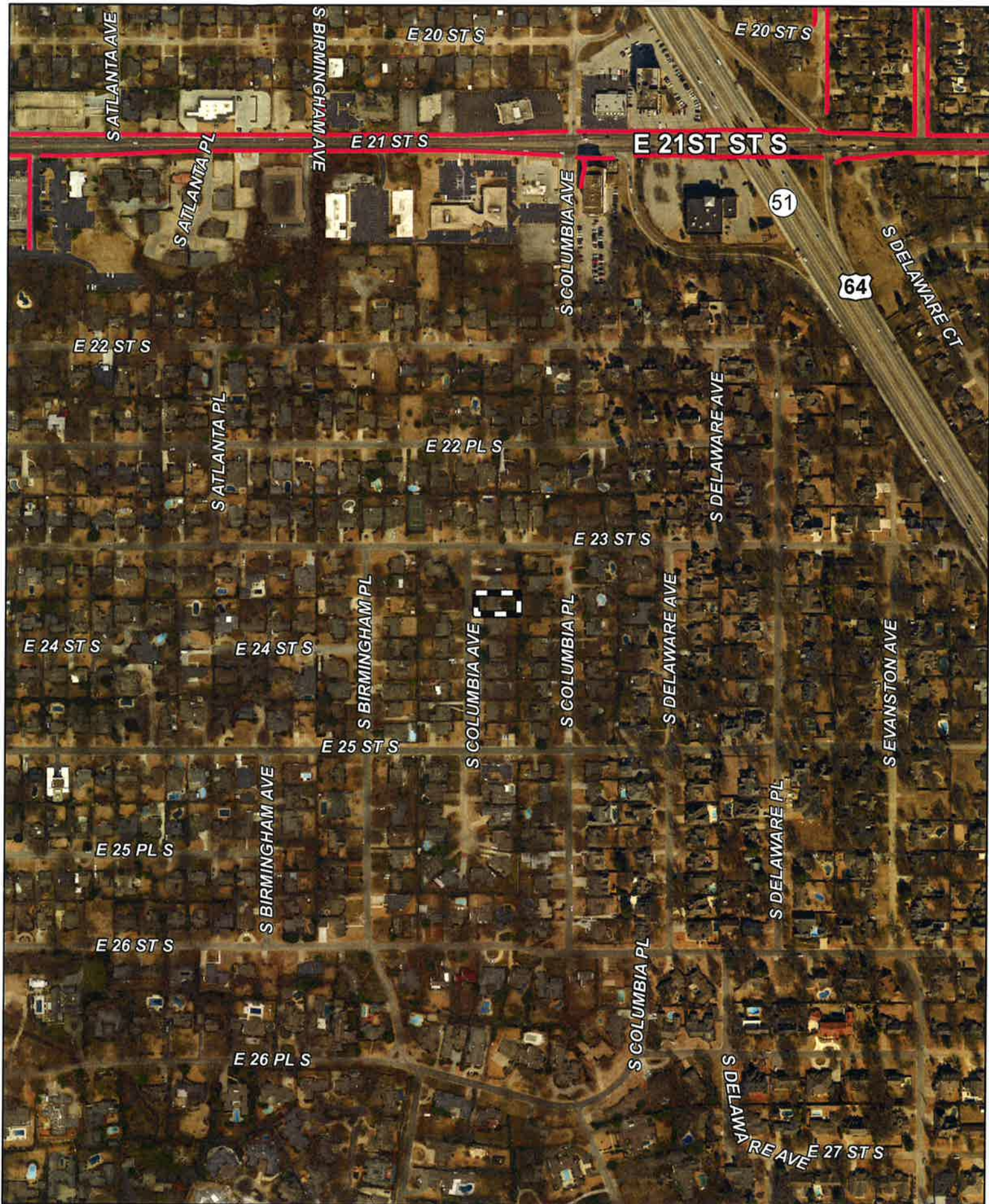
19-13 17

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

Aerial Photo Date: April 2019  
Source: Nearmap



14.7



Subject  
Tract

**MR-9**

19-13 17

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

Aerial Photo Date: February 2018



14.8