



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7419

Hearing Date: November 15, 2017

Case Report Prepared by:

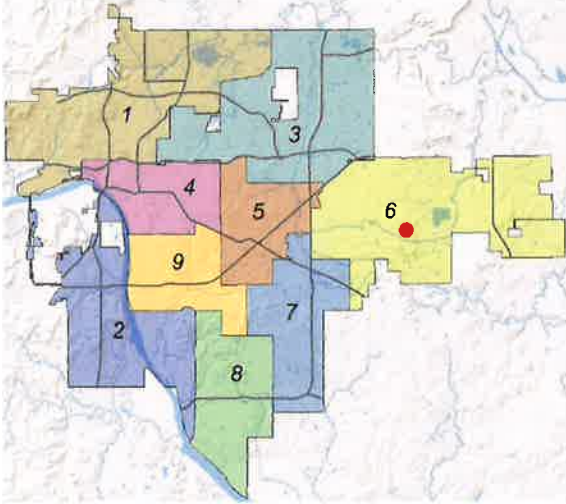
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: KKT Architects, Inc.

Property Owner: ANDREWS, JEREMY

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Residential Subdivision

Concept summary: Rezoning to support construction of a residential subdivision for detached homes.

Tract Size: 47.41 ± acres

Location: E of the NE/c of E. 31st St. S. & S. 161st E. Ave. (unpaved right of way)

Access is from East 31st Street South at S. 171st East Avenue

Zoning:

Existing Zoning: AG

Proposed Zoning: RS-1

Comprehensive Plan:

Land Use Map: New Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9414

CZM: 40

Atlas: 0

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: John Smaligo

23.1

SECTION I: Z-7419

DEVELOPMENT CONCEPT:

The proposed use for his project is a residential subdivision for detached homes.

EXHIBITS:

INCOG Case map
INCOG Aerial Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map
Applicant Exhibits:
Property boundary exhibit

DETAILED STAFF RECOMMENDATION:

Z-7419 request RS-1 zoning which is consistent with the expected development pattern in the area and,

RS-1 zoning is non-injurious to the proximate properties and,

RS-1 zoning is consistent with the New Neighborhood Vision of the Tulsa Comprehensive Plan therefore,

Staff recommends Approval of Z-7419 to rezone property from AG to RS-1.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: *RS-1 zoning is consistent with the expected long term development of the area.*

Land Use Vision:

Land Use Plan map designation: New Neighborhood

The New Neighborhood residential building block is comprised of a plan category by the same name. It is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes, but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity, and shall be paired with an existing or New Neighborhood or Town Center.

Areas of Stability and Growth designation: Area of Growth

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

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Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

Transportation Vision:

Major Street and Highway Plan: The major street and highway plan recognizes East 31st as a secondary arterial street. Currently East 31st is a gravel road and will be improved to a minimum standard required by the City of Tulsa Engineering department. Staff supports any engineering requirement to pave East 31st Street from the East boundary of the site to 171st East Avenue to minimize dust on the abutting properties.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site and all surrounding properties is either undeveloped or has a detached home on a large parcel. The arterial streets on East 31st and South 161st are either gravel or non-improved statutory right of way.

Environmental Considerations: None that would affect site development however some consideration will need to be given to limestone that is obvious on surrounding properties.

Streets:

| <u>Exist. Access</u> | <u>MSHP Design</u> | <u>MSHP RW</u> | <u>Exist. # Lanes</u> |
|------------------------------------|--------------------|----------------|-----------------------|
| East 31 st Street South | Secondary Arterial | 100 feet | Narrow gravel |

Utilities:

The subject tract has City of Tulsa water service available. Wastewater service is not available. The lots will be large enough to support Oklahoma Department of Environmental Quality standards for individual treatment and a dry sanitary sewer system will be required anticipating connections to future development in the area.

Surrounding Properties:

| Location | Existing Zoning | Existing Land Use Designation | Area of Stability or Growth | Existing Use |
|----------|-----------------|-------------------------------|-----------------------------|--------------------------------------|
| North | AG | New Neighborhood | Growth | Undeveloped |
| East | AG | New Neighborhood | Growth | Single detached home on large parcel |
| South | AG | New Neighborhood | Growth | Undeveloped |
| West | AG | New Neighborhood | Growth | City of Tulsa water tank |

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11818 dated June 26, 1970, established zoning for the subject property.

Subject Property:

Z-6482 March 1995: All concurred in approval of a request for rezoning a 40+ acre tract of land from RM-1/RS-3 to AG for Experimentation/ Testing Seismic Recording Systems, on property located on the subject property.

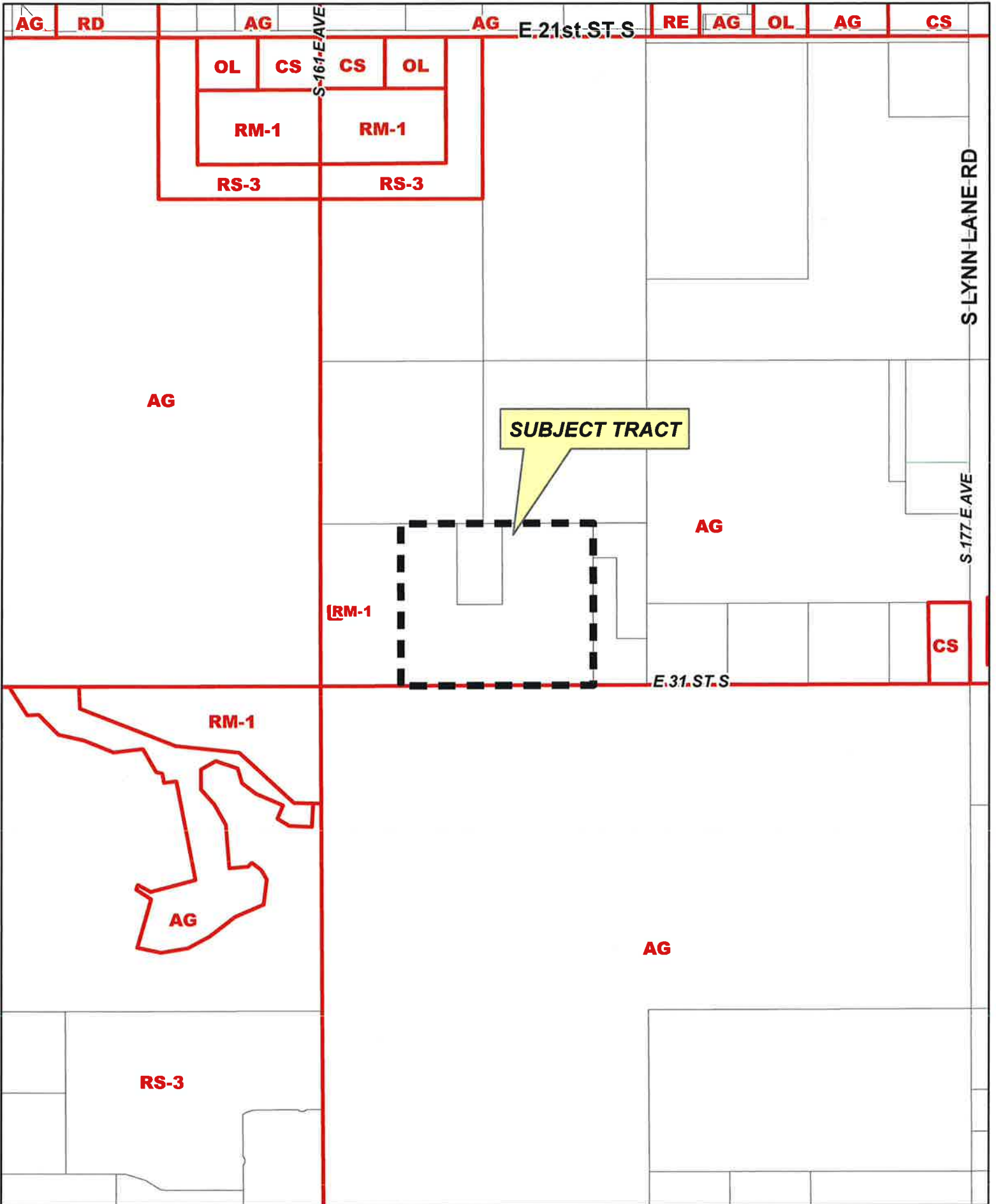
BOA-16956 March 1995: The Board of Adjustment **approved** a *special exception* to permit experimentation and testing of RF Telemetry Digital Seismic Recording Systems for 5 years only – SECTION 301. PRINCIPAL USES PERMITTED IN THE AGRICULTURE DISTRICTS – Use Unit 24; subject to City Council approval of AG zoning on the RM-1 zoned portion; subject to days and hours of operation being Monday through Friday, 8 a.m. to 6 p.m.; subject to a maximum dynamite charge of one-quarter pound, being detonated no more than once per hour; subject to the test site being 300' or more from abutting boundary lines, on the subject property.

Surrounding Property:

BOA-13626 June 1985: The Board of Adjustment **approved** a *special exception* to permit a mobile home in an AG zoned district, on property located west of the northwest corner of East 31st Street South and South 177th East Avenue.

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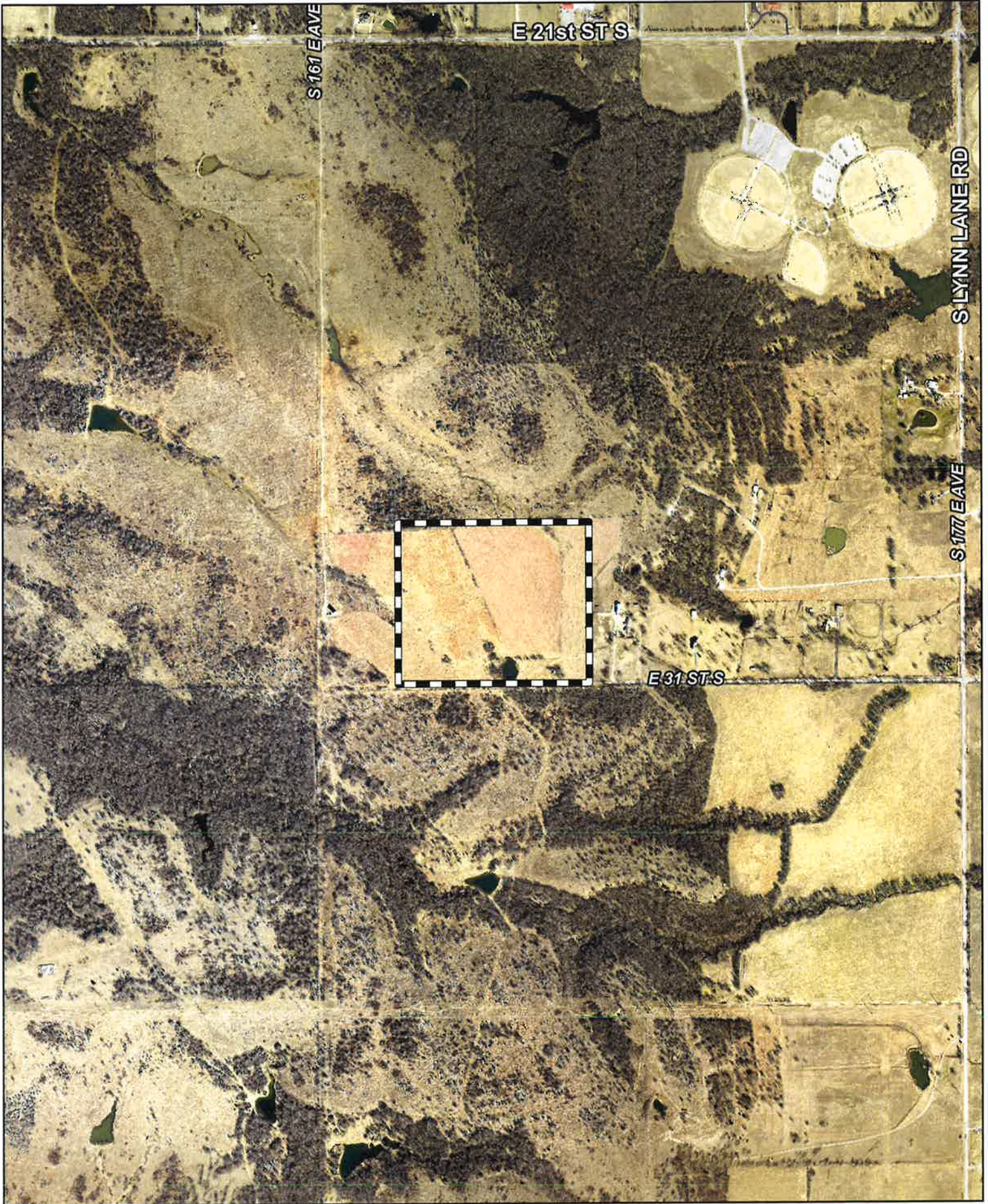
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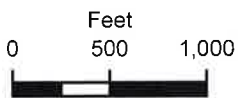
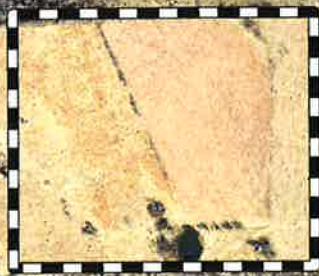
E 21st ST S

S 161 E AVE

S LYNN LANE RD

S 177 E AVE

E 31 ST S



Subject Tract

Z-7419

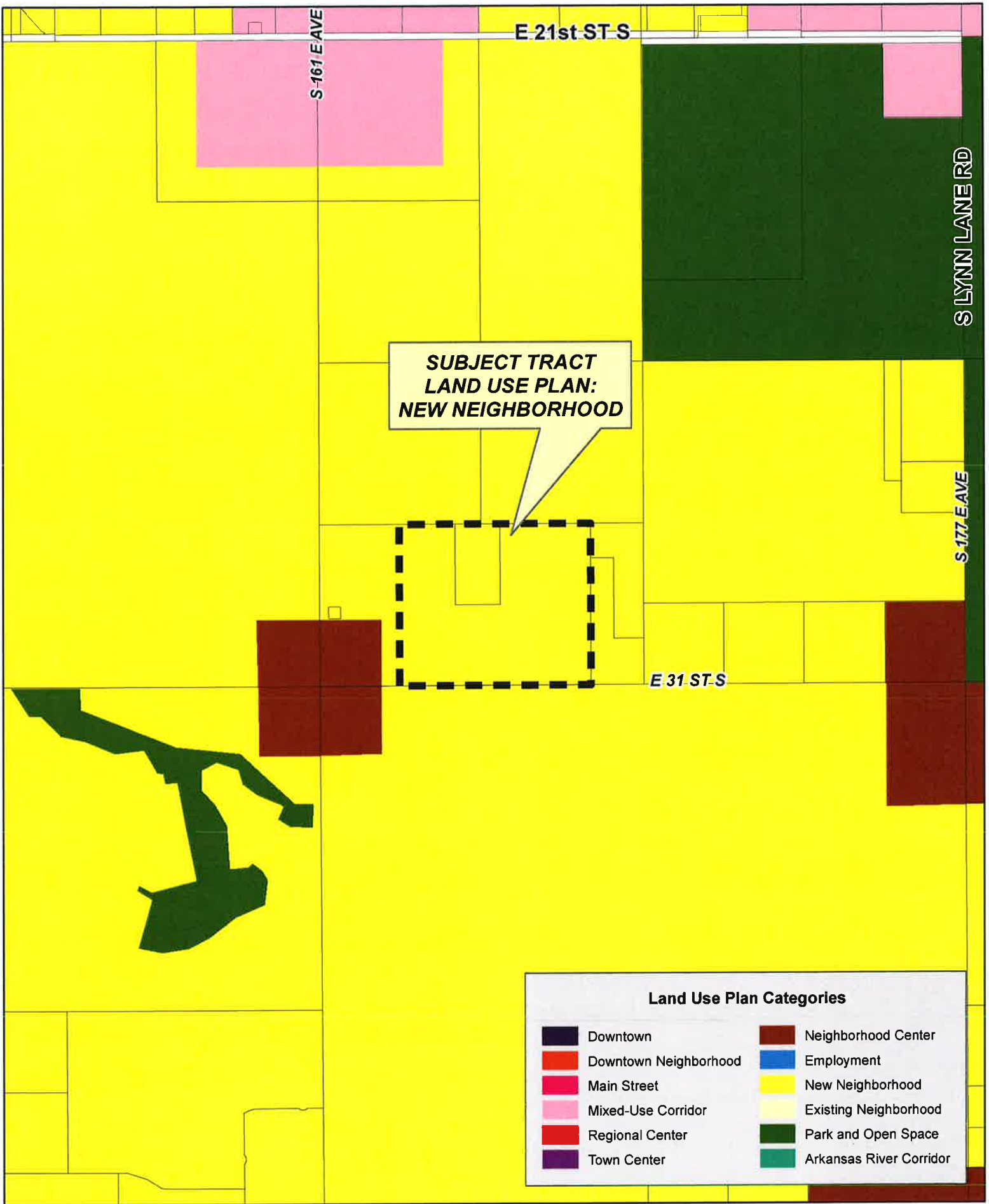
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Note: Graphic overlays may not precisely align with physical features on the ground.

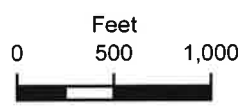
Aerial Photo Date: February 2016



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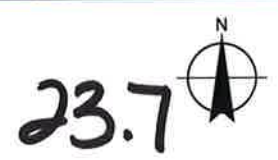


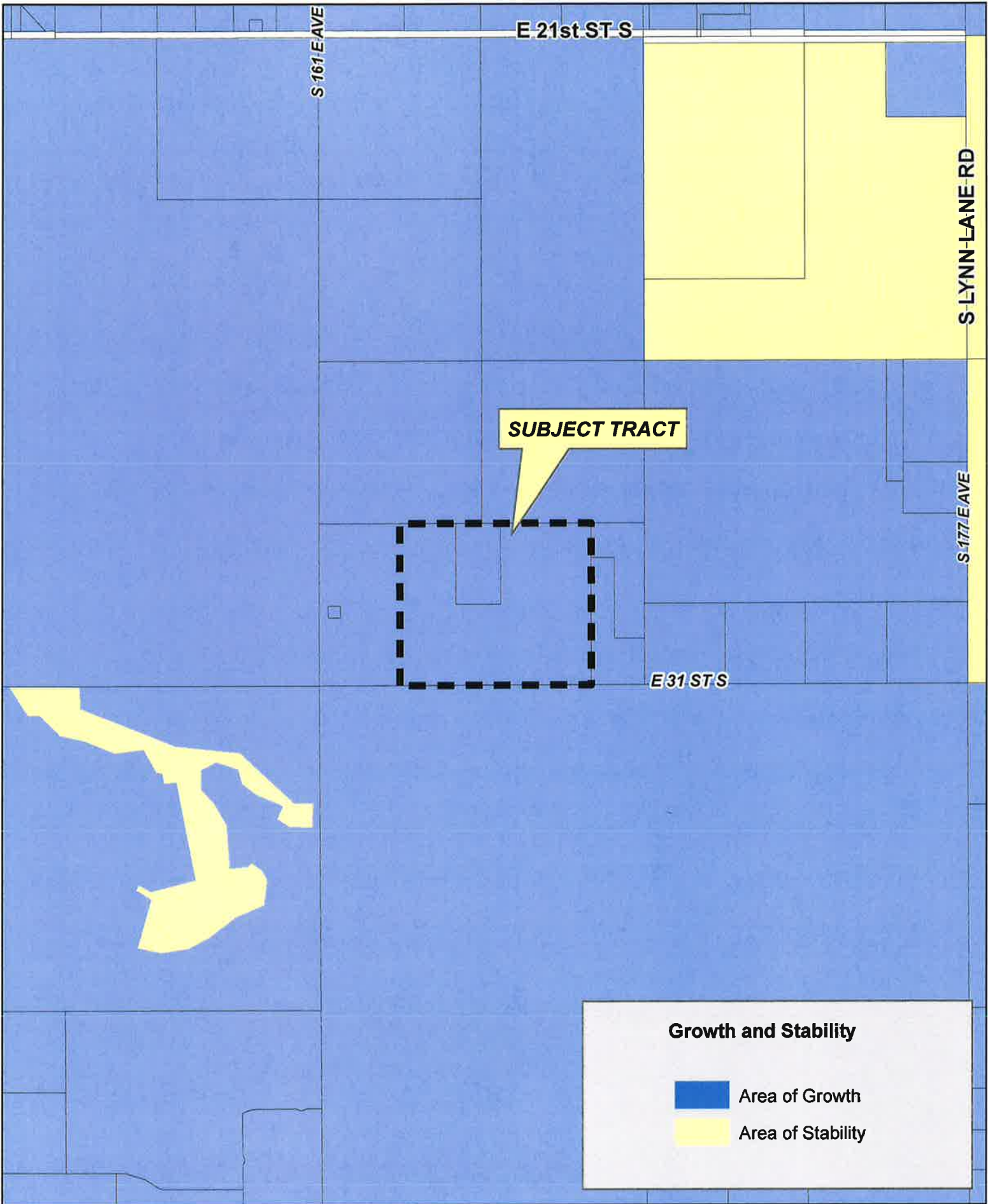
**SUBJECT TRACT
LAND USE PLAN:
NEW NEIGHBORHOOD**



Z-7419

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E 21st ST S

S 161 E AVE



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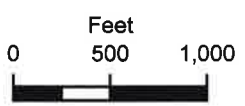
SUBJECT TRACT

S 177 E AVE

E 31 ST S

Growth and Stability

-  Area of Growth
-  Area of Stability



Z-7419

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ARCHITECTURE \ INTERIORS \ ENGINEERING

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 [P] 918.744.4270 \ [F] 918.744.7849
 WWW.KKTARCHITECTS.COM

CERTIFICATE OF AUTHORIZATION
 NO. CA 5305 EXP: 06/30/2019



ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF TULSA ZONING ORDINANCES (SECTION 14.01.01.01.01.2009 EDITION)

JEREMY ANDREWS

TULSA, OK
 74134

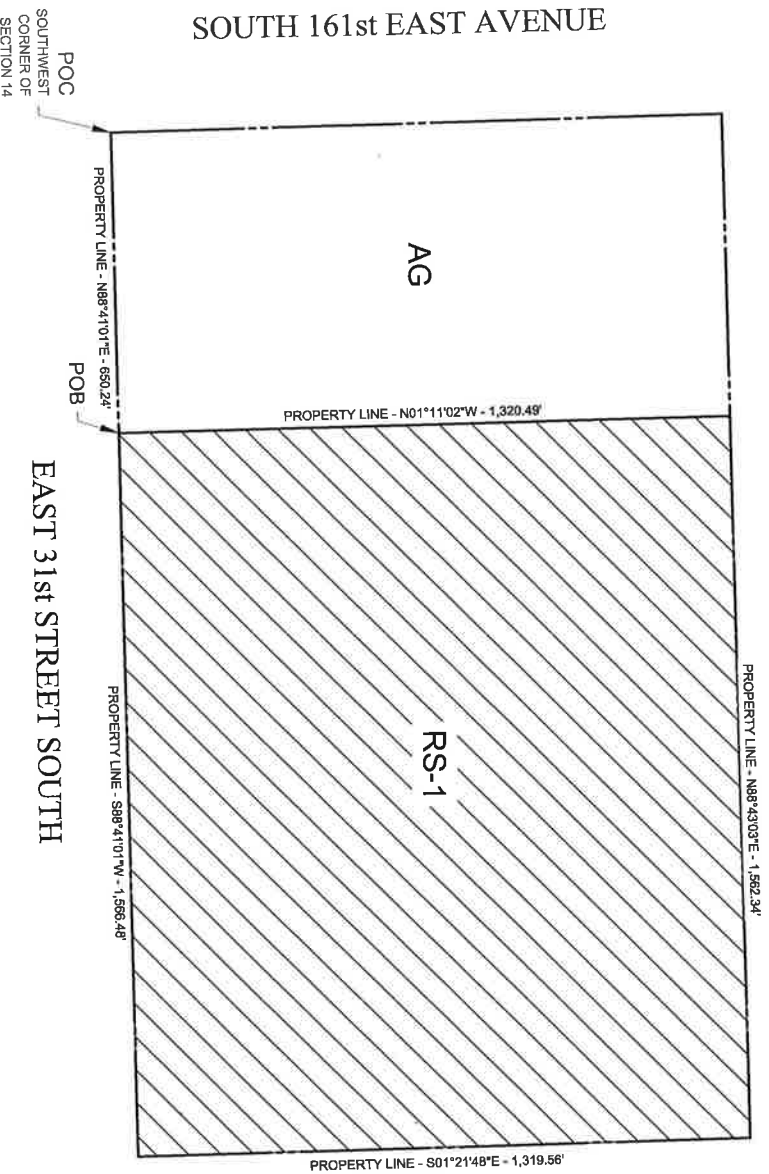
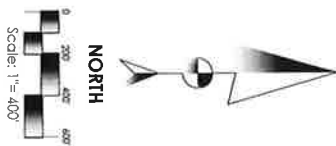
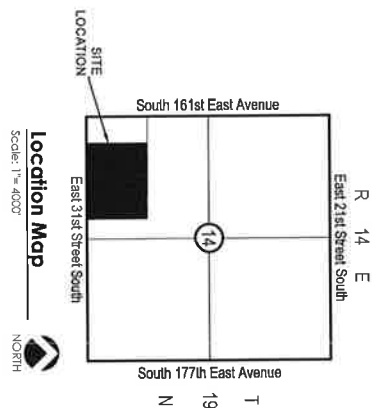


9.25.2017

HOR SCALE 1"=400'
 VERT SCALE 1"=400'
 ATLAS PAGE NO. ANW
 MANAGER ANW
 DRAWN BY LJA
 DATE 9/22/2017

REZONING

EXHIBIT A



Hatch Legend

SUBJECT PROPERTY

