



Tulsa Metropolitan Area
Planning Commission

Case : Z-7426/Z-7427/PUD-786-A Plat
Waiver

Hearing Date: December 6, 2017

Case Report Prepared by:

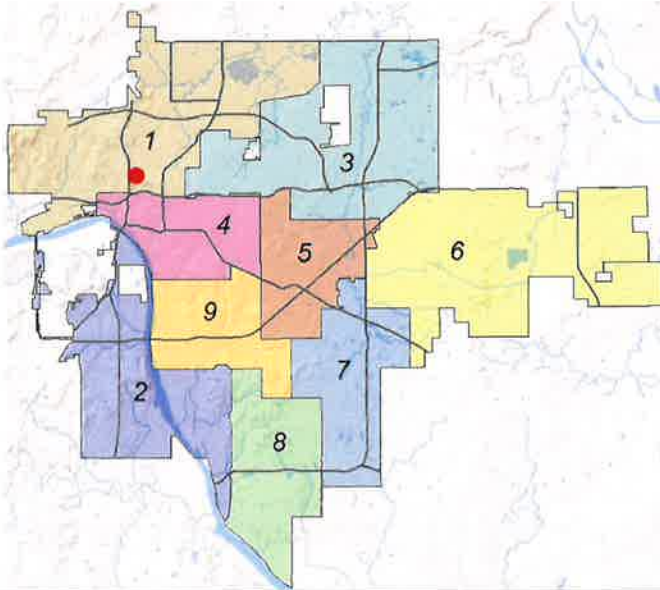
Nathan Foster

Owner and Applicant Information:

Applicant: Capital Homes Residential
Group, LLC

Owner: Tulsa Development Authority

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Plat Waiver

Location: Northeast corner of North Main
Street and East Latimer Street

Zoning:

Current: RM-3/CS

Proposed: RS-5/MX2-U-45

Staff Recommendation:

Staff recommends **approval** of the plat
waiver

City Council District: 1

Councilor Name: Vanessa Hall-Harper

County Commission District: 1

Commissioner Name: John Smaligo

EXHIBITS: Site Map, Aerial, Applicant Submittal

PLAT WAIVER

Z-7426/Z-7427/PUD-786-A – (CD 1)

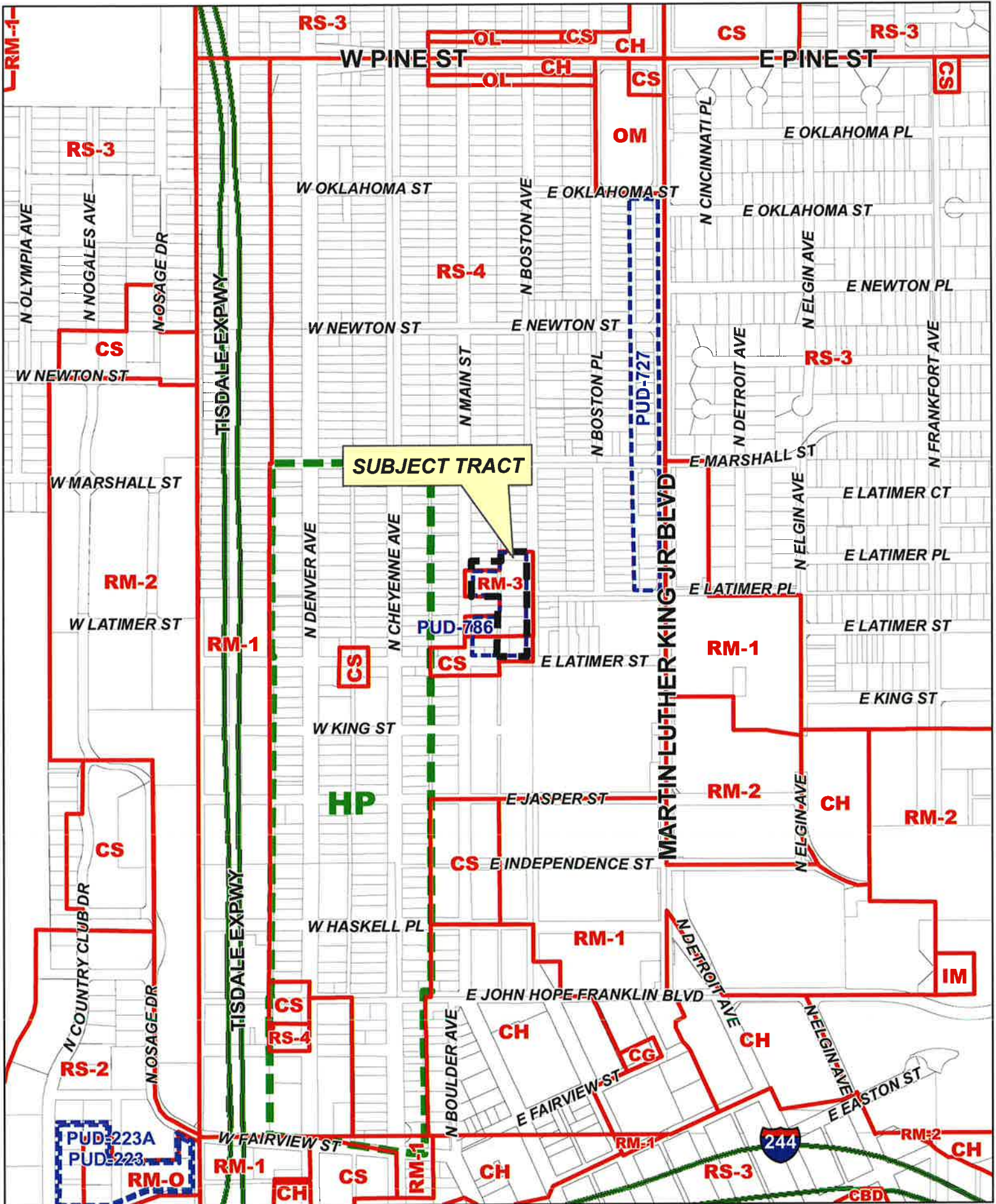
Northeast corner of North Main Street and East Latimer Street

The platting requirement for this property is being triggered by a rezoning request (Z-7426 & Z-7427) and an abandonment of an existing Planned Unit Development. The property is currently zoned RM-3 and CS. The property owner has proposed RS-5 on the majority of the property with MX2-U-45 at the hard corner of E Latimer St. & N. Main St. The intent of the zoning change is to align the zoning with the underlying plat and ensure conformance of lots for single-family residential uses.

The Technical Advisory Committee met on November 16, 2017 and the following items were determined:

1. The property is previously platted under the Burgess Hill and Pouder & Pomeroy subdivision plats. The existing plats align with the proposed zoning and comply with all lot requirements.
2. Utilities are all available and no main line extensions are required.
3. Required right-of-way dedications have all been made by previous plat.
4. Lots proposed for MX zoning will be required to be combined if development is proposed across current lot lines.
5. Detention easements may be required by the City of Tulsa at the time of development.

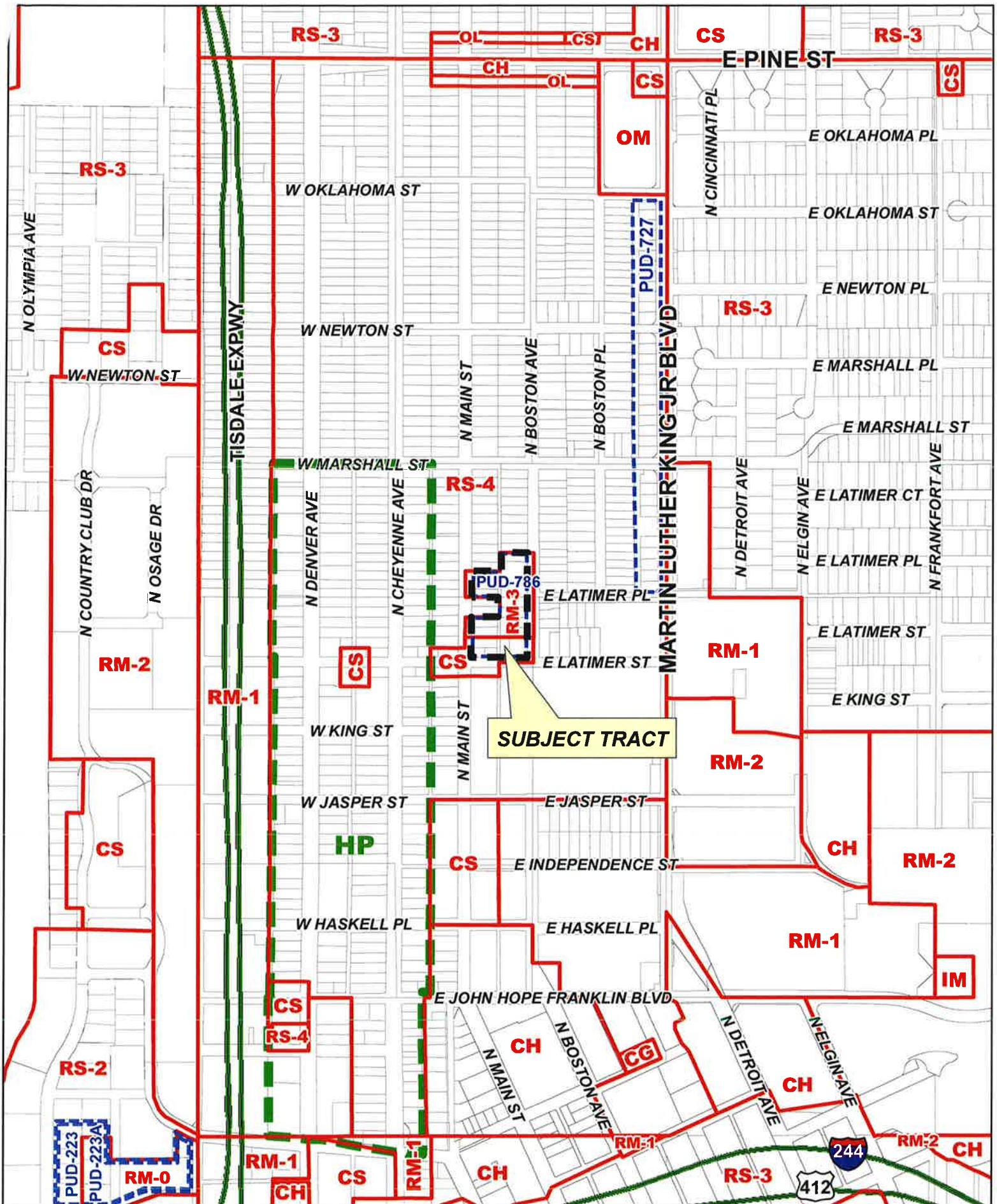
Staff recommends **approval** of the plat waiver.



Z-7426

20-12 35

31.3



SUBJECT TRACT

PUD-786-A

20-12 35

