

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2774

July 18, 2018, 1:30 PM

175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:

Work session Report:

Director's Report:

Review TMAPC Receipts for the month of June 2018

1. Minutes of June 6, 2018, Meeting No. 2771
2. Minutes of June 20, 2018, Meeting No. 2772

CONSENT AGENDA:

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

3. **PUD-475-A-1 Sherry Barbour** (County) Location: Northeast corner of East 71st Street North and North 115th East Avenue requesting a **PUD Minor Amendment** to add Use Unit 2 to permit a fireworks stand
4. **PUD-587-A-4 Harley Hunter** (CD 8) Location: South and west of the southwest corner of South Yale Avenue and East 81st Street South requesting a **PUD Minor Amendment** to reduce the required side yard setback from 15 feet to 10 feet
5. **PUD-803-5 Shaw Homes** (CD 8) Location: East of the southeast corner of South Yale Avenue and East 121st Street South requesting a **PUD Minor Amendment** to increase concrete coverage to 50 percent

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

6. **Elwood Villas** (CD 2) Preliminary Plat, Location: South of the southwest corner of West 71st Street South and South Elwood Avenue
7. **Z-7446 Crystal Keller** (CD 2) Location: East of the southeast corner of West 81st Street South and South 33rd West Avenue requesting rezoning from **AG to RS-1 with optional development plan** (Continued from June 20, 2018)
8. **Z-7443 Citadel Residential Group, LLC/Scott Eudey** (CD 5) Location: Northwest corner of East 15th Street South and South 79th East Avenue requesting rezoning from **RS-3 to MX1-F-35**
9. **Z-7447 Lou Reynolds** (CD 4) Location: Southwest corner of South Peoria Avenue and East 5th Street South requesting rezoning from **OL/RM-2 to CH**
10. **CZ-472 Tim Terral, TEP** (County) Location: Northwest corner of East 171st Street South and South Lewis Avenue requesting rezoning from **AG to AG-R** to permit a residential development

OTHER BUSINESS:

11. Commissioners' Comments

ADJOURN

CD = Council District

NOTE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526. Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG. Ringing/sound on all cell phones and paggers must be turned off during the Planning Commission.

Visit our website at www.tmapc.org

email address: esubmit@incog.org

TMAPC Mission Statement: The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other

planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region's current and future residents.

TMAPC RECEIPTS
Month of June 2018

	----- Current Period -----			----- Year To Date -----				
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	12	\$487.50	\$487.50	\$975.00	136	6,887.50	6,887.50	\$13,775.00
Zoning	8	2,450.00	2,450.00	4,900.00	64	24,000.00	24,000.00	48,000.00
Plan Reviews	15	2,250.00	2,250.00	4,500.00	257	33,365.00	33,365.00	66,730.00
Refunds		(450.00)	(450.00)	(900.00)		(450.00)	(450.00)	(900.00)
NSF		0.00	0.00	0.00		0.00	0.00	0.00
		<u>\$4,737.50</u>	<u>\$4,737.50</u>	<u>\$9,475.00</u>		<u>\$63,802.50</u>	<u>\$63,802.50</u>	<u>\$127,605.00</u>
LAND DIVISION								
Minor Subdivision	1	\$325.00	\$325.00	\$650.00	2	\$760.00	\$760.00	1,520.00
Preliminary Plats	0	0.00	0.00	0.00	24	\$12,323.30	\$12,323.30	24,646.60
Final Plats	1	450.00	450.00	900.00	29	\$12,002.78	\$12,002.78	24,005.55
Development Reg. Compliance **	0	0.00	0.00	0.00	32	\$4,000.00	\$4,000.00	8,000.00
Lot Splits	9	650.00	650.00	1,300.00	120	\$6,925.00	\$6,925.00	13,850.00
Lot Line Adjustment	13	975.00	975.00	1,950.00	113	\$6,000.00	\$6,000.00	12,000.00
Other	0	0.00	0.00	0.00	14	\$1,150.00	\$1,150.00	2,300.00
NSF		0.00	0.00	0.00		\$0.00	\$0.00	0.00
Refunds		0.00	0.00	0.00		(\$150.00)	(\$150.00)	(300.00)
		<u>\$2,400.00</u>	<u>\$2,400.00</u>	<u>\$4,800.00</u>		<u>\$43,011.08</u>	<u>\$43,011.08</u>	<u>\$86,022.15</u>
TMAPC COMP								
Comp Plan Admendment	0	\$0.00	\$0.00	\$0.00	4	\$1,000.00	\$0.00	\$1,000.00
Refund		<u>\$0.00</u>		<u>\$0.00</u>		\$0.00	\$0.00	\$0.00
		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>		<u>\$1,000.00</u>	<u>\$0.00</u>	<u>\$1,000.00</u>
BOARDS OF ADJUSTMENT								
Fees	40	\$6,900.00	\$9,750.00	\$16,650.00	267	\$73,600.00	\$31,550.00	\$105,150.00
Refunds		(250.00)	0.00	(\$250.00)		(\$3,050.00)	\$0.00	(3,050.00)
NSF Check		0.00	0.00	\$0.00		(\$500.00)	\$0.00	(500.00)
		<u>\$6,650.00</u>	<u>\$9,750.00</u>	<u>\$16,400.00</u>		<u>\$70,050.00</u>	<u>\$31,550.00</u>	<u>\$101,600.00</u>
TOTAL		\$13,787.50	\$16,887.50	\$30,675.00		\$177,863.58	\$138,363.58	\$316,227.15
LESS WAIVED FEES *		\$0.00	\$0.00	\$0.00		(\$14,646.71)	\$0.00	(\$14,646.71)
GRAND TOTALS		<u>\$13,787.50</u>	<u>\$16,887.50</u>	<u>\$30,675.00</u>		<u>\$163,216.87</u>	<u>\$138,363.58</u>	<u>\$301,580.44</u>

* Advertising, Signs & Postage Expenses for City of Tulsa Applications with Fee Waivers.

** Includes plot waivers prior to May 10th, 2018

June 18, 2018 Receipt Comparison

	June 2018	May 2018	June 2017
Zoning Letters	12	33	11
Zoning	8	3	1
Plan Reviews	15	29	22
Minor Subdivisions	1	0	0
Preliminary Plats	0	3	6
Final Plats	1	2	1
Development Regulations Compliance (includes plat waivers prior to 5/10/2018)	0	4	0
Lots Splits	9	8	8
Lot Line Adjustments (includes lot combinations prior to 5/10/2018)	13	4	7
Other	0	4	0
Comp Plan Amendments	0	0	0

7/12/2018



Case Number: PUD-475-A-1
Minor Amendment

Hearing Date: July 18, 2018

Case Report Prepared by:
 Jay Hoyt

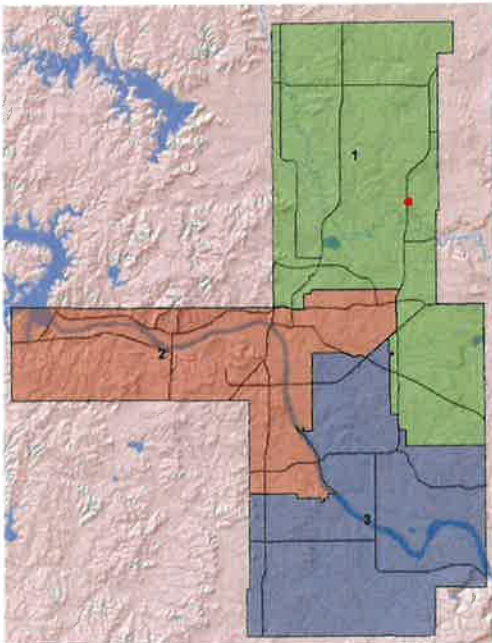
Owner and Applicant Information:

Applicant: Sherry Barbour

Property Owner: CAH Investments, LLC.

Location Map:

(shown with County Commission Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to add Use Unit 2 to permit a fireworks stand.

Gross Land Area: 11.52 Acres

Location: NE/c of E 71st St N and N 115th E Ave

Zoning:

Existing Zoning: IL/RE

Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: N/A

Growth and Stability Map: N/A

Staff Recommendation:

Staff recommends **approval**.

Staff Data:

TRS: 1432

CZM: 18

Atlas: N/A

County Commission District: 1

Commissioner Name: John Smaligo

SECTION I: PUD-475-A-1 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to add Use Unit 2 to allow a fireworks stand to be placed on the site.

Use Unit 2 is considered area wide special exception within Tulsa County. A fireworks stand is classified as falling within that Use Unit. PUDs within the county may add uses that are by right or exception per Section 1130.1 of the Tulsa County Zoning Code and may be amended or added by minor amendment, unless the changes would represent a significant departure from the outline development plan, which this proposal would not, provided the request is limited to the fireworks stand use stated. Any other uses within Use Unit 2 would require further amendment of the PUD.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 1170.7 of the Tulsa County Zoning Code.*

“Minor changes in the PUD may be authorized by the Planning Commission, which may direct the processing of an amended subdivision plat, incorporating such changes, so long as a substantial compliance is maintained with the outline development plan and the purposes and standards of the PUD provisions hereof. Changes which would represent a significant departure from the outline development plan shall require compliance with the notice and procedural requirements of an original Planned Unit Development.”

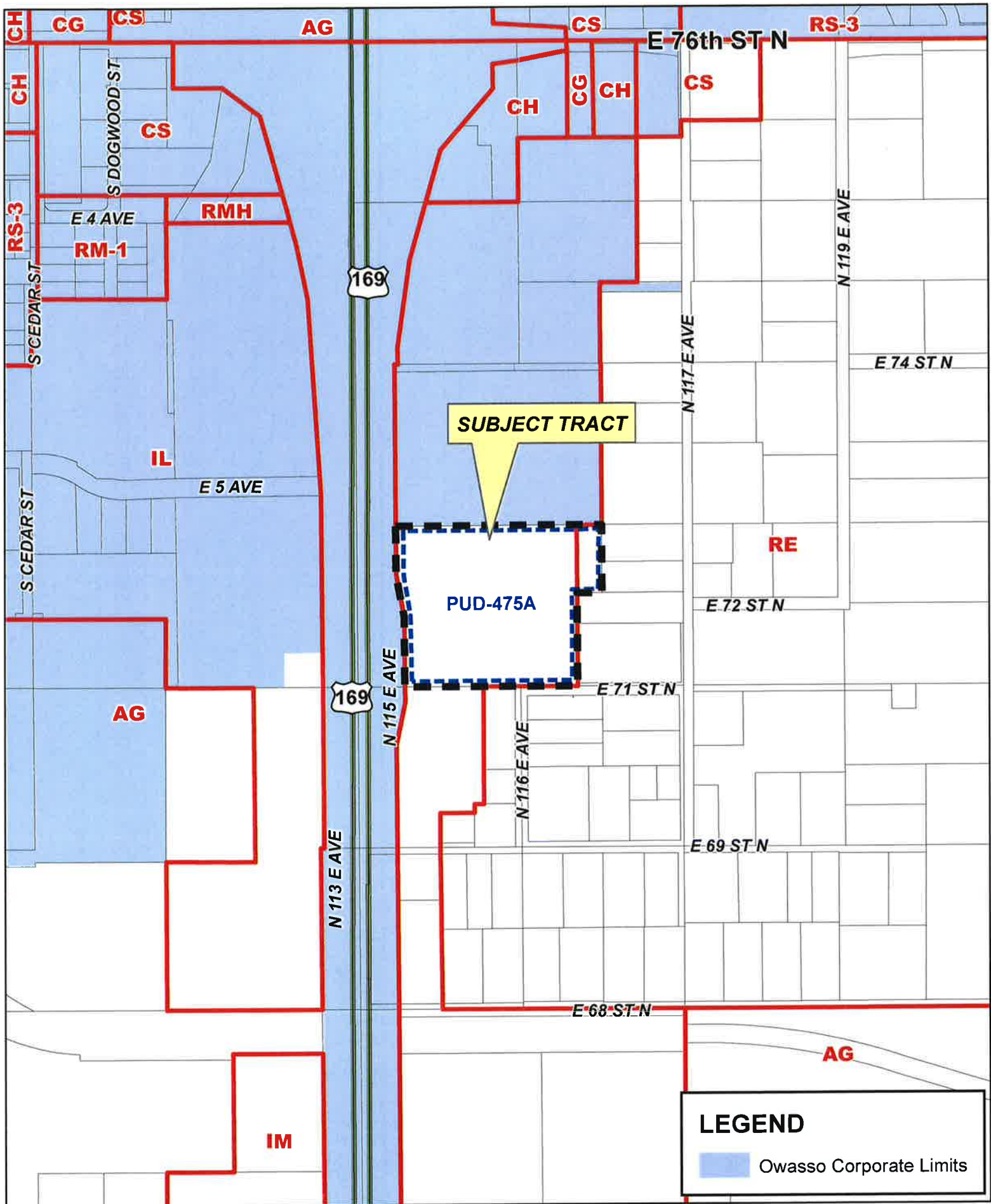
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD provided the request is limited to a fireworks stand use.
- 2) All remaining development standards defined in PUD-475-A shall remain in effect.

Exhibits included with staff recommendation:

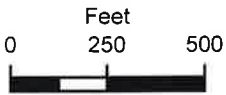
INCOG zoning case map
INCOG aerial photo
Applicant illustration of proposed tent on site

With considerations listed above, staff recommends **approval** of the minor amendment add Use Unit 2 limited to a fireworks stand use.



LEGEND

Owasso Corporate Limits



PUD-475-A-1





 Subject Tract

PUD-475-A-1

21-14 32

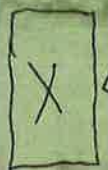
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018





PARKING



← 40x80 TENT

←
35 N



Case Number: PUD-587-A-4
Minor Amendment

Hearing Date: July 18, 2018

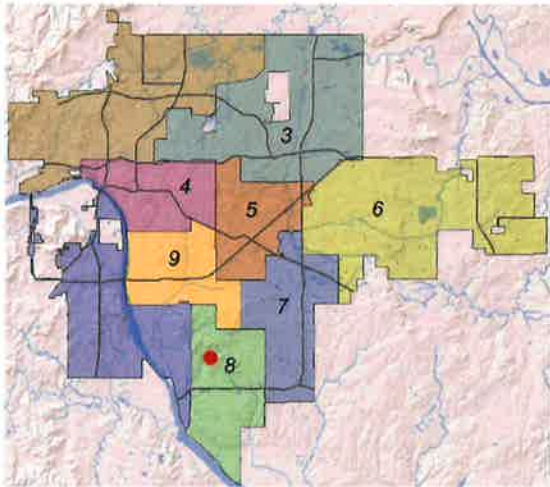
Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:

Applicant: Harley C. Hunter

Property Owner: Paul D. Wilson

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to reduce the required side yard setback (along E 83rd St S) from 15 ft to 10 ft.

Gross Land Area: 0.3 acres

Location: South and West of the SW/c S Yale Ave & E 81st St S

Lot 9, Block 2, Walden Pond

8220 S Urbana Ave

Zoning:
 Existing Zoning: RS-3/PUD-587-A
 Proposed Zoning: No Change

Comprehensive Plan:
 Land Use Map: Existing Neighborhood
 Growth and Stability Map: Stability

Staff Recommendation:
 Staff recommends **approval**.

Staff Data:
 TRS: 8316

City Council District: 8
Councilor Name: Phil Lakin

County Commission District: 3
Commissioner Name: Ron Peters

SECTION I: PUD-587-A-4 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Revise the PUD Development Standards to reduce the required setback along E 83rd St S from 15 feet to 10 feet to allow an addition to be constructed.

Currently, this yard is required to be 15 feet. The applicant is proposing to build an addition to the home that would need to encroach on the rear yard. A 10 ft utility easement exists in this yard as well, which the addition will be outside of. This distance is the same as the revised setback distance, so would not be in conflict with the request.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 30.010.1.2.c(9) of the City of Tulsa Zoning Code.*

“Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved standards and the character of the development are not substantially altered.”

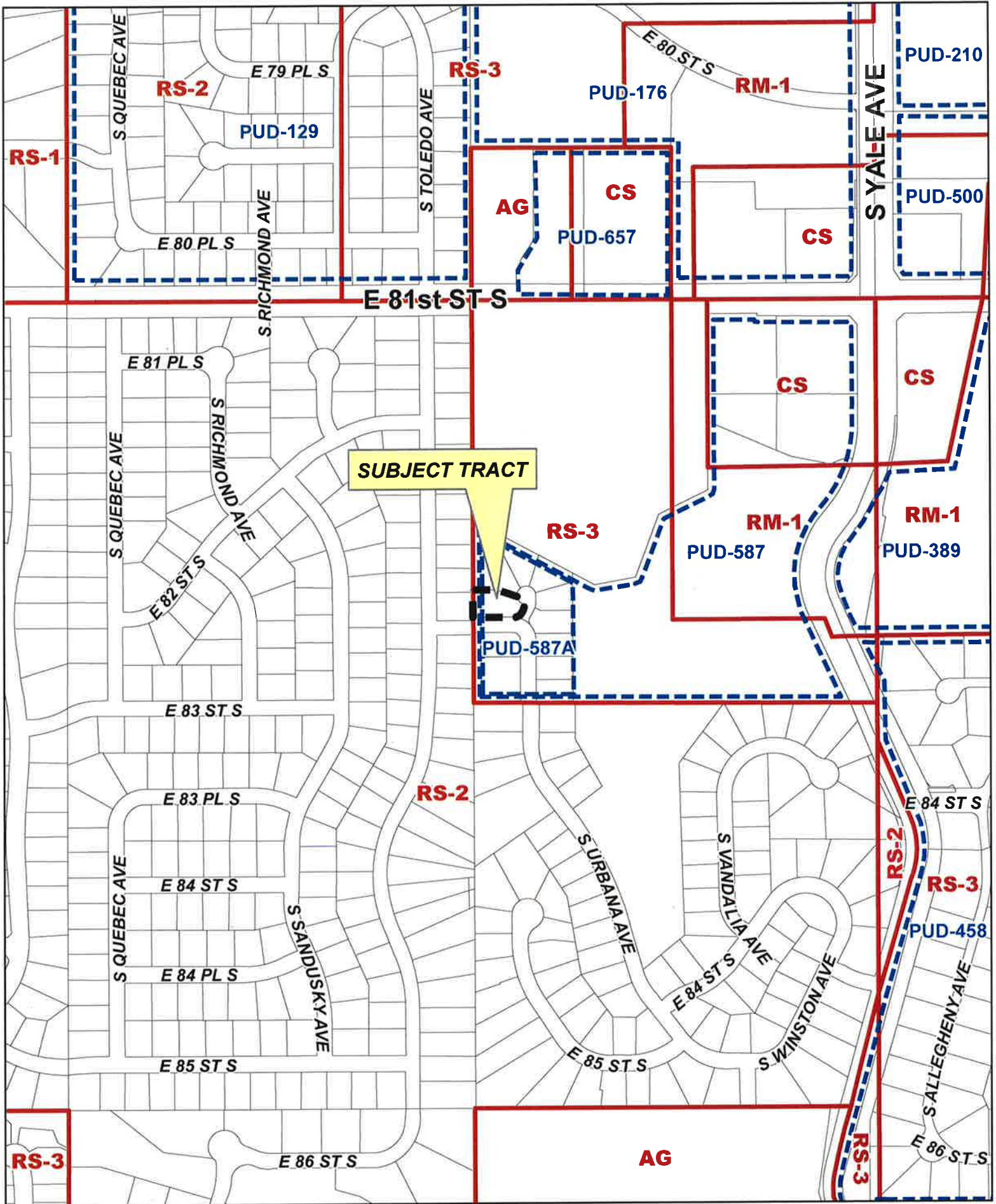
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-587-A and subsequent amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)
Applicant Site Plan

With considerations listed above, staff recommends **approval** of the minor amendment request to reduce the required yard along E 83rd St S from 15 feet to 10 feet.

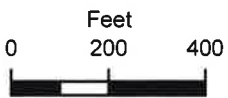


PUD-587-A-4

18-13 16

4.3





Subject
Tract

PUD-587-A-4

18-13 16

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

Aerial Photo Date: February 2018

4.4

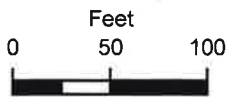




S TOLEDO AVE

E 83 STS

S URBANA AVE



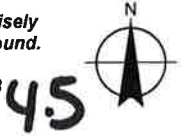
 Subject Tract

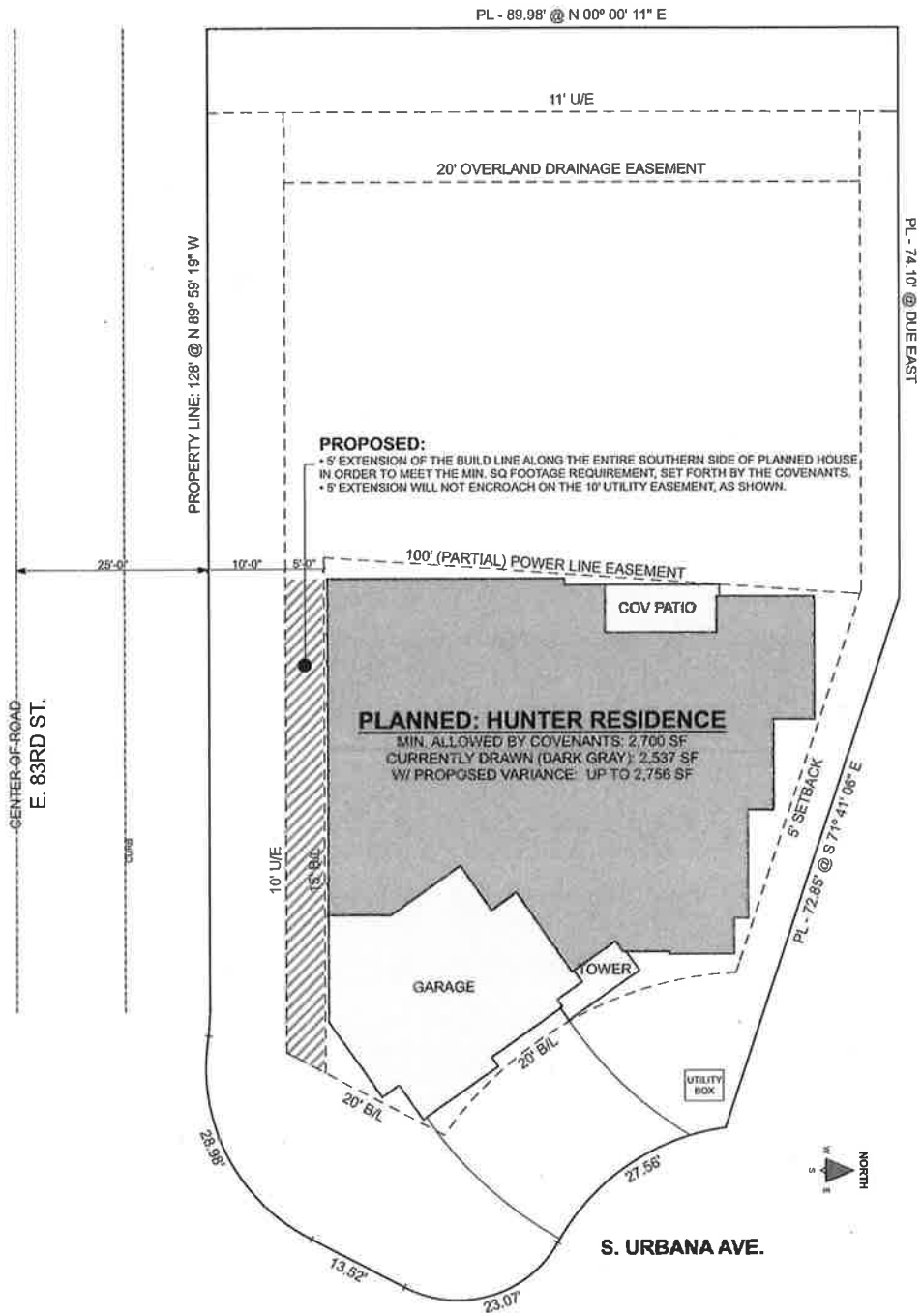
PUD-587-A-4

18-13 16

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

Aerial Photo Date: February 2018





VARIANCE PROPOSAL

HUNTER'S RESIDENCE
 WALDEN POND • LOT 9 BLOCK 2
 8220 S URBANA AVE • TULSA OK 74137

DATE
6/21/18
SCALE
1" = 15'-0"

416



HUNTER RESIDENCE

LIVING AREA: 2,537* SF

*OVER FRAME



L.H



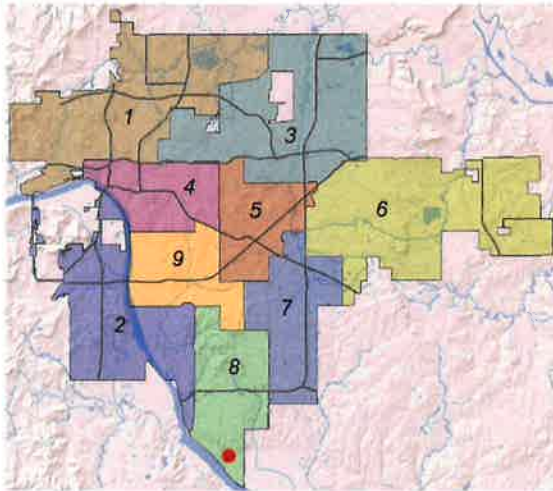
Case Number: PUD-803-5
Minor Amendment

Hearing Date: July 18, 2018

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Shaw Homes
 Property Owner: Shaw Homes

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to increase concrete coverage to 50%

Gross Land Area: 2.8 acres

Location: East of the SE/c S Yale Ave & E 121st St S

Lot13, Block 1; Lot 16, Block 2; Lot 12, Block 3, Lots 9, 12, and 13, Block 5 and Lots 5, 6, 10, 11, 12 and 13, Block 6 Estates At The River

Zoning:
 Existing Zoning: RS-3/PUD-803
 Proposed Zoning: No Change

Comprehensive Plan:
 Land Use Map: New Neighborhood
 Growth and Stability Map: Growth

Staff Recommendation:
 Staff recommends **approval**.

Staff Data:
 TRS: 7303
 CZM: 62 Atlas: 3576

City Council District: 8
Councilor Name: Phil Lakin
County Commission District: 3
Commissioner Name: Ron Peters

SECTION I: PUD-803-5 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to increase concrete coverage to 50%, referred to as Maximum Front Yard Coverage by Parking Area.

Currently, the development standards limit the Maximum Front Yard Coverage by Parking Area to 40%. The increase is being requested to allow for larger driveways for the subject lots.

Current Maximum Front Yard Coverage by Parking Area:	40%
Proposed Maximum Front Yard Coverage by Parking Area:	50%

(for subject lots)

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 30.010.1.2.c(9) of the City of Tulsa Zoning Code.*

“Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved standards and the character of the development are not substantially altered.”

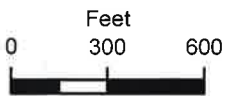
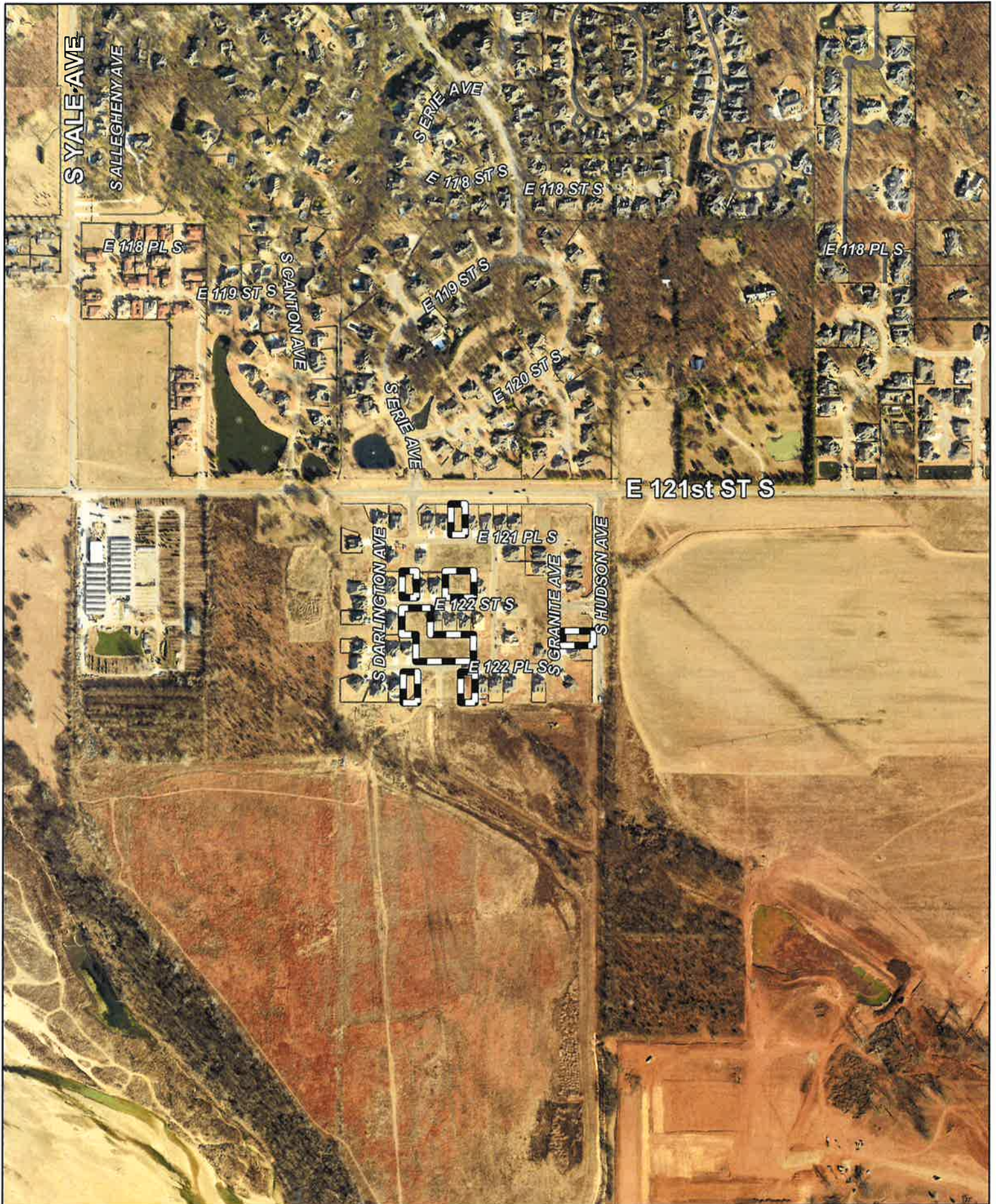
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-803 and subsequent amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo

With considerations listed above, staff recommends **approval** of the minor amendment request to increase the Maximum Front Yard Coverage by Parking Area to 50%.



Subject
Tract

PUD-803-5

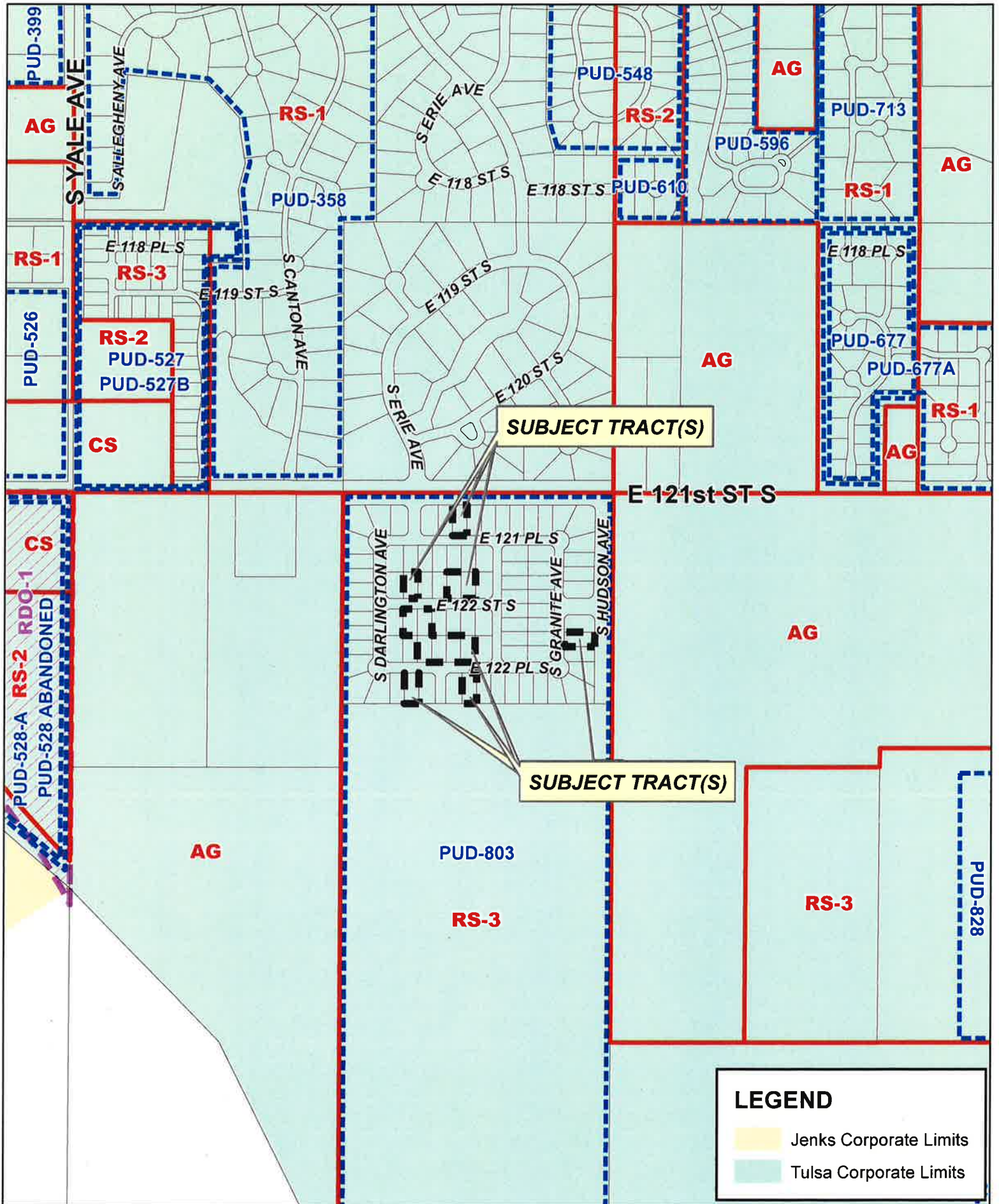
17-13 03

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

Aerial Photo Date: February 2018

5.3



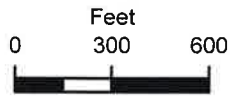


LEGEND

- Jenks Corporate Limits
- Tulsa Corporate Limits

PUD-803-5

17-13 03



Sawyer, Kim

From: mcampbell@HallEstill.com
Sent: Wednesday, July 11, 2018 4:00 PM
To: Hoyt, Jay; esubmit
Subject: PUD Number 803-5; Amendment, hearing Wed. 7/18/2018 1:30 pm

Jay,

I'd like to register my opposition to the proposed amendment by Applicant Shaw Homes to expand front yard covered parking to 50%. My address is 5425 E. 122nd St. Bixby, OK 74008 and immediately next to one of the vacant Shaw lots. My concern is on the immediate proximity to my residence and the numerous Shaw lots throughout the community. I believe the change impairs my property value and that compensation should be paid by Shaw Homes to area residents already living in the community should the change be approved.

- I oppose the amendment since I purchased my property subject to existing requirements and restrictions in the community.
- I believe increasing the surface area could decrease drainage in the community which poses an additional flood risk. The community is already in a 100 year flood plain.
- Finally, if the front yard paved surface area increases, it will impair property values since ample greenway in front yards is desired and the increased paving would reduce that greenway.

Please let me know if there is anything else I can do to register my opposition to this proposal. I would like to be at the hearing but am scheduled to speak at a banker's group meeting in Oklahoma City next Wednesday, July 18th at noon.

Very truly yours,
Matt Campbell

	<p>MATT CAMPBELL SHAREHOLDER 320 S. Boston Ave. Suite 200 Tulsa, OK 74103 Office: 918-594-0819 Bio</p>
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Any tax advice contained in this communication is not intended to be used, and cannot be used, to avoid tax penalties. This e-mail message and any attachment thereto is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the recipient or reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this e-mail communication in error, please notify us immediately by sending a reply e-mail message to the sender. Thank you.



Tulsa Metropolitan Area
Planning Commission

Case : Elwood Villas

Hearing Date: July 18, 2018

Case Report Prepared by:

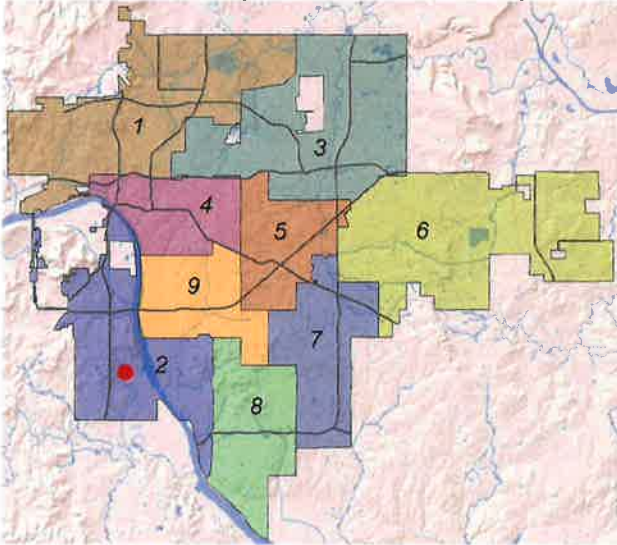
Nathan Foster

Owner and Applicant Information:

Applicant: Gene Phillips, Wallace
Engineering

Owner: JJ Ranger Properties

Location Map:
(Shown with City Council districts)



Applicant Proposal:

Preliminary Plat

69 lots, 5 blocks, 20.12 ± acres

Location: South of the southwest corner of
West 71st Street South and South Elwood
Avenue

Zoning:

Existing: AG (Agriculture)

Proposed: RS-3 (Residential Single Family
-3)

Staff Recommendation:

Staff recommends **approval** of the
preliminary plat

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat Submittal,
Conceptual Improvements

6.1

PRELIMINARY SUBDIVISION PLAT

Elwood Villas - (CD 2)

South of the southwest corner of West 71st Street South and South Elwood Avenue

This plat consists of 69 lots, 5 blocks, 20.12 ± acres.

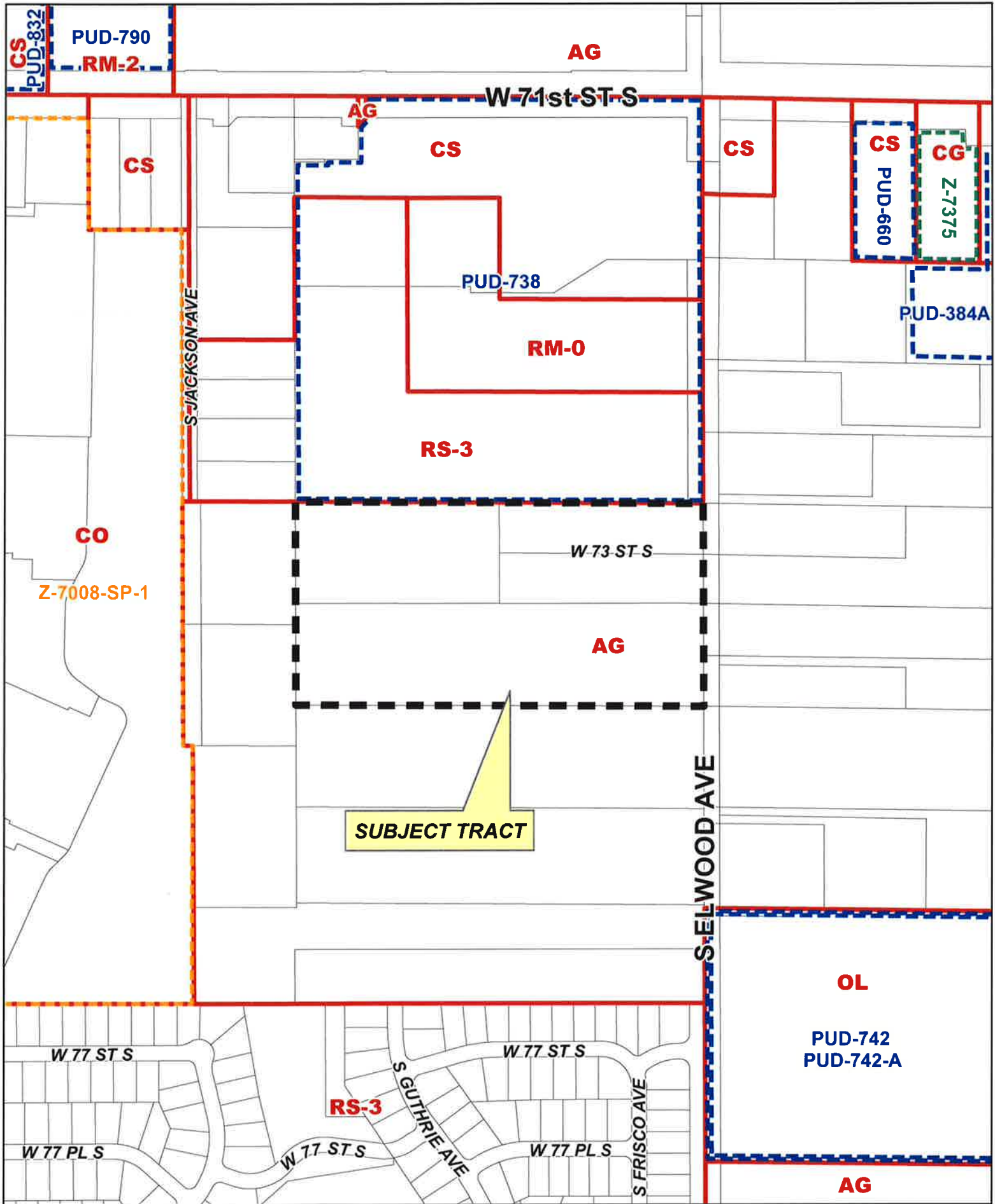
The Technical Advisory Committee (TAC) met on May 17, 2018 and provided the following conditions:

1. **Zoning:** Property under application has been approved for rezoning to RS-3. Proposed lots within the subdivision conform to the standards of RS-3.
2. **Addressing:** Addresses will be assigned to final plat. Provide lot addresses graphically and state the required address caveat/disclaimer on the face of the final plat
3. **Transportation & Traffic:** Label and dimension all street rights-of-way included and adjacent to this plat. Sidewalks are required along South Elwood Avenue.
4. **Sewer:** IDP must be submitted and approved prior to the approval of a final plat. Offsite sewer easements will be required to serve the subdivision. Easements must be shown on the final plat.
5. **Water:** IDP submittal must be approved prior to approval of the final plat.
6. **Engineering Graphics:** Correct legal description to include all property shown on the face of the plat. Legal description must include the point of commencement (POC) and point of beginning (POB). Provide a bearing angle and distance from POC to POB. Define the basis of bearing between two known points associated with the plat. Add a location map to the face of the plat. Label adjacent properties by plat name or "unplatted". Submit a subdivision data control sheet with final plat submittal. Remove contours from final plat. Provide engineer's name and email address. Graphically show all pins found or set associated with this plat. Add legend entries for found/set property pins. Platted subdivisions at the time of final plat approval must be shown in the location map. All other property should be labeled unplatted. Label plat location as "Site" or "Project Location".
7. **Fire:** No comments.
8. **Stormwater, Drainage, & Floodplain:** Detention pond must be placed in a detention easement. Storm water detention must be designed to the adopted standards of the City of Tulsa. There is City of Tulsa regulatory floodplain as well as FEMA floodplain present on this site. All floodplain property must be placed in an overland drainage easement. Any development in the floodplain must adhere to FEMA and City regulations.
9. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval.

6.2

Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.



ELWOOD VILLAS

18-12 11

6.4





W 71st ST S

S JACKSON AVE

W 73 ST S

S ELWOOD AVE

W 77 ST S

W 77 PL S

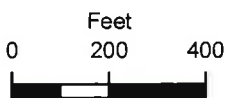
W 77 ST S

S GUTHRIE AVE

W 77 ST S

W 77 PL S

S FRISCO AVE



Subject Tract

ELWOOD VILLAS

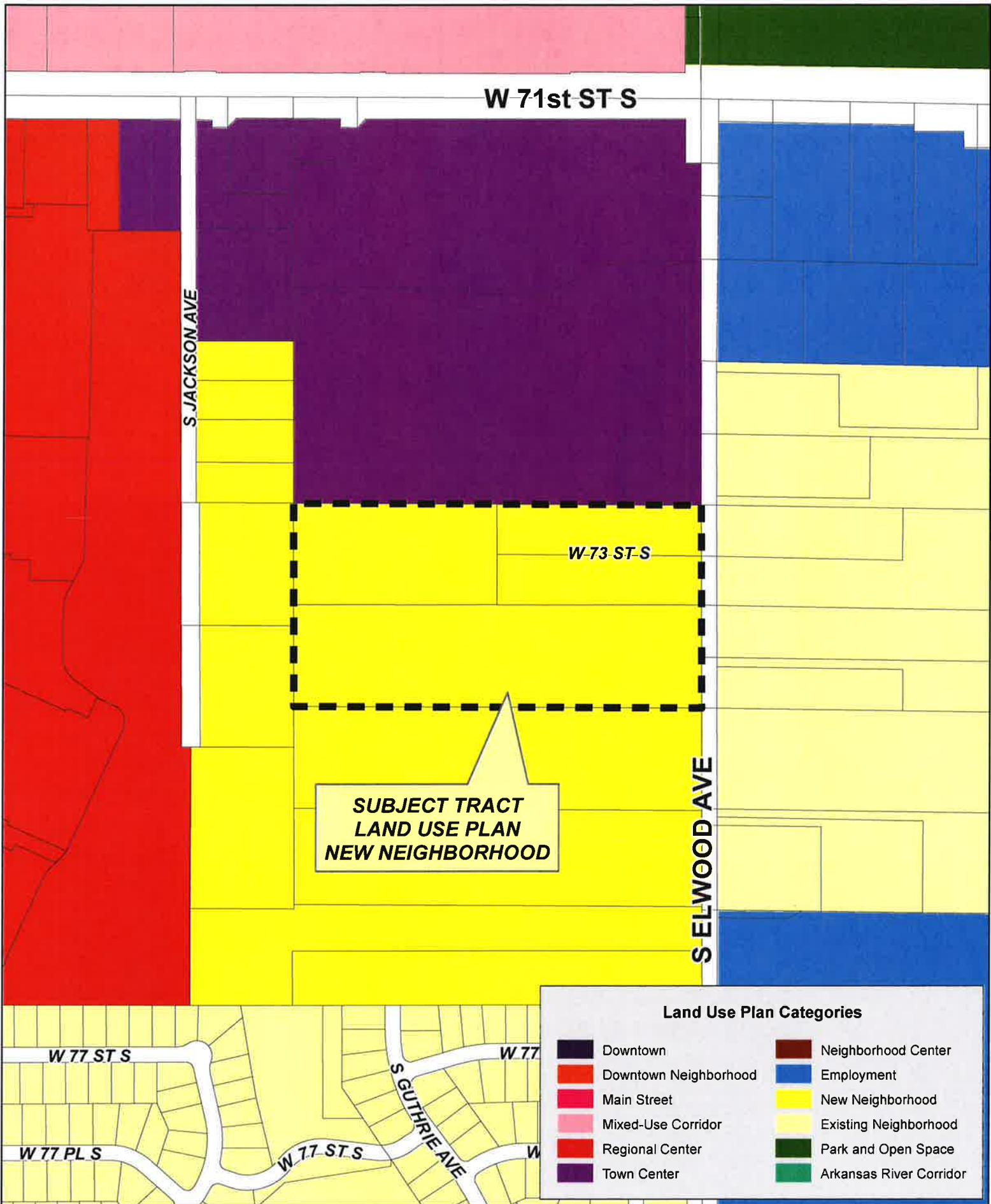
18-12 11

6.5

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

Aerial Photo Date: February 2018





W 71st ST S

S JACKSON AVE

W-73 ST-S

**SUBJECT TRACT
LAND USE PLAN
NEW NEIGHBORHOOD**

S SELWOOD AVE

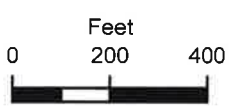
W 77 ST S

S GUTHRIE AVE

W 77

W 77 PL S

W 77 ST S



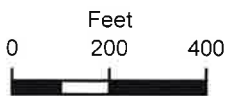
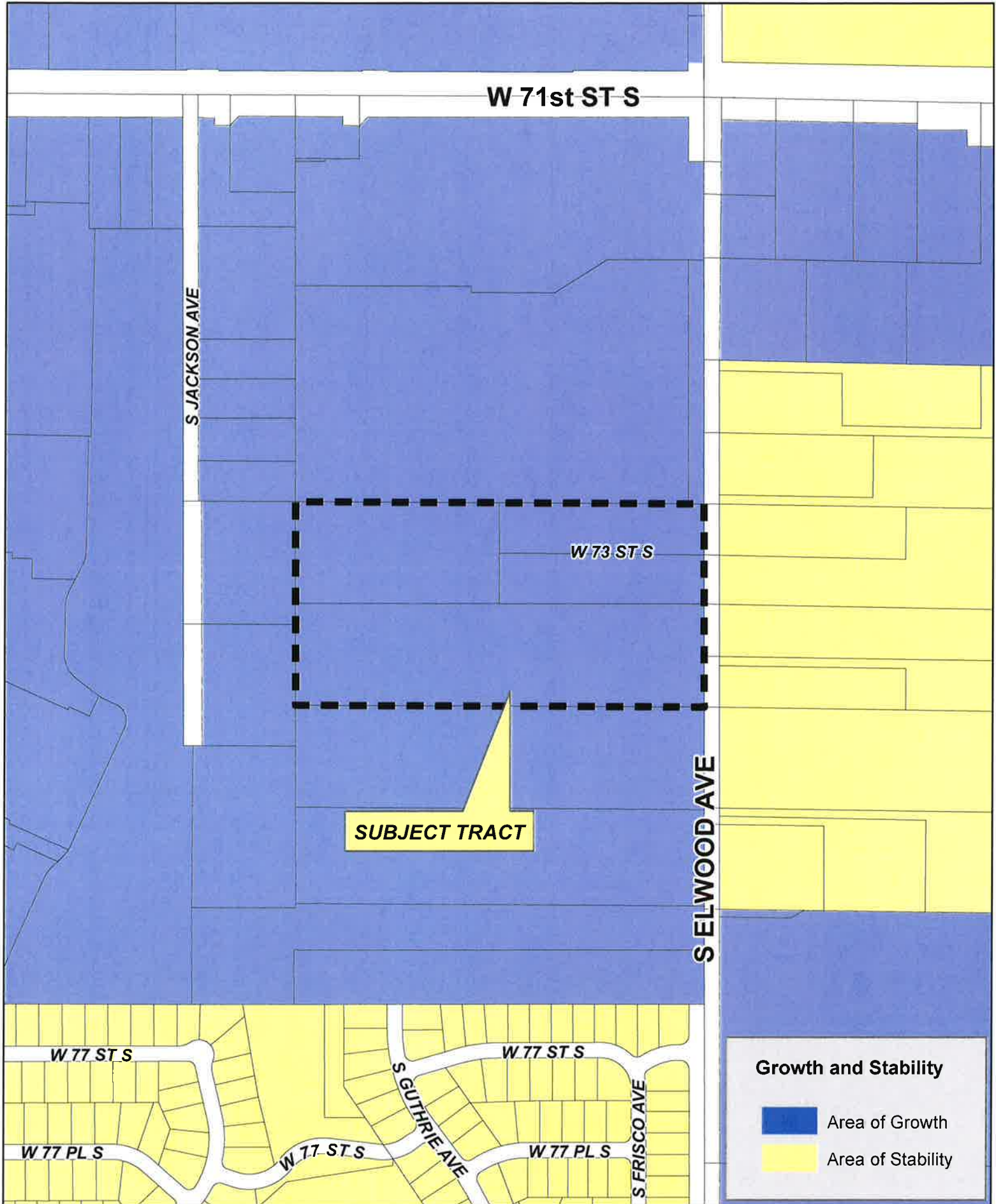
ELWOOD VILLAS

18-12 11

6.4



Land Use Plan Categories			
	Downtown		Neighborhood Center
	Downtown Neighborhood		Employment
	Main Street		New Neighborhood
	Mixed-Use Corridor		Existing Neighborhood
	Regional Center		Park and Open Space
	Town Center		Arkansas River Corridor



ELWOOD VILLAS

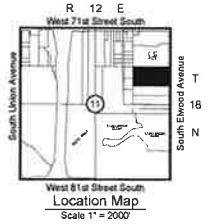
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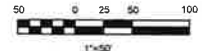
CONCEPTUAL IMPROVEMENTS PLAN ELWOOD VILLAS

THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH-EAST QUARTER OF THE NORTHEAST QUARTER (S/2 N/2 SE/4 NE/4) OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 12 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.

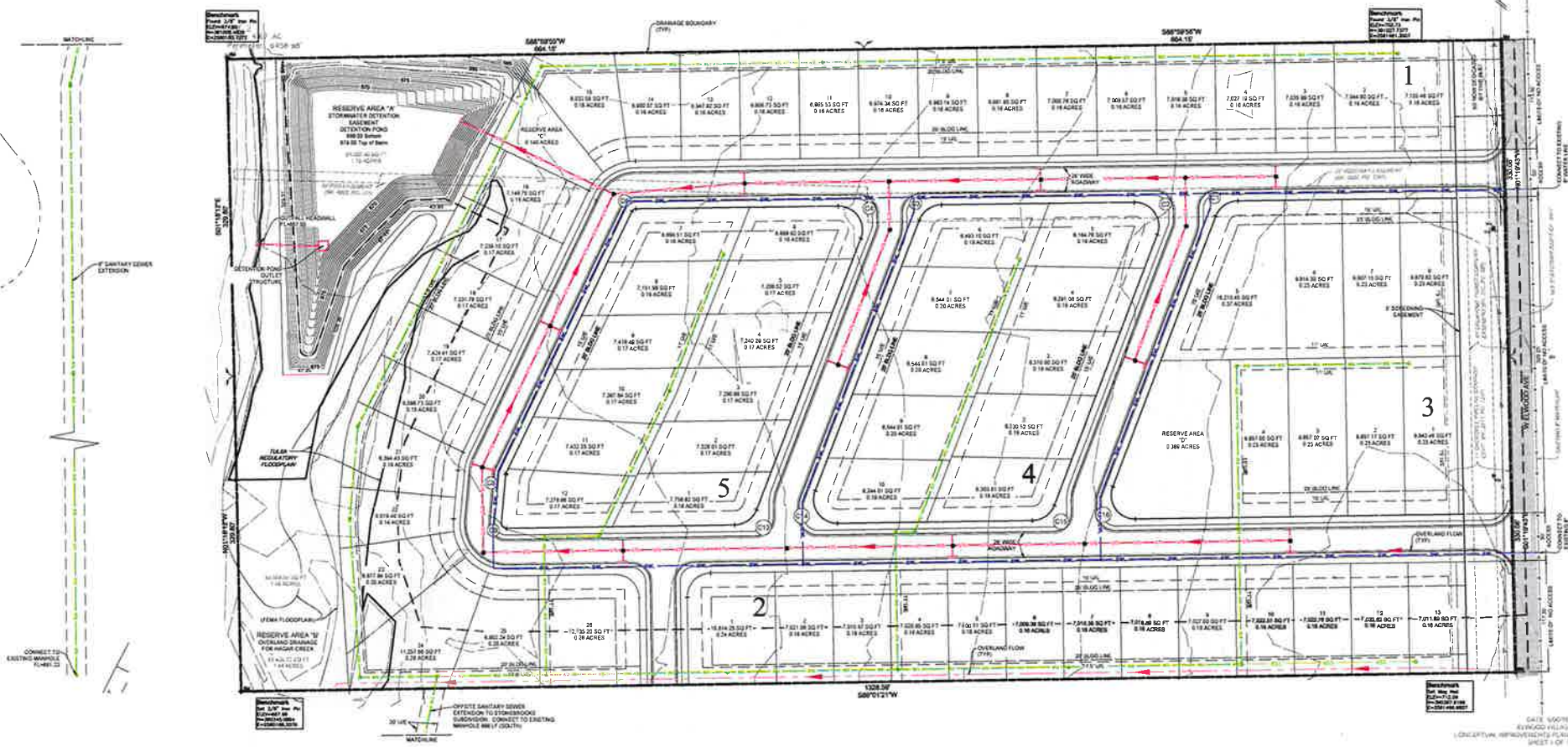


- LEGEND**
- EM ELECTRIC METER
 - OM GAS METER
 - GV GUY WIRE DOWN
 - SV GAS VALVE
 - OC OVERHEAD CABLE
 - OL OVERHEAD ELECTRIC
 - OT OVERHEAD TELEPHONE
 - PP POWER POLE
 - PC REINFORCED CONCRETE P/PE
 - UC UNDERGROUND CABLE
 - UE UNDERGROUND ELECTRIC
 - UG UNDERGROUND GAS
 - TRM TRANSFORMER
- PROPOSED STORM LINE
--- PROPOSED SANITARY SEWER LINE
--- PROPOSED MAINLINE

- CONSULTANTS**
- JJ RANGER LLC
47 S. BOYD AVE STE 400
TULSA, OKLAHOMA 74114
 - ENGINEER**
WALLACE ENGINEERING
STRUCTURAL CONSULTANTS INC
303 EAST BRADY STREET
TULSA, OK 74103
(918) 584-3688
COLUMBIAN COLLEGE
EXP DATE 9/22/18
 - SURVEYOR**
BENNETT SURVEYING, INC
210 CHATEAU AVENUE
CHICKASKAW, OK 74137
TEL: 918-487-7898
RPL# 1506, CA #4602
LICENSE# 9202219
bennett@bennettsurveying.com



SIXTY-NINE (69) LOTS IN FIVE BLOCKS (B) AND FOUR (4) RESERVE AREAS CONTAINING 20.12 ACRES



6.10



Tulsa Metropolitan Area Planning Commission

Case Number: Z-7446 with an optional development plan

Hearing Date: July 18, 2018

Original hearing date June 20th. Applicant request for continuance to submit an optional development plan.

Case Report Prepared by:

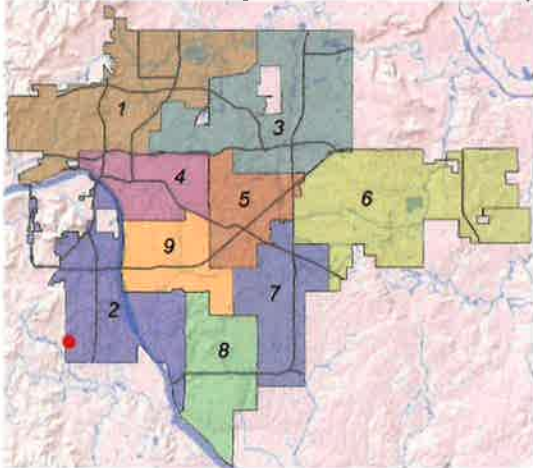
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Wallace Engineering attn. Crystal Keller

Property Owner: ESTATES OF COPPER CREEK LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Farmland

Proposed Use: Single Family Residential

Concept summary: Rezoning to allow RS-1 with optional development plan to require minimum lot size not less than 21,780 sq. ft.

Tract Size: 15 ± acres

Location: East of the southeast corner of West 81st Street South & South 33rd West Avenue

Zoning:

Existing Zoning: AG

Proposed Zoning: RS-1 with optional development plan

Comprehensive Plan:

Small Area Plan: West Highlands Small Area Plan

Land Use Map: Existing Neighborhood

Stability and Growth Map: Area of Stability

Staff Data:

TRS: 8215

CZM: 51

Atlas: 1431

Staff Recommendation:

Staff recommends approval for RS-1 Zoning with the optional development plan as outlined in section II of the following staff report.

City Council District: 2

Councilor Name: Jeanie Cue

County Commission District: 2

Commissioner Name: Karen Keith

7.1

SECTION I: Z-7446

DEVELOPMENT CONCEPT: The applicant has requested RS-1 zoning with an optional development plan to support a single family residential development. All dimensional standards identified in the optional development plan meet or exceed RE zoned properties with the exception that the average minimum lot width will be 100 feet in this development plan.

EXHIBITS:

- INCOG Case map
- INCOG Aerial
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
 - None provided
 - Neighborhood Correspondence

SECTION II:

Z-7446 with the optional development plan standards will conform to the provision of the Tulsa Zoning Code for development in an RS-E zoning district and all its supplemental regulations except as further refined below:

Uses allowed:

- A. Permitted Uses: The subject property may only be used as follows:
 - a. Residential Use category
 - i. Single Household

Residential building types allowed: The subject property may only be used as follows:

- A. Single Household
 - a. Detached House

Lot and Building Regulations:

Minimum Lot Area:	21,780 square feet (1/2 acre)
Minimum Average Lot Width:	100 feet
Minimum Street Frontage	30 feet
Minimum Building Setbacks	
Street	
Arterial	35 feet
Other streets	35 feet*
Side (Interior)	10 feet
Rear	25 feet
Minimum open space per lot	12,000 square feet
Maximum building height	35 feet

*For detached houses and accessory buildings on corner lots street setbacks for non-arterial streets shall also be 35 feet.

DETAILED STAFF RECOMMENDATION:

7.2

Z-7446 request RS-1 zoning for a single family residential development. Single family residential uses in this location are consistent with the Existing Neighborhood land use designation in the Comprehensive Plan and in the West Highlands Small Area Plan and,

RS-1 zoning may not be consistent with the provisions identified in an Area of Stability as outlined in the Tulsa Comprehensive Plan, however the optional development plan along with RS-1 zoning provides standards for wider side yards and larger front setbacks that are consistent with the large lot neighborhood character expected in the small area plan and,

Single household use is the only use permitted in an RS-1 district. Single family residential uses are consistent with the land use vision of the West Highlands Small Area Plan however the density allowed by RS-1 zoning may be contradictory to the rural residential uses recommended by the West Highlands Small area plan and may be considered injurious to the surrounding property owners and,

The optional development plan with RS-1 zoning requires ½ acre lots that are consistent with the expected land use pattern in the area. That pattern was established years ago without sanitary sewer availability. The existing zoning in those areas would allow property to be developed with RS-3 lots with a minimum of 6900 square feet when connected to a sanitary sewer system. The City of Tulsa has recently completed sanitary sewer construction south of this site that would support greater density on property that is currently zoned RS-3 therefore,

Staff recommends Approval of Z-7446 to rezone property from AG to RS-1 with the optional development plan as outlined in Section II above.

SECTION III: Supporting Documentation

Bulk and Area Summary chart illustrating differences in zoning categories

Zoning category	Lot Area (sq. ft.)	Lot width (ft.)	Street Setback (ft.)	Rear Setback (ft.)	Side Setback (ft.)	Open Space (sq. ft)
AG	87,120	200	25	40	10/5	None required
RE	22,500	150	35	25	15	12,000
RS-1	13,500	100	35	25	5	7,000
RS-2	9,000	75	30	25	5	5,000
RS-3	6,900	60	25	20	5	4,000

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Single family residential uses are consistent with the land use vision of the Tulsa Comprehensive Plan and with the Small Area Plan. Within the West Highlands Small Area plan a development concept illustrates a single family residential development with a variety of lot sizes, greenspace wildlife corridor for local fauna and a perimeter greenspace buffer that summarize the goals for a context sensitive neighborhood. That concept plan cannot be regulated without using an optional development plan.

Land Use Vision:

Land Use Plan map designation: Existing Neighborhood

The Existing Residential Neighborhood category is intended to preserve and enhance Tulsa's existing single-family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

Areas of Stability and Growth designation: Area of Stability

The Areas of Stability includes approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability.

The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

Transportation Vision:

Major Street and Highway Plan: None that would affect site development

Trail System Master Plan Considerations: None that affect site development

Small Area Plan: West Highlands Small Area Plan (Adopted 2014)

The recommendations of the small area plan include many references that support single family residential uses within a rural context and a rural residential zoning use. Revisions to the Tulsa Zoning Code have not implemented those concepts. Staff has met with residents in the area and City Councilor regarding anticipated future development. Based on input received at the meetings, the District Councilor may ask the City Council to initiate a voluntary rezoning opportunity to allow property owners the ability to rezone property to RE or AG.

Special District Considerations: None except those design considerations recommended in the West Highlands Small Area Plan

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site abuts property on the south that does not have a public connection to any street. The preliminary plat will require stub street construction that will allow access to the arterial streets anticipating future development. Street connectivity is an important consideration in the West Highlands Small Area Plan and in the Tulsa Comprehensive Plan.

Environmental Considerations: The southwest corner of the site is included in the City of Tulsa regulatory floodplain. Development of that portion of the tract will require adequate engineering analysis during the design process to meet or exceed City standards for development in the floodplain.

Streets:

7.4

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
West 81 st Street South	Secondary Arterial	100 feet	2

Utilities:

The subject tract has municipal water available.

A City of Tulsa sanitary sewer extension will be required to serve this site from approximately ½ mile south of the south boundary of the site.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-3	Existing Neighborhood	Stability	Large lot single family homes
East	AG	Existing Neighborhood	Stability	One single family home
South	AG	Existing Neighborhood	Stability	Undeveloped
West	RS-3	Existing Neighborhood	Stability	Single family homes

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11827 dated June 26, 1970, established zoning for the subject property.

Subject Property:

Z-7421 February 2018: TMAPC voted 6-4-0 in **denial** of a request for *rezoning* a 14.69+ acre tract of land from AG to RS-2 on property located east of the southeast corner of West 81st Street South & South 33rd West Avenue, the subject property.

BOA-11166 September 1980: The Board of Adjustment **approved** a *special exception* to permit the location of a mobile home in an AG District for a period of 10-years, or until such time as the dairy ceases to operate, whichever comes first, on the subject property.

Surrounding Property:

BOA-21242 March 2011: The Board of Adjustment **approved** the *variance* of the maximum permitted size of a detached accessory building in the RS-3 district (Section 402.B.1.d) from 1,235 Sq. ft. finding that the proposed structure is to replace what was destroyed by a tornado last year, and the tract is 2.51 acres in size on property located south of the southeast corner of South 33rd West Avenue and West 81st Street South and abutting the subject property.

BOA-20256 April 1997: The Board of Adjustment **approved** a *variance* of the maximum size of an accessory building in an RS-3 District; and a *variance* of the maximum height of the top plate for an accessory building from 10 feet to 12 feet, finding that by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, specifically the large lot size in the RS-3 zoned area; contingent on there being no commercial activities, no living quarters and removal of the existing building, and total square footage of 1,500 for accessory

7.5

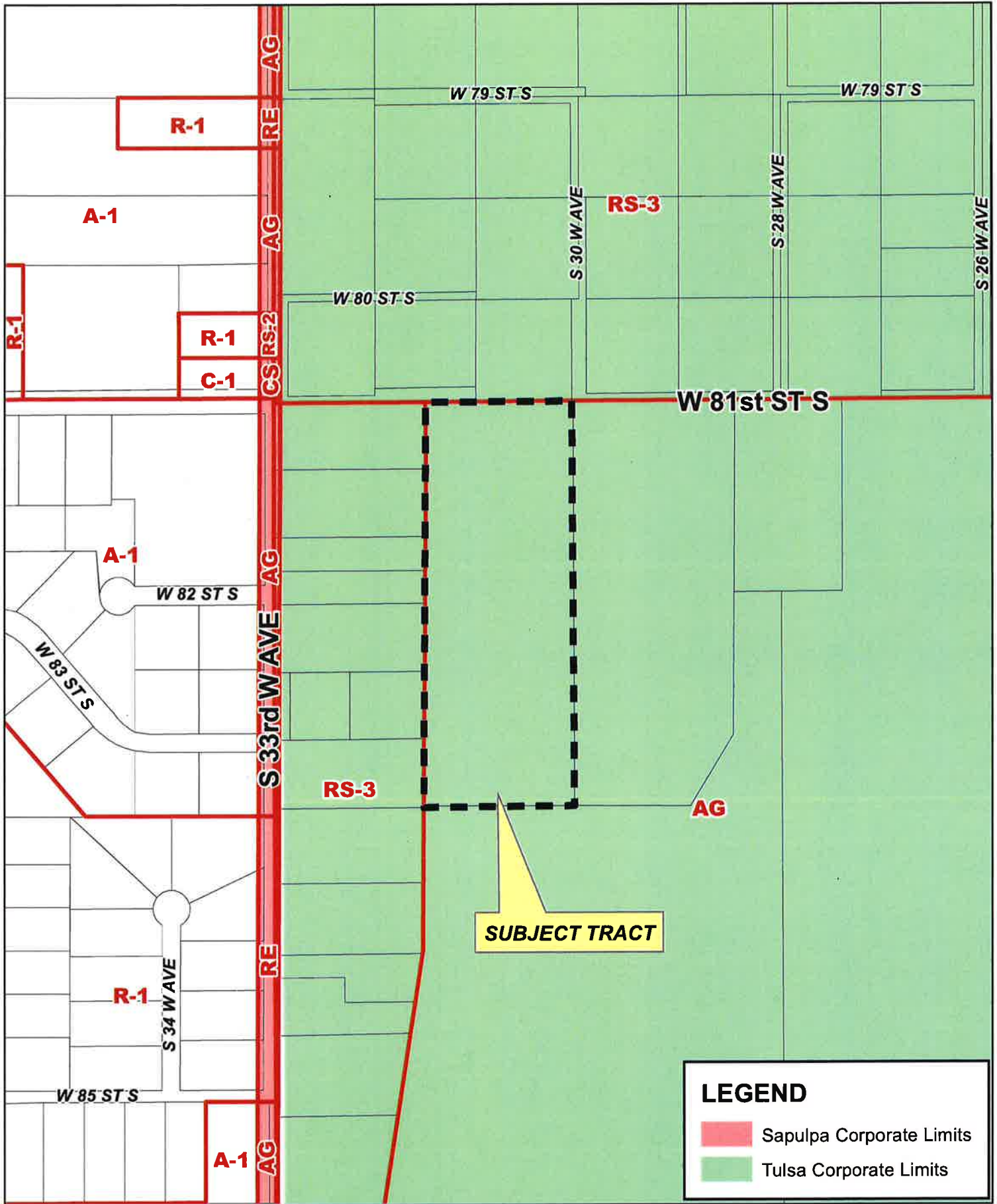
buildings, on property located on the northeast corner of West 81st Street South and South 28th West Avenue.

BOA-17934 February 1998: The Board of Adjustment **denied** a *variance* to allow 2 dwelling units on one lot of record; a *special exception* to allow a manufactured home in an RS-3 zoned district; and a *variance* of the one year time limit to allow the manufactured home permanently, on property located east of the northeast corner of South 33rd West Avenue and West 81st Street South.

BOA-15954 February 1992: The Board of Adjustment **denied** a *special exception* to permit a community group home in an RS-3 zoned district, on property located east of the corner of South 33rd West Avenue and West 81st Street South.

6/20/2018 1:30 PM

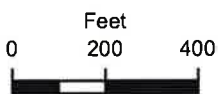
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SUBJECT TRACT

LEGEND

- Sapulpa Corporate Limits
- Tulsa Corporate Limits

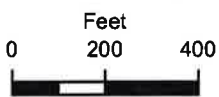


Z-7446

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 Subject Tract

Z-7446

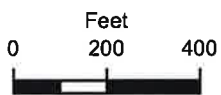
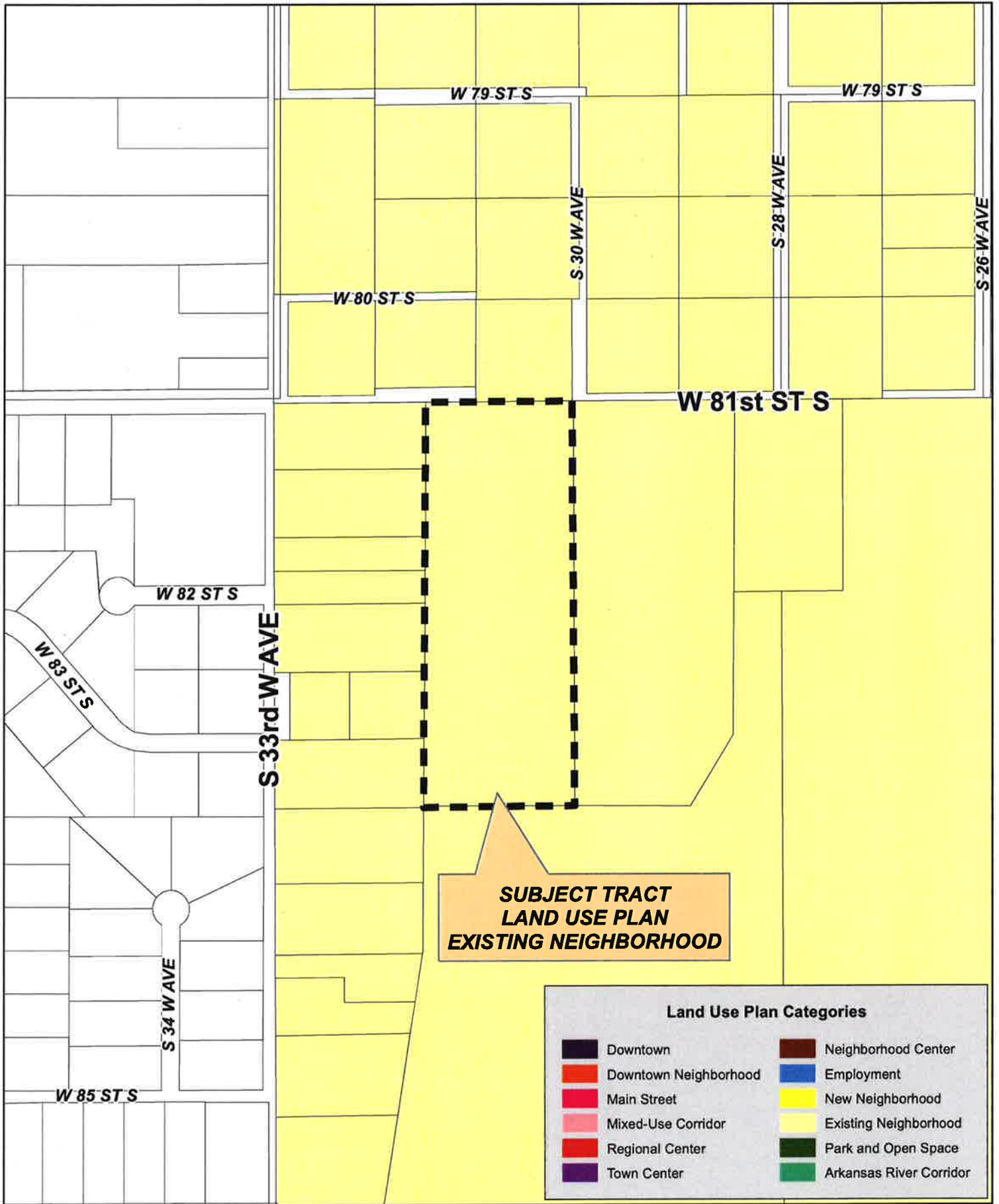
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016



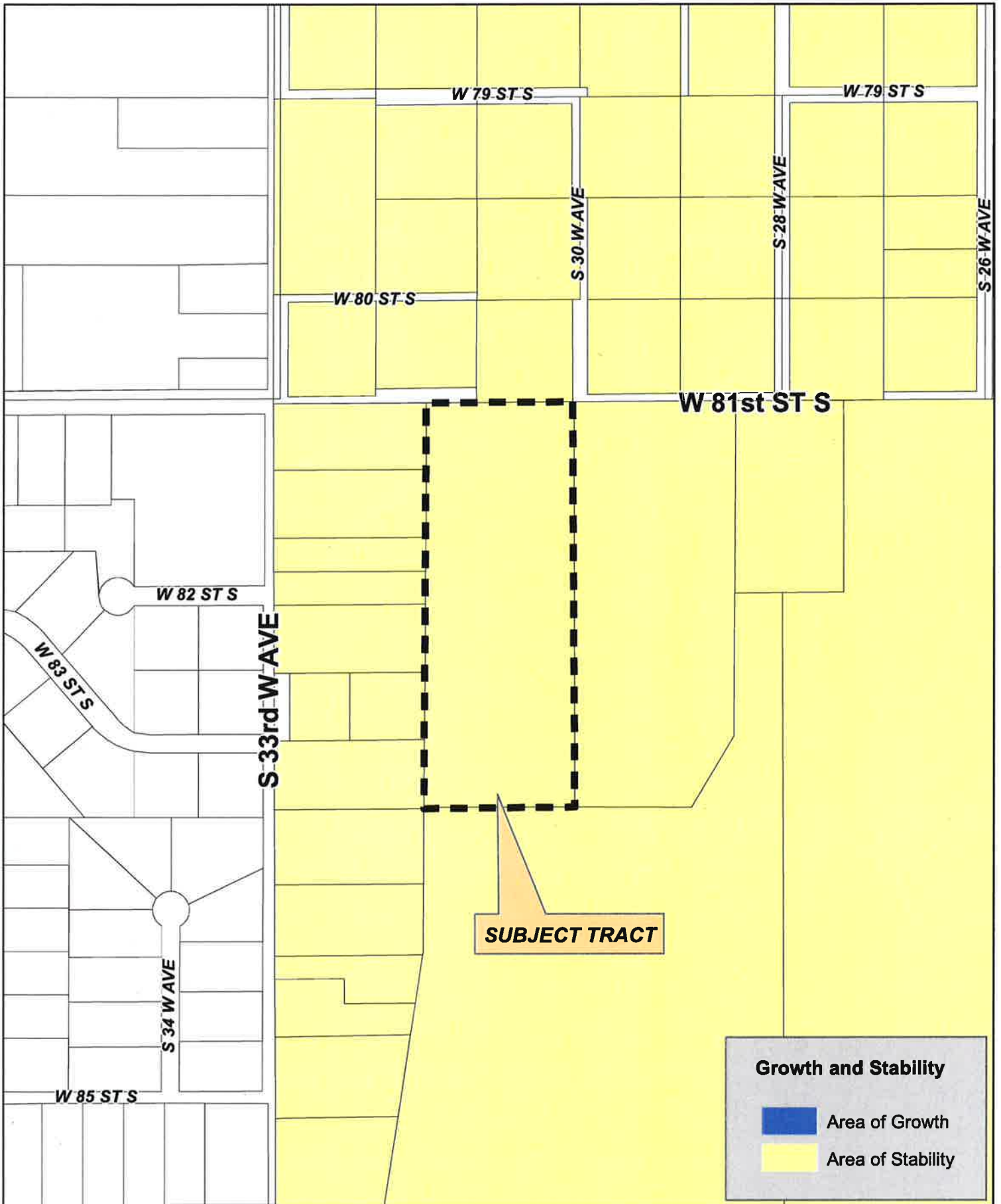
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Z-7446

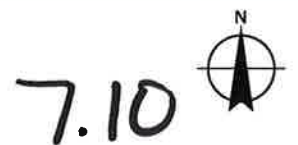
18-12 15





Z-7446

18-12 15



NEIGHBORHOOD CORRESPONDENCE

7.11

Sawyer, Kim

From: Miller, Susan
Sent: Monday, June 25, 2018 8:18 AM
To: Wilkerson, Dwayne; Sawyer, Kim
Subject: FW: W. 81st and S. 33rd W.

From: Valerie Wilson [mailto:valerie@eldocto.com]
Sent: Thursday, June 21, 2018 4:35 PM
To: Miller, Susan <SMiller@incog.org>
Subject: W. 81st and S. 33rd W.

Please accept this letter as my support for the zoning change to RS1 at the above 15 acres. Having homes \$750,000 and up built on 1/2 acre lots is the best development we could ask for in our area. It will increase my property value. The City engineers will evaluate and make requirements that the developer address drainage issues and as a neighbor I'm thrilled that someone is wanting to build these luxury homes in our area of the county.

Valerie Wilson
7730 S. 28th W, Ave.
74132

Please note that my eMail address has changed. My new eMail address is:

valerie@eldocto.com

Go ask your neighbor their opinion and get their replies to me, ASAP

Are you for or against the rezoning of the 15 acres on 81st Street South just East of 33rd West Avenue to RS1? 1/2 acre lots will allow up to 30 homes on 15 acres.

FOR

AGAINST

Do you want anything less than 1.9 acre lots in our neighborhood?

FOR

AGAINST

Is it a "quality of life" issue that we have 1/2 acre or less lots and a gated neighborhood in our neighborhood?

YES

NO

Do you want our neighborhood to stay RURAL as stated in the Small Area Plan?

YES

NO

NAME: Sylvia Powell

ADDRESS: 8611 S. 33 W. Ave.

Tulsa OK 74132-3534

EMAIL ADDRESS: SBPWL1461@cox.net

PHONE NUMBER: (918) 845-7093

ADDITIONAL REMARKS: Severe flooding

FILE COPY

Go ask your neighbor their opinion and get their replies to me, ASAP

Are you for or against the rezoning of the 15 acres on 81st Street South just East of 33rd West Avenue to RS1? 1/2 acre lots will allow up to 30 homes on 15 acres.

FOR

AGAINST

Do you want anything less than 1.9 acre lots in our neighborhood?

FOR

AGAINST

Is it a "quality of life" issue that we have 1/2 acre or less lots and a gated neighborhood in our neighborhood?

YES

NO

Do you want our neighborhood to stay RURAL as stated in the Small Area Plan?

YES

NO

NAME: *Jim Osborn*

ADDRESS: *7907 S. Waco Ave*

EMAIL ADDRESS:

PHONE NUMBER: *918-638-6112*

FILE COPY

Go ask your neighbor their opinion and get their replies to me, ASAP

Are you for or against the rezoning of the 15 acres on 81st Street South just East of 33rd West Avenue to RS1? 1/2 acre lots will allow up to 30 homes on 15 acres.

FOR

AGAINST

Do you want anything less than 1.9 acre lots in our neighborhood?

FOR

AGAINST

Is it a "quality of life" issue that we have 1/2 acre or less lots and a gated neighborhood in our neighborhood?

YES

NO

Do you want our neighborhood to stay RURAL as stated in the Small Area Plan?

YES

NO

NAME:

Nancy Reynolds

ADDRESS:

7901 S. Waco Ave

EMAIL ADDRESS:

PHONE NUMBER:

918-261-1230

Nancy Reynolds

7.15

FILE COPY

Go ask your neighbor their opinion and get their replies to me, ASAP

Are you for or against the rezoning of the 15 acres on 81st Street South just East of 33rd West Avenue to RS1? 1/2 acre lots will allow up to 30 homes on 15 acres.

FOR

AGAINST

Do you want anything less than 1.9 acre lots in our neighborhood?

FOR

AGAINST

Is it a "quality of life" issue that we have 1/2 acre or less lots and a gated neighborhood in our neighborhood?

YES

NO

Do you want our neighborhood to stay RURAL as stated in the Small Area Plan?

YES

NO

NAME: John Clark

ADDRESS: 7902 S Waco Ave

EMAIL ADDRESS:

PHONE NUMBER: 918-446-7821

John Clark

7.16

Go ask your neighbor their opinion and get their replies to me, ASAP

FILE COPY

Are you for or against the rezoning of the 15 acres on 81st Street South just East of 33rd West Avenue to RS1? 1/2 acre lots will allow up to 30 homes on 15 acres.

FOR

AGAINST

Do you want anything less than 1.9 acre lots in our neighborhood?

~~FOR~~

~~AGAINST~~

No

Is it a "quality of life" issue that we have 1/2 acre or less lots and a gated neighborhood in our neighborhood?

YES

NO

Do you want our neighborhood to stay RURAL as stated in the Small Area Plan?

YES

NO

NAME:

J. duemer

ADDRESS:

2320 W. 92nd Street

EMAIL ADDRESS:

PHONE NUMBER: (918)296-4334x210

ADDITIONAL REMARKS:

Send your reply directly to: JanaProffitt@kw.com

Questions??? Call 918-836-2342

Meeting @ 1:30p @ INCOG
W, 6.20.18

7.17

FILE COPY

Sawyer, Kim

From: janaproffitt@kw.com
Sent: Wednesday, June 20, 2018 10:41 AM
To: Sawyer, Kim; JanaProffitt@kw.com
Subject: hearing 20180620 Chris Key

From: wright3068 [mailto:wright3068@sbcglobal.net]
Sent: Wednesday, June 20, 2018 10:08 AM
To: JanaProffitt@kw.com
Subject: Thank you.

We appreciate your support. We want our neighborhood to stay large and wooded. That's why we moved here over 25 years ago. Don't let them change our land property! We will fight for our future. Nancy and Tommy Wright, 3068 West 77th Street.

Sent from my Verizon, Samsung Galaxy smartphone

Sawyer, Kim

FILE COPY

From: janaproffitt@kw.com
Sent: Wednesday, June 20, 2018 10:42 AM
To: Sawyer, Kim; JanaProffitt@kw.com
Subject: FW: We need YOU there today at 1:30 pm at City Council, 2nd floor - IT IS IMPORTANT THT YOU BE THERE

From: Matt Westfall [mailto:Matt@orionexploration.com]
Sent: Wednesday, June 20, 2018 10:19 AM
To: johnsguitarshop@aol.com
Cc: neighborhood@jpro.me
Subject: RE: We need YOU there today at 1:30 pm at City Council, 2nd floor - IT IS IMPORTANT THT YOU BE THERE

Jana: I think John's suggestion is very true, but that would only apply if the application is approved.

We are absolutely against Key's proposition, and are in the STAY LARGE and RURAL group.

Matt & Denise Westfall

Matt Westfall
Land Mgr.
Orion Exploration, LLC
OEX-1, LLC
918-492-0254, x107

From: johnsguitarshop@aol.com [mailto:johnsguitarshop@aol.com]
Sent: Wednesday, June 20, 2018 8:44 AM
To: neighborhood@jpro.me
Subject: Re: We need YOU there today at 1:30 pm at City Council, 2nd floor - IT IS IMPORTANT THT YOU BE THERE

Why don't you suggest that if Mr. Key wants to do a number of 1/2 acre lots on this 15 and another 15 acres that he be required to bring in sewer to the development?

After all this is in the Tulsa City limits... This should make sense to the council, and if he brings sewer back this way great. As the number of aerobics will eventually pose a problem as they do require regular maintainance...., and if unmaintained will pose a health risk to the surrounding water runoff and downgrade surrounding properties. In my opinion if he would place these large homes on 1 acre lots it would make his development look more prestigious and he could command a bit more per residence which would off set his loss of the 1/2 acre divisions.....John Southern

-----Original Message-----

From: neighborhood <neighborhood@jpro.me>
To: neighborhood1 <neighborhood1@jpro.me>; neighborhood <neighborhood@jpro.me>
Sent: Wed, Jun 20, 2018 8:19 am
Subject: We need YOU there today at 1:30 pm at City Council, 2nd floor - IT IS IMPORTANT THT YOU BE THERE

TODAY - PLEASE SEND ME YOUR LETTER ASAP this morning

Meeting June 19, 6pm

Meeting 1:30 pm Wednesday

This is the application for re zoning the dairy farm property to RS 1 with $\frac{1}{2}$ acre lots, 20 homes. \$750,000 - \$1,500,000 homes, Gated community with 6 foot fencing. Chris Key has plans to purchase the other 15 acres of the Dairy Farm for another addition. I don't know what size those lots will be, nor the price point of the homes. If we let this 15 acres be rezoned and developed, there is no stopping ANYTHING on the other 15 acres. And we are setting a standard to allow $\frac{1}{2}$ acre lots in our neighborhood.

JUNE 20, 2018 1:30PM, City Council Chambers, 175 East 2nd Street.

I have some information to give you about a Council Committee meeting this morning, but I don't want to cloud the issue at hand.

Bodies count. **WE NEED YOU THERE TODAY** to express your wishes about what happens to our neighborhood.

I have sent all you letter to Susan Miller at INCOG. All of them. Pro & Con.

Jana Proffitt Davis
918-836-2342

FILE COPY

Sawyer, Kim

From: neighborhood1@jpro.me
Sent: Wednesday, June 20, 2018 10:43 AM
To: Sawyer, Kim; JanaProffitt@kw.com
Subject: FW: QUESTIONS TO PONDER AND REPLY ASAP, if you are interested

From: Michael Willis [mailto:tulsawillis@yahoo.com]
Sent: Wednesday, June 20, 2018 9:59 AM
To: neighborhood1@jpro.me; neighborhood@jpro.me
Cc: Jeannie Cue; Lugenia Cue
Subject: Re: QUESTIONS TO PONDER AND REPLY ASAP, if you are interested

In my part of the neighborhood, we are currently zoned RS-3, which allows for much smaller lots than any of us have now. My lot is only 1 acre. I would prefer to have more, but the previous owner split off one acre to the south and a half acre to the east.

As for the proposed project, if it happens, it will positively impact our property values, but I would prefer that the development have 1-acre lots. Many have mentioned infrastructure limitations, and I agree that the streets we have now are already a bit crowded and more housing would impact that.

If the development were amended to have 1-acre lots, I'd be FOR it.

In a perfect world, I'd be FOR lots of at least 1.9 acres, but that's not reality.

We need to have our area or at least a major portion of it changed to RE zoning.

I'm AGAINST a gated neighborhood.

I'm FOR the rural feel that we have now.

Michael Willis
2530 W. 78th Street
tulsawillis@yahoo.com
(918) 630-5952

Michael Willis

"The person who cannot see the ultimate becomes a slave to the immediate."

On Monday, June 18, 2018, 8:58:43 PM CDT, neighborhood@jpro.me <neighborhood@jpro.me> wrote:

Go ask your neighbor their opinion and get their replies to me, ASAP

Are you for or against the rezoning of the 15 acres on 81st Street South just East of 33rd West Avenue to RS1? ½ acre lots will allow up to 30 homes on 15 acres.

FOR

AGAINST

Do you want anything less than 1.9 acre lots in our neighborhood?

FOR

AGAINST

Is it a "quality of life" issue that we have ½ acre or less lots and a gated neighborhood in our neighborhood?

YES

NO

Do you want our neighborhood to stay RURAL as stated in the Small Area Plan?

YES

NO

NAME:

ADDRESS:

EMAIL ADDRESS:

PHONE NUMBER:

ADDITIONAL REMARKS:

Send your reply directly to: JanaProffitt@kw.com

Questions??? Call 918-836-2342

Sawyer, Kim

From: janaproffitt@kw.com
Sent: Wednesday, June 20, 2018 11:05 AM
To: Sawyer, Kim; JanaProffitt@kw.com
Subject: Hearing today Chris Key 20180620 FW: Farm 1/2 acre lots

-----Original Message-----

From: Linda Black [mailto:lmblack.bird6@gmail.com]
Sent: Wednesday, June 20, 2018 11:01 AM
To: janaproffitt@kw.com
Subject: Farm 1/2 acre lots

I am against the passing of the farm area to be passed with 1/2 acre lots.

Each lots should be at least 1.9 acre.

Also this area will need to be tied into the city sewer. Not septic

Linda Black

7710 S Xenophon Ave

Sent from my iPhone

Sawyer, Kim

FILE COPY

From: janaproffitt@kw.com
Sent: Wednesday, June 20, 2018 11:59 AM
To: Sawyer, Kim; JanaProffitt@kw.com
Subject: FW: Re zoning Chris Key 20180620

-----Original Message-----

From: Forrest Fields [mailto:forestfire22@cox.net]
Sent: Wednesday, June 20, 2018 11:56 AM
To: JanaProffitt@kw.com
Subject: Re zoning

We are not in favor of re zoning the 15 acres to allow the 1/2 acre lots or smaller. Most of us moved to this area because we wanted more space in the neighborhood and between neighbors. If we would have wanted homes on small lots and neighbors being very close, we would have bought in such areas. We are in favor of minimum lot size in our neighborhood of 1.9 acres. We both love the rural feel of our area and want to preserve it so that later generations may enjoy what we have worked so hard to keep.

Forrest and Kristi Fields
W 79th

Sent from my iPad

7.25

From: Miller, Susan
Sent: Wednesday, June 20, 2018 8:17 AM
To: Sawyer, Kim
Subject: FW: QUESTIONS TO PONDER AND REPLY ASAP, if you are interested

Susan Miller, AICP | Director, Land Development Services

2 West Second Street, Suite 800
Tulsa, OK 74103
918.579.9470
918.579.9570 fax
smiller@incog.org



From: neighborhood@jpro.me [mailto:neighborhood@jpro.me]
Sent: Tuesday, June 19, 2018 10:02 PM
To: Miller, Susan <SMiller@incog.org>
Cc: JanaProffitt@kw.com
Subject: FW: QUESTIONS TO PONDER AND REPLY ASAP, if you are interested

From: Lyle Seefeldt [mailto:lyseefel@yahoo.com]
Sent: Tuesday, June 19, 2018 5:41 PM
To: Jan Butler
Cc: Valerie Wilson; Jan and Bob Butler; JoCarol & Bobby Williams; Rhonda Prill; neighborhood@jpro.me
Subject: Re: QUESTIONS TO PONDER AND REPLY ASAP, if you are interested

I'm against the 1/2 acre lots, Mr. Chris acts remind me of used car salesman. All he is after is money. He seeded his people in the last meeting that don't live in the area of 71st to 91st, 33rd to Union. He keep telling us that he lived in the proposed area, when he actually lives west of 33rd in Creek County.

He never answered are questions straightforward. Worst that the relative of the tomato mans daughter, when she wanted to put in tiny homes.

I understand people wanting to move out here, but they can do what I did and save their money and buy out someone!

My family has owned our place for 50 years, and I've own it for 22 years. I like my neighbors. I just don't want them that close.

I'm for an overlay to keep Lots at 1.9 acres or more. I'm tired of all the traffic and the city doesn't upgrade the streets and infrastructure until it's way overtime to do so. The pond that forms on 33rd just south of 77th street every time we get a good rain. It's been that way for 50 years that I know of!!!!

I worked hard for my little piece of heaven on earth. NO NO NO to smaller than 1.9 acre lots. I have no ill will to the people who have moved in on split lots. NO MORE!!

Lyle Seefeldt
3055 West 77th St.
lyseefel@yahoo.com
918 407-2200

Sent from my iPhone

Sawyer, Kim

From: Miller, Susan
Sent: Wednesday, June 20, 2018 8:17 AM
To: Sawyer, Kim
Subject: FW: QUESTIONS TO PONDER AND REPLY ASAP, if you are interested

Susan Miller, AICP | Director, Land Development Services

2 West Second Street, Suite 800

Tulsa, OK 74103

918.579.9470

918.579.9570 fax

smiller@incog.org



From: janaproffitt@kw.com [mailto:janaproffitt@kw.com]
Sent: Tuesday, June 19, 2018 10:03 PM
To: Miller, Susan <SMiller@incog.org>
Cc: JanaProffitt@kw.com
Subject: FW: QUESTIONS TO PONDER AND REPLY ASAP, if you are interested

From: Mary Beth [mailto:mbethdolan@sbcglobal.net]
Sent: Tuesday, June 19, 2018 4:10 PM
To: neighborhood@jpro.me
Subject: Re: QUESTIONS TO PONDER AND REPLY ASAP, if you are interested

Sent from my iPad

On Jun 18, 2018, at 8:58 PM, <neighborhood@jpro.me> <neighborhood@jpro.me> wrote:

Go ask your neighbor their opinion and get their replies to me, ASAP

Are you for or against the rezoning of the 15 acres on 81st Street South just East of 33rd West Avenue to RS1? ½ acre lots will allow up to 30 homes on 15 acres.

RS1 is not 1/2 acre. RE would be 22,000 sq ft or 1/2 ac. This would be acceptable. Also, 30 homes on 15 ac is not possible

because the roads and retention ponds take up acreage. Anything smaller than 1/2 acre will require sewers not septic systems. We personally are already zoned AG.

FOR

AGAINST

Do you want anything less than 1.9 acre lots in our neighborhood?

We need to be realistic and come to a consensus! 1/2 acre lots would be a minimum I would like but 1+ acre lots are acceptable to me. There's nothing magic about 1.9 acres.

FOR

AGAINST

Is it a "quality of life" issue that we have $\frac{1}{2}$ acre or less lots and a gated neighborhood in our neighborhood?

The wide open spaces are what brought most of us to this area it would be wonderful to always have it so. Take Kimberly for example, it's a great little area with lots just a little larger than an acre. It feels very rural to me.

What I would not want to see is a little crowded space in the middle of our neighborhood. I think it would devalue our neighborhood.

YES

NO

Do you want our neighborhood to stay RURAL as stated in the Small Area Plan?

Yes, but the acreage # doesn't necessarily make it rural or not rural. The spacing and orientation of the homes are what would keep the appearance and feel rural.

YES

NO

NAME: Mary Beth

ADDRESS: 2500 w 81st

EMAIL ADDRESS:

PHONE NUMBER: 918-606-0971

ADDITIONAL REMARKS:

It's important to be flexible or we will have accomplished nothing and lose everything. Consensus is a wonderful thing if approached wisely. Everyone gets a little bit of what they want and thus we can live in harmony with our neighbors.

Mary beth

Send your reply directly to: JanaProffitt@kw.com

Questions??? Call 918-836-2342

Sawyer, Kim

From: Miller, Susan
Sent: Wednesday, June 20, 2018 8:33 AM
To: Sawyer, Kim
Subject: FW: QUESTIONS TO PONDER AND REPLY ASAP, if you are interested

Susan Miller, AICP | Director, Land Development Services

2 West Second Street, Suite 800
Tulsa, OK 74103
918.579.9470
918.579.9570 fax
smiller@incog.org



From: neighborhood@jpro.me [mailto:neighborhood@jpro.me]
Sent: Wednesday, June 20, 2018 8:32 AM
To: Miller, Susan <SMiller@incog.org>
Cc: JanaProffitt@kw.com
Subject: FW: QUESTIONS TO PONDER AND REPLY ASAP, if you are interested

From: Allan D Breedlove [mailto:adbtok@cox.net]
Sent: Wednesday, June 20, 2018 12:00 AM
To: neighborhood@jpro.me
Subject: RE: QUESTIONS TO PONDER AND REPLY ASAP, if you are interested

I have been against this application for rezoning for several reason, water issues, traffic, and lot size. I personally feel 1 acre would be acceptable. Mr. Key has stated that he has plans for 1/2 acre lots but his application is for RS-1 this zoning would allow for less than 1/2 acre. If a circumstances arose and Mr. Key decided to sell this 15 acres and this zoning was approved the next buyer with different circumstance would be able to build on lots of less than 1/2 acre. Councilor Cue is working on a zoning of RE which is a minimum lot size .52 acres and feels she will have the votes to achieve RE. This would match what Mr. Key has stated he wants for his lot size. I believe this application should be put on hold until council vote on the RE zoning so Mr. Key's application matches his stated plans.

Allan D Breedlove
8119 S 33 W Ave

From: neighborhood@jpro.me [mailto:neighborhood@jpro.me]
Sent: Monday, June 18, 2018 8:59 PM
To: neighborhood1@jpro.me; neighborhood@jpro.me
Subject: QUESTIONS TO PONDER AND REPLY ASAP, if you are interested

Go ask your neighbor their opinion and get their replies to me, ASAP

Are you for or against the rezoning of the 15 acres on 81st Street South just East of 33rd West Avenue to RS1? $\frac{1}{2}$ acre lots will allow up to 30 homes on 15 acres.

FOR AGAINST

Do you want anything less than 1.9 acre lots in our neighborhood?

FOR AGAINST

Is it a "quality of life" issue that we have $\frac{1}{2}$ acre or less lots and a gated neighborhood in our neighborhood?

YES NO

Do you want our neighborhood to stay RURAL as stated in the Small Area Plan?

YES NO

NAME:

ADDRESS:

EMAIL ADDRESS:

PHONE NUMBER:

ADDITIONAL REMARKS:

Send your reply directly to: JanaProffitt@kw.com
Questions??? Call 918-836-2342

FILE COPY

Sawyer, Kim

From: Miller, Susan
Sent: Wednesday, June 20, 2018 8:16 AM
To: Sawyer, Kim
Subject: FW: QUESTIONS TO PONDER AND REPLY ASAP, if you are interested

Susan Miller, AICP | Director, Land Development Services

2 West Second Street, Suite 800
Tulsa, OK 74103
918.579.9470
918.579.9570 fax
smiller@incog.org



From: neighborhood@jpro.me [mailto:neighborhood@jpro.me]
Sent: Tuesday, June 19, 2018 10:01 PM
To: Miller, Susan <SMiller@incog.org>
Cc: JanaProffitt@kw.com
Subject: FW: QUESTIONS TO PONDER AND REPLY ASAP, if you are interested

From: [Burgers@cox.net](mailto:burgers@cox.net) [mailto:burgers@cox.net]
Sent: Tuesday, June 19, 2018 4:39 PM
To: JanaProffitt@kw.com
Subject: Rezoning

Are you for or against the rezoning of the 15 acres on 81st Street South just East of 33rd West Avenue to RS1? ½ acre lots will allow up to 30 homes on 15 acres.

I'm AGAINST

Do you want anything less than 1.9 acre lots in our neighborhood?

No

Is it a "quality of life" issue that we have ½ acre or less lots and a gated neighborhood in our neighborhood?

NO

Do you want our neighborhood to stay RURAL as stated in the Small Area Plan?

YES

NAME: Jenna Burger
ADDRESS: 8205 S Yukon Ave
Tulsa ,OK 74132

7.35

EMAIL ADDRESS:burgers@cox.net

PHONE NUMBER: 918-230-9420

Send your reply directly to: JanaProffitt@kw.com

Questions??? Call [918-836-2342](tel:918-836-2342)

On Jun 19, 2018, at 4:55 PM, Jan Butler <jan.butler@hollandhall.org> wrote:

Sawyer, Kim

From: Miller, Susan
Sent: Wednesday, June 20, 2018 8:16 AM
To: Sawyer, Kim
Subject: FW: Rezoning

Susan Miller, AICP | Director, Land Development Services

2 West Second Street, Suite 800

Tulsa, OK 74103

918.579.9470

918.579.9570 fax

smiller@incog.org



From: janaproffitt@kw.com [mailto:janaproffitt@kw.com]

Sent: Tuesday, June 19, 2018 10:00 PM

To: Miller, Susan <SMiller@incog.org>

Cc: JanaProffitt@kw.com

Subject: FW: Rezoning

From: [Burgers@cox.net](mailto:burgers@cox.net) [mailto:burgers@cox.net]

Sent: Tuesday, June 19, 2018 4:39 PM

To: JanaProffitt@kw.com

Subject: Rezoning

Are you for or against the rezoning of the 15 acres on 81st Street South just East of 33rd West Avenue to RS1? ½ acre lots will allow up to 30 homes on 15 acres.

I'm AGAINST

Do you want anything less than 1.9 acre lots in our neighborhood?

No

Is it a "quality of life" issue that we have ½ acre or less lots and a gated neighborhood in our neighborhood?

NO

Do you want our neighborhood to stay RURAL as stated in the Small Area Plan?

YES

NAME: Jenna Burger

ADDRESS: 8205 S Yukon Ave

Tulsa ,OK 74132

EMAIL ADDRESS: burgers@cox.net

PHONE NUMBER: 918-230-9420

Send your reply directly to: JanaProffitt@kw.com

Questions??? Call [918-836-2342](tel:918-836-2342)

Sawyer, Kim

From: Miller, Susan
Sent: Wednesday, June 20, 2018 8:12 AM
To: Sawyer, Kim
Subject: FW: Questionnaire

Susan Miller, AICP | Director, Land Development Services
2 West Second Street, Suite 800
Tulsa, OK 74103
918.579.9470
918.579.9570 fax
smiller@incog.org

-----Original Message-----

From: janaproffitt@kw.com [mailto:janaproffitt@kw.com]
Sent: Tuesday, June 19, 2018 2:11 PM
To: Miller, Susan <SMiller@incog.org>
Cc: JanaProffitt@kw.com
Subject: FW: Questionnaire

-----Original Message-----

From: Anne Winans [mailto:gmsipto2006@yahoo.com]
Sent: Tuesday, June 19, 2018 7:32 AM
To: JanaProffitt@kw.com
Subject: Questionnaire

Are you for or against the rezoning of the 15 acres on 81st Street South just East of 33rd West Avenue to RS1? ½ acre lots will allow up to 30 homes on 15 acres.

Number 1. Against

Do you want anything less than 1.9 acre lots in our neighborhood?

Number 2 Against

Is it a "quality of life" issue that we have ½ acre or less lots and a gated neighborhood in our neighborhood?

Number 3. No

Do you want our neighborhood to stay RURAL as stated in the Small Area Plan?

Number 4. Yes

Are you for or against the rezoning of the 15 acres on 81st Street South just East of 33rd West Avenue to RS1? ½ acre lots will allow up to 30 homes on 15 acres.

FOR AGAINST

Do you want anything less than 1.9 acre lots in our neighborhood?

FOR AGAINST

Is it a "quality of life" issue that we have ½ acre or less lots and a gated neighborhood in our neighborhood?

YES NO

Do you want our neighborhood to stay RURAL as stated in the Small Area Plan?

YES NO

Sawyer, Kim

From: Miller, Susan
Sent: Wednesday, June 20, 2018 8:13 AM
To: Sawyer, Kim
Subject: FW: QUESTIONS TO PONDER AND REPLY ASAP, if you are interested

Susan Miller, AICP | Director, Land Development Services
2 West Second Street, Suite 800
Tulsa, OK 74103
918.579.9470
918.579.9570 fax
smiller@incog.org



From: janaproffitt@kw.com [mailto:janaproffitt@kw.com]
Sent: Tuesday, June 19, 2018 2:11 PM
To: Miller, Susan <SMiller@incog.org>
Cc: JanaProffitt@kw.com
Subject: FW: QUESTIONS TO PONDER AND REPLY ASAP, if you are interested

From: Valerie Wilson [mailto:valerie@eldocto.com]
Sent: Tuesday, June 19, 2018 1:55 PM
To: neighborhood@jpro.me; Rhonda Prill; JoCarol & Bobby Williams; Jan and Bob Butler
Subject: Re: QUESTIONS TO PONDER AND REPLY ASAP, if you are interested

Go ask your neighbor their opinion and get their replies to me, ASAP
Are you for or against the rezoning of the 15 acres on 81st Street South just East of 33rd West Avenue to RS1? 1/2 acre lots will allow up to 30 homes on 15 acres.

I AM "FOR" RS1 REZONING ALLOWING 1/2 ACRE LOTS ON THE 15 ACRES (DAIRY FARM)

MY INFORMATION IS THAT THE HOMES PROPOSED FOR THIS AREA ARE 3,000 sf AND UP, LUXURY HOMES JUST LIKE THE ONES THE BUILDER IS DOING ON THE WEST SIDE OF 33RD. LUXURY HOMES ON 1/2 ACRE LOTS WILL ONLY INCREASE OUR PROPERTY VALUES. PERSONALLY, I WANT TO AVOID ANY MORE

MULTI-FAMILY OR APARTMENTS BEING BUILT NEAR OR IN OUR NEIGHBORHOOD.

Do you want anything less than 1.9 acre lots in our neighborhood?

I AM "FOR" LOTS LESS THAN 1.9 ACRES.

ACCORDING TO CITY REGULATIONS BECAUSE WE DO NOT HAVE CITY SEWER AND HAVE TO USE AEROBIC OR SEPTIC, THE CITY REQUIRES A MINIMUM OF 1/2 ACRE.

Is it a "quality of life" issue that we have $\frac{1}{2}$ acre or less lots and a gated neighborhood in our neighborhood?

"AGAINST" LESS THAN 1/2 ACRE LOTS... "FOR" 1/2 ACRE LOTS!!! "AGAINST" GATED NEIGHBORHOOD!!!!

WE CANNOT HAVE LOTS LESS THAN 1/2 ACRE, BECAUSE, AGAIN, IT IS NOT ALLOWED DUE TO SEPTIC OR AEROBIC REQUIREMENTS...WHO DOESN'T UNDERSTAND THIS?

Do you want our neighborhood to stay RURAL as stated in the Small Area Plan?.

"AGAINST"....

WE HAVEN'T BEEN RURAL SINCE 1500 APARTMENTS WENT IN AT 78TH AND UNION, TULSA HILLS, AND WE GOT PAVED STREETS.

NAME: VALERIE WILSON

ADDRESS: 7730 S. 28TH W. AVE.

EMAIL ADDRESS: VALERIE@ELDOCTO.COM

PHONE NUMBER: 918-446-8540

ADDITIONAL REMARKS:

Thank you to Jeannie Cue for again taking time out of her already busy schedule to deal with this unwarranted issue. This is

an unplatted area and does not have a homeowner association.

City regulations for lot split sizes and lots without city sewer areas are already in place. (Can only divide by 4, but can't be less than 1/2 acre for aerobic or septic system). Drainage will always be an issue everywhere in Tulsa, and, when builders submit plans, this very important fact is taken into consideration and adjusted to take care of the nearby properties.

Since regulations are already in place, an overlay zoning (71st to 81st S.Union to 33rd W.) is not required or needed in order to maintain a "rural" atmosphere, which is the original reason that a few people are causing so much work, time and City expense from all of us. Our neighborhood group has been properly informed and should understand this by now.

We bought our home out here 45 years ago, and live

on a fixed income (God bless social security). In not too many years we'll need to sell a portion of our property to help pay for end of life care. At that time, we like so many elderly people, will need the most value possible from our investment.

If a few people are wealthy enough to not need to use their property for their retirement, good for them; but, we're not in that situation.

All of the lots that have been split have allowed new families to move into our neighborhood and build amazing beautiful homes that continue to increase the value of all of our properties. If an overlay zoning that doesn't allow us to split our lot is recommended and passed, **it will negatively affect our retirement incomes and end of life quality care.**

 [Click here to Reply](#) or [Forward](#)

On Mon, Jun 18, 2018 at 8:58 PM, <neighborhood@jpro.me> wrote:

Go ask your neighbor their opinion and get their replies to me, ASAP

Are you for or against the rezoning of the 15 acres on 81st Street South just East of 33rd West Avenue to RS1? $\frac{1}{2}$ acre lots will allow up to 30 homes on 15 acres.

FOR AGAINST

Do you want anything less than 1.9 acre lots in our neighborhood?

FOR AGAINST

Is it a "quality of life" issue that we have $\frac{1}{2}$ acre or less lots and a gated neighborhood in our neighborhood?

YES NO

Do you want our neighborhood to stay RURAL as stated in the Small Area Plan?

YES

NO

NAME:

ADDRESS:

EMAIL ADDRESS:

PHONE NUMBER:

ADDITIONAL REMARKS:

Send your reply directly to: JanaProffitt@kw.com

Questions??? Call 918-836-2342

Please note that my eMail address has changed. My new eMail address is:

valerie@eldocto.com

Sawyer, Kim

From: Miller, Susan
Sent: Wednesday, June 20, 2018 8:13 AM
To: Sawyer, Kim
Subject: FW: QUESTIONS TO PONDER AND REPLY ASAP, if you are interested

Susan Miller, AICP | Director, Land Development Services

2 West Second Street, Suite 800

Tulsa, OK 74103

918.579.9470

918.579.9570 fax

smiller@incog.org



From: janaproffitt@kw.com [mailto:janaproffitt@kw.com]
Sent: Tuesday, June 19, 2018 2:11 PM
To: Miller, Susan <SMiller@incog.org>
Cc: JanaProffitt@kw.com
Subject: FW: QUESTIONS TO PONDER AND REPLY ASAP, if you are interested

From: Tony Cagle [mailto:cagle8005@yahoo.com]
Sent: Tuesday, June 19, 2018 8:24 AM
To: neighborhood1@jpro.me; neighborhood@jpro.me
Subject: Re: QUESTIONS TO PONDER AND REPLY ASAP, if you are interested

we are against anything less than 1.9 acres . The streets , not being connected to city sewer lines, and other infrastructure was not meant to be able to handle that kind of growth, at the time this area was being developed and is my understanding that there are no plans in the future to correct those kind of issues. we have two plus large additions being developed on south 33rd , they are in the creek county district but they still affect us. Those things we have no control over but are still impacted by . So for that reason we are not in favor of the smaller lots.

Sandra Cagle
7925 S 33 W ave
tulsa Ok 74132
918-446-2690

On Monday, June 18, 2018, 8:58:41 PM CDT, neighborhood@jpro.me <neighborhood@jpro.me> wrote:

Go ask your neighbor their opinion and get their replies to me, ASAP

Are you for or against the rezoning of the 15 acres on 81st Street South just East of 33rd West Avenue to RS1? $\frac{1}{2}$ acre lots will allow up to 30 homes on 15 acres.

FOR AGAINST

Do you want anything less than 1.9 acre lots in our neighborhood?

FOR AGAINST

Is it a "quality of life" issue that we have $\frac{1}{2}$ acre or less lots and a gated neighborhood in our neighborhood?

YES NO

Do you want our neighborhood to stay RURAL as stated in the Small Area Plan?

YES

NO

NAME:

ADDRESS:

EMAIL ADDRESS:

PHONE NUMBER:

ADDITIONAL REMARKS:

Send your reply directly to: JanaProffitt@kw.com

Questions??? Call 918-836-2342

Sawyer, Kim

From: Miller, Susan
Sent: Wednesday, June 20, 2018 8:14 AM
To: Sawyer, Kim
Subject: FW: QUESTIONS TO PONDER AND REPLY ASAP, if you are interested

Susan Miller, AICP | Director, Land Development Services
2 West Second Street, Suite 800
Tulsa, OK 74103
918.579.9470
918.579.9570 fax
smiller@incog.org



From: janaproffitt@kw.com [mailto:janaproffitt@kw.com]
Sent: Tuesday, June 19, 2018 2:11 PM
To: Miller, Susan <SMiller@incog.org>
Cc: JanaProffitt@kw.com
Subject: FW: QUESTIONS TO PONDER AND REPLY ASAP, if you are interested

From: Rebecca [mailto:wrinkins@yahoo.com]
Sent: Tuesday, June 19, 2018 10:11 AM
To: neighborhood@jpro.me
Subject: Re: QUESTIONS TO PONDER AND REPLY ASAP, if you are interested

Are you for or against the rezoning of the 15 acres on 81st Street South just East of 33rd West Avenue to RS1? ½ acre lots will allow up to 30 homes on 15 acres.

AGAINST

Do you want anything less than 1.9 acre lots in our neighborhood?

AGAINST

Is it a "quality of life" issue that we have $\frac{1}{2}$ acre or less lots and a gated neighborhood in our neighborhood?

YES

Do you want our neighborhood to stay RURAL as stated in the Small Area Plan?

YES

NAME: Rebecca Dinkins

ADDRESS: 7941 S Yukon Ave. 74132

EMAIL ADDRESS: mom24classic@gmail.com

PHONE NUMBER: 907-720-3309

ADDITIONAL REMARKS:

The road along 81st street is aging noticeably. The damage caused by additional traffic will add to the necessity for the City to repair and replace the pavement much sooner than otherwise. Traffic at 81st and Highway 75 is very backed up during rush hours and noon times, and are not designed to handle the increased traffic.

Developer has stated in meetings with our neighborhood folk:

**he chose not to observe waterflow in the affected area prior to designing the proposed neighborhood, but created a generic setting he claims will handle stormwater for his development, contingent on access to a City sewer and right-of-way permit across adjacent land. He claims the generic design will handle whatever concern the adjacent homeowners experience, but provided no proof.

**when queried about wastewater, he said he could apply to the city for sewer access; in follow-up meetings he had not done so. He also stated he could install aerobic systems, without any substantiating documentation that his small lots -- many with swimming pools -- would safely accommodate such systems, nor that

these expensive homes would have homeowners who would accept aerobic systems.
He did not address related waterflow issues.

****he has stated that the current market supports this development, but he has not documented this to the neighborhood groups nor city councilor.**

Sadly, the developer's attitude in meetings has been placatory with an air of superiority and confidence that he will build something he considers of value and profit. His lack of follow-through on many questions posed by neighborhood representatives raises the question of his believability and trustworthiness.

Send your reply directly to: JanaProffitt@kw.com

Questions??? Call 918-836-2342

Sawyer, Kim

From: Miller, Susan
Sent: Wednesday, June 20, 2018 8:14 AM
To: Sawyer, Kim
Subject: FW: QUESTIONS TO PONDER AND REPLY ASAP, if you are interested

Susan Miller, AICP | Director, Land Development Services

2 West Second Street, Suite 800

Tulsa, OK 74103

918.579.9470

918.579.9570 fax

smiller@incog.org



From: janaproffitt@kw.com [mailto:janaproffitt@kw.com]
Sent: Tuesday, June 19, 2018 2:12 PM
To: Miller, Susan <SMiller@incog.org>
Cc: JanaProffitt@kw.com
Subject: FW: QUESTIONS TO PONDER AND REPLY ASAP, if you are interested

From: LISA WILCOX [mailto:lbwilcox@cox.net]
Sent: Tuesday, June 19, 2018 11:03 AM
To: neighborhood@jpro.me; neighborhood1@jpro.me
Subject: Re: QUESTIONS TO PONDER AND REPLY ASAP, if you are interested

We do not want it rezoned! We would like for all lots to be at least 1.9 acres in our neighborhood, and we do not want a gated community or small lots in our community. We want it to stay rural!

Bruce and Lisa Wilcox
78th st

On June 18, 2018 at 9:58 PM neighborhood@jpro.me wrote:

Go ask your neighbor their opinion and get their replies to me, ASAP

Are you for or against the rezoning of the 15 acres on 81st Street South just East of 33rd West Avenue to RS1? ½ acre lots will allow up to 30 homes on 15 acres.

FOR

AGAINST

Do you want anything less than 1.9 acre lots in our neighborhood?

FOR

AGAINST

Is it a "quality of life" issue that we have $\frac{1}{2}$ acre or less lots and a gated neighborhood in our neighborhood?

YES

NO

Do you want our neighborhood to stay RURAL as stated in the Small Area Plan?

YES

NO

NAME:

ADDRESS:

EMAIL ADDRESS:

PHONE NUMBER:

ADDITIONAL REMARKS:

Send your reply directly to: JanaProffitt@kw.com

Questions??? Call 918-836-2342

Sawyer, Kim

From: Miller, Susan
Sent: Wednesday, June 20, 2018 8:14 AM
To: Sawyer, Kim
Subject: FW: QUESTIONS TO PONDER AND REPLY ASAP, if you are interested

Susan Miller, AICP | Director, Land Development Services

2 West Second Street, Suite 800

Tulsa, OK 74103

918.579.9470

918.579.9570 fax

smiller@incog.org



From: janaproffitt@kw.com [mailto:janaproffitt@kw.com]
Sent: Tuesday, June 19, 2018 2:12 PM
To: Miller, Susan <SMiller@incog.org>
Cc: JanaProffitt@kw.com
Subject: FW: QUESTIONS TO PONDER AND REPLY ASAP, if you are interested

From: ousoonermomx2@aol.com [mailto:ousoonermomx2@aol.com]
Sent: Tuesday, June 19, 2018 11:03 AM
To: neighborhood@jpro.me
Subject: Re: QUESTIONS TO PONDER AND REPLY ASAP, if you are interested

I agree with the Cagle's. I am against 1/2 acre lots with 30 homes on 15 acres. I would like to see the lot sizes to be 1.9 acres or more. Don't mind a gated neighborhood but don't want 30 houses behind it. Over-crowds our schools and city streets. Would like the area to remain a rural area.

Bill and Renee Ryan
8255 S Yukon Avenue
Tulsa, OK 74132
ousoonermomx2@aol.com
918-798-1882

 **Renee**

-----Original Message-----
From: neighborhood <neighborhood@jpro.me>
To: neighborhood1 <neighborhood1@jpro.me>; neighborhood <neighborhood@jpro.me>
Sent: Mon, Jun 18, 2018 8:58 pm
Subject: QUESTIONS TO PONDER AND REPLY ASAP, if you are interested

Go ask your neighbor their opinion and get their replies to me, ASAP

Are you for or against the rezoning of the 15 acres on 81st Street South just East of 33rd West Avenue to RS1? ½ acre lots will allow up to 30 homes on 15 acres.

FOR AGAINST

Do you want anything less than 1.9 acre lots in our neighborhood?

FOR AGAINST

Is it a "quality of life" issue that we have ½ acre or less lots and a gated neighborhood in our neighborhood?

YES NO

Do you want our neighborhood to stay RURAL as stated in the Small Area Plan?

YES NO

NAME:

ADDRESS:

EMAIL ADDRESS:

PHONE NUMBER:

ADDITIONAL REMARKS:

Send your reply directly to: JanaProffitt@kw.com
Questions??? Call 918-836-2342

Sawyer, Kim

From: Miller, Susan
Sent: Wednesday, June 20, 2018 8:14 AM
To: Sawyer, Kim
Subject: FW: West 81st RS1 zoning application

Susan Miller, AICP | Director, Land Development Services

2 West Second Street, Suite 800

Tulsa, OK 74103

918.579.9470

918.579.9570 fax

smiller@incog.org



From: janaproffitt@kw.com [mailto:janaproffitt@kw.com]
Sent: Tuesday, June 19, 2018 2:17 PM
To: Miller, Susan <SMiller@incog.org>
Cc: JanaProffitt@kw.com
Subject: FW: West 81st RS1 zoning application

From: Pat Atkinson [mailto:patatk@cox.net]
Sent: Tuesday, June 19, 2018 11:47 AM
To: JanaProffitt@kw.com
Subject: West 81st RS1 zoning application

June 19, 2018

TMAPC Commissioners:

We do NOT want more high-density housing in or near our 2 square-mile neighborhoods.

Please reject the RS1 application to re-zone the current agricultural 15 acres on West 81st Street.

There is already enough nearby construction that is eroding our quality of rural life, bringing many of the negatives of city life -- pollution, increased crime rate, reduced property values, more traffic, noise, and more.

For future planning, we want all of the properties in our areas and nearby to be protected to remain 1.9 acres or more.

Thank you,
Susan Rosell
3237 West 72nd St.
Tulsa, 74132

7.61

Sawyer, Kim

From: Miller, Susan
Sent: Wednesday, June 20, 2018 8:14 AM
To: Sawyer, Kim
Subject: FW: RE: QUESTIONS TO PONDER AND REPLY ASAP, if you are interested

Susan Miller, AICP | Director, Land Development Services

2 West Second Street, Suite 800

Tulsa, OK 74103

918.579.9470

918.579.9570 fax

smiller@incog.org



From: janaproffitt@kw.com [mailto:janaproffitt@kw.com]
Sent: Tuesday, June 19, 2018 2:20 PM
To: Miller, Susan <SMiller@incog.org>
Cc: JanaProffitt@kw.com
Subject: FW: RE: QUESTIONS TO PONDER AND REPLY ASAP, if you are interested

From: Rebecca [mailto:wrdinkins@yahoo.com]
Sent: Tuesday, June 19, 2018 10:22 AM
To: Matt Westfall
Cc: JanaProffitt@kw.com
Subject: Re: RE: QUESTIONS TO PONDER AND REPLY ASAP, if you are interested

Hi, Matt,
I am including Jana on this email -- I unknowingly sent my response to the group, instead of to Jana.

Rebecca
On Tuesday, June 19, 2018, 10:14:22 AM CDT, Matt Westfall <Matt@orionexploration.com> wrote:

Rebecca: We vote as stated below.

Let us know if you need anything further.

Matt & Denise Westfall

7500 S. Union Avenue

From: Rebecca [<mailto:wrdinkins@yahoo.com>]
Sent: Tuesday, June 19, 2018 10:11 AM
To: neighborhood@jpro.me
Subject: Re: QUESTIONS TO PONDER AND REPLY ASAP, if you are interested

Are you for or against the rezoning of the 15 acres on 81st Street South just East of 33rd West Avenue to RS1? 1/2 acre lots will allow up to 30 homes on 15 acres.

AGAINST

Do you want anything less than 1.9 acre lots in our neighborhood?

AGAINST

Is it a "quality of life" issue that we have 1/2 acre or less lots and a gated neighborhood in our neighborhood?

YES

Do you want our neighborhood to stay RURAL as stated in the Small Area Plan?

YES

NAME: Rebecca Dinkins

ADDRESS: 7941 S Yukon Ave. 74132

EMAIL ADDRESS: mom24classic@gmail.com

PHONE NUMBER: 907-720-3309

ADDITIONAL REMARKS:

The road along 81st street is aging noticeably. The damage caused by additional traffic will add to the necessity for the City to repair and replace the pavement much sooner than otherwise. Traffic at 81st and Highway 75 is very backed up during rush hours and noon times, and are not designed to handle the increased traffic.

Developer has stated in meetings with our neighborhood folk:

**he chose not to observe waterflow in the affected area prior to designing the proposed neighborhood, but created a generic setting he claims will handle stormwater for his development, contingent on access to a City sewer and right-of-way permit across adjacent land. He claims the generic design will handle whatever concern the adjacent homeowners experience, but provided no proof.

when queried about wastewater, he said he could apply to the city for sewer access; in follow-up meetings he had not done so. He also stated he could install aerobic systems, without any substantiating documentation that his small lots --many with swimming pools -- would safely accommodate such systems, nor that these expensive homes would have homeowners who would accept aerobic systems. **He did not address related waterflow issues.

**he has stated that the current market supports this development, but he has not documented this to the neighborhood groups nor city councilor.

Sadly, the developer's attitude in meetings has been placatory with an air of superiority and confidence that he will build something he considers of value and profit. His lack of follow-through on many questions posed by neighborhood representatives raises the question of his believability and trustworthiness.

Send your reply directly to: JanaProffitt@kw.com

Questions??? Call 918-836-2342

Sawyer, Kim

From: Miller, Susan
Sent: Wednesday, June 20, 2018 8:14 AM
To: Sawyer, Kim
Subject: FW: QUESTIONS TO PONDER AND REPLY ASAP, if you are interested

Susan Miller, AICP | Director, Land Development Services

2 West Second Street, Suite 800
Tulsa, OK 74103
918.579.9470
918.579.9570 fax
smiller@incog.org



From: janaproffitt@kw.com [mailto:janaproffitt@kw.com]
Sent: Tuesday, June 19, 2018 2:21 PM
To: Miller, Susan <SMiller@incog.org>
Cc: JanaProffitt@kw.com
Subject: FW: QUESTIONS TO PONDER AND REPLY ASAP, if you are interested

From: j. duenner [mailto:duenner@gmail.com]
Sent: Tuesday, June 19, 2018 9:12 AM
To: Tony Cagle; Jana Proffitt Davis
Subject: Re: QUESTIONS TO PONDER AND REPLY ASAP, if you are interested

I think those 2x Devs. on 33rd WA R also x the same guy, or I know 4 sure that 1 is-rite Jana? -j.

On Tue, Jun 19, 2018 at 8:23 AM, Tony Cagle <cagle8005@yahoo.com> wrote:
we are against anythin less than 1.9 acres . The streets , not being connected to city sewer lines, and other ifrastructure was not ment to be able to handel that kind of growth, at the time this area was being developed and is my understanding that there are no plans in the future to correct those kind of issues. we have two plus large additions being developed on south 33rd , they are in the creek county district but the still affect us.Those things we have no control over but are still impacted by . So for that reason we are not in favor of the smaller lots.

Sandra Cagle
[7925 S 33 W ave
tulsa Ok 74132](mailto:7925 S 33 W ave tulsa Ok 74132)
918-446-2690

On Monday, June 18, 2018, 8:58:41 PM CDT, neighborhood@jpro.me <neighborhood@jpro.me> wrote:

Go ask your neighbor their opinion and get their replies to me, ASAP

Are you for or against the rezoning of the 15 acres on 81st Street South just East of 33rd West Avenue to RS1? $\frac{1}{2}$ acre lots will allow up to 30 homes on 15 acres.

FOR AGAINST

Do you want anything less than 1.9 acre lots in our neighborhood?

FOR AGAINST

Is it a "quality of life" issue that we have $\frac{1}{2}$ acre or less lots and a gated neighborhood in our neighborhood?

YES NO

Do you want our neighborhood to stay RURAL as stated in the Small Area Plan?

YES

NO

NAME:

ADDRESS:

EMAIL ADDRESS:

PHONE NUMBER:

ADDITIONAL REMARKS:

Send your reply directly to: JanaProffitt@kw.com

Questions??? Call 918-836-2342

Sawyer, Kim

FILE COPY

From: Miller, Susan
Sent: Wednesday, June 20, 2018 8:15 AM
To: Sawyer, Kim
Subject: FW: Rezoning Response

Susan Miller, AICP | Director, Land Development Services

2 West Second Street, Suite 800

Tulsa, OK 74103

918.579.9470

918.579.9570 fax

smiller@incog.org



From: janaproffitt@kw.com [mailto:janaproffitt@kw.com]
Sent: Tuesday, June 19, 2018 2:21 PM
To: Miller, Susan <SMiller@incog.org>
Cc: JanaProffitt@kw.com
Subject: FW: Rezoning Response

From: April Benoit [mailto:aprilbenoit10@gmail.com]
Sent: Tuesday, June 19, 2018 8:35 AM
To: JanaProffitt@kw.com
Subject: Rezoning Response

I am against the rezoning of the 15 acres on 81st Street South just East of 33rd West Avenue to RS1?. $\frac{1}{2}$ acre lots will allow up to 30 homes on 15 acres.

I am against anything less than 1.9 acre lots in our neighborhood.

We do not have room for more houses in this area. Our streets are not ready for it.

I would love for our neighborhood to stay RURAL as stated in the Small Area Plan.

April Benoit

2041 W. 82nd. ST.

Tulsa, Ok

aprilbenoit10@gmail.com

Sawyer, Kim

FILE COPY

From: Miller, Susan
Sent: Wednesday, June 20, 2018 8:16 AM
To: Sawyer, Kim
Subject: FW: Rezoning

Susan Miller, AICP | Director, Land Development Services

2 West Second Street, Suite 800

Tulsa, OK 74103

918.579.9470

918.579.9570 fax

smiller@incog.org



From: janaproffitt@kw.com [mailto:janaproffitt@kw.com]
Sent: Tuesday, June 19, 2018 9:59 PM
To: Miller, Susan <SMiller@incog.org>
Cc: JanaProffitt@kw.com
Subject: FW: Rezoning

From: Brenda Richison [mailto:brendarichison77@gmail.com]
Sent: Tuesday, June 19, 2018 3:23 PM
To: janaproffitt@kw.com
Subject: Rezoning

We are against the rezoning of the 15 acres on 81st Street South just East of 33rd W. Ave. We do not want anything less than 1.9 acre lots in our neighborhood. We want our neighborhood to stay rural as stated in the Small Area Plan. This is a quality of life issue because we are concerned with water run off flooding due to the extra construction of homes and streets. We also believe that roads in our area need improvement as is and the extra traffic due to more housing will cause congestion and more wear on roadways.

Jeanene Thompson
Brenda Richison
Brendarichison77@gmail.com
8215 S. 33rd W. Ave.
918-446-7927

Sent from [Mail](#) for Windows 10



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7443

Hearing Date: May 16, 2018

Case Report Prepared by:

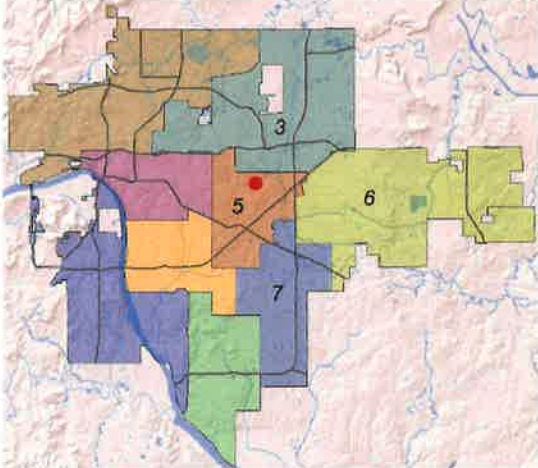
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Citadel Residential Group, LLC c/o Scott Eudey

Property Owner: MEMORIAL DRIVE UNITED

**Location Map:
(shown with City Council Districts)**



Applicant Proposal:

Present Use: vacant

Proposed Use: Mixed-use to support duplex or four-plex construction

Concept summary: Re-zoning request to support residential or mixed-use development at a greater density than RS-3 allows.

Tract Size: 1 ± acres

Location: NW/c of E. 15th St. S. & S. 79th E. Ave.

Zoning:

Existing Zoning: RS-3

Proposed Zoning: MX1-F-35

Comprehensive Plan:

Land Use Map: Park and Open Space

Stability and Growth Map: Area of Stability

Staff Recommendation:

Staff recommends approval of MX1-F-35.

Note: Staff recognizes that the Park and Open Space land use designation on this site was incorrect and will include an amendment to the Land Use map as part of a future Comprehensive Plan map amendment process.

Staff Data:

TRS: 9311

CZM: 38

Atlas: 373

City Council District: 5

Councilor Name: Karen Gilbert

County Commission District: 2

Commissioner Name: Karen Keith

8.1

SECTION I: Z-7443

DEVELOPMENT CONCEPT: Rezoning from RS-3 to a mixed-use zoning designation supports higher density development adjacent to the open space northwest of the site and the church property east of the site. Single family residential is unlikely on the small parcel adjacent to 15th street.

EXHIBITS:

INCOG Case map
INCOG Aerial (small scale)
INCOG Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map
Applicant Exhibits:
None included

DETAILED STAFF RECOMMENDATION:

Z-7443 requesting MX-1 zoning is the least intense mixed-use zoning district. MX-1 is intended to accommodate small scale retail, service and dining uses that serve nearby residential neighborhoods. The district also allows a variety of residential uses and building types. MX-1 is not consistent with the Park and Open space Land Use designation on the Comprehensive Plan land use map. Staff has analyzed the site and determined that there is no known reason for this to be included as part of the park and open space land use designation and will include an amendment to the land use designation separate from this application as part of our normal land use map update process and,

MX1-F-35 is consistent with the Area of Stability that supports small infill projects in existing neighborhoods. The mixed-use zoning is considered non-injurious to the surrounding properties and,

MX1-F-35 is consistent with the expected development of the surrounding properties, therefore

Staff recommends Approval of Z-7443 to rezone property from RS-3 to MX1-F-35.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The comprehensive plan illustrated this area as a park and open space. It was apparently inadvertently associated with the large storm water detention facility northwest of the property. There are no known plans to expand that facility or to use this property in any way associated with park and open space land use. Staff will correct this land use designation through a separate process as part of future land use map amendments.

Land Use Vision:

Land Use Plan map designation: Park and Open Space

This building block designates Tulsa's park and open space assets. These are areas to be protected and promoted through the targeted investments, public-private partnerships, and policy changes identified in the Parks, Trails, and Open Space chapter. Zoning and other enforcement mechanisms will assure that recommendations are implemented. No park and/or open space exists alone: they should be understood as forming a network, connected by green

8.2

infrastructure, a transportation system, and a trail system. Parks and open space should be connected with nearby institutions, such as schools or hospitals, if possible.

This designation includes neighborhood-serving parks, golf courses, and other public recreation areas. Amenities at these park facilities can include playgrounds, pools, nature trails, ball fields, and recreation centers. With the exception of private golf establishments, these areas are meant to be publicly used and widely accessible, and infrastructure investments should ensure as much. Local parks are typically surrounded by existing neighborhoods and are designated areas of stability.

Open spaces are the protected areas where development is inappropriate, and where the natural character of the environment improves the quality of life for city residents. These include environmentally sensitive areas (e.g., floodplains or steep contours) where construction and utility service would have negative effect on the city's natural systems. Open space tends to have limited access points and is not used for recreation purposes. Development in environmentally sensitive areas is uncharacteristic and rare and should only occur following extensive study which shows that development will have no demonstrably negative effect. Open space also includes cemeteries, hazardous waste sites, and other similar areas without development and where future land development and utility service is inappropriate. Parcels in the city meeting this description of open space are designated as areas of stability.

Anticipated future land use designation: Mixed Use Corridor

Staff note: This site is isolated from the existing neighborhood north and west of the detention facility. The Mixed-Use Corridor along the west side of Memorial suggest future opportunities for more intensive commercial uses where the church facilities are currently located. Our preliminary investigation on this site indicates that this site could be considered a logical expansion of the existing Mixed Use Corridor.

Mixed Use Corridor

A Mixed-Use Corridor is a plan category used in areas surrounding Tulsa's modern thoroughfares that pair high capacity transportation facilities with housing, commercial, and employment uses. The streets usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods.

Areas of Stability and Growth designation: Area of Stability

The Areas of Stability includes approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

Transportation Vision:

Major Street and Highway Plan:

East 15th Street is illustrated as a secondary arterial. There are no additional considerations for E. 15th Street.

Trail System Master Plan (Go Plan) Considerations:

The Go Plan does not illustrate any bike or trails proposed at this site however the storm water detention area north of this site has a maintenance and pedestrian trail system around the facility. Pedestrian and bicycle access should be encouraged to use this public facility.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The property is empty and is isolated from the surrounding neighborhood. Vehicular connectivity is not expected because of the existing street pattern and the detention facility.

Environmental Considerations:

Apart from the abutting flood plain contained inside the storm water detention facility, staff is not aware of any environmental constraints that would affect site development.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 15 th Street	Secondary Arterial	100 feet	4
South 79 th East Avenue	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RD	Park and Open Space	Stability	Regional storm water detention facility
East across S. 79 th E. Ave	RS-3	Mixed Use Corridor	Growth	Church
South across E. 15 th Street	RS-3	Existing Neighborhood	Stability and Growth	Duplex
West	RS-3	Existing Neighborhood	Stability	Single Family Residential

8.4

SECTION III: Relevant Zoning History

History: Z-7443

ZONING ORDINANCE: Ordinance number 11816 dated June 26, 1970, established zoning for the subject property.

Subject Property:

No relevant history

Surrounding Property:

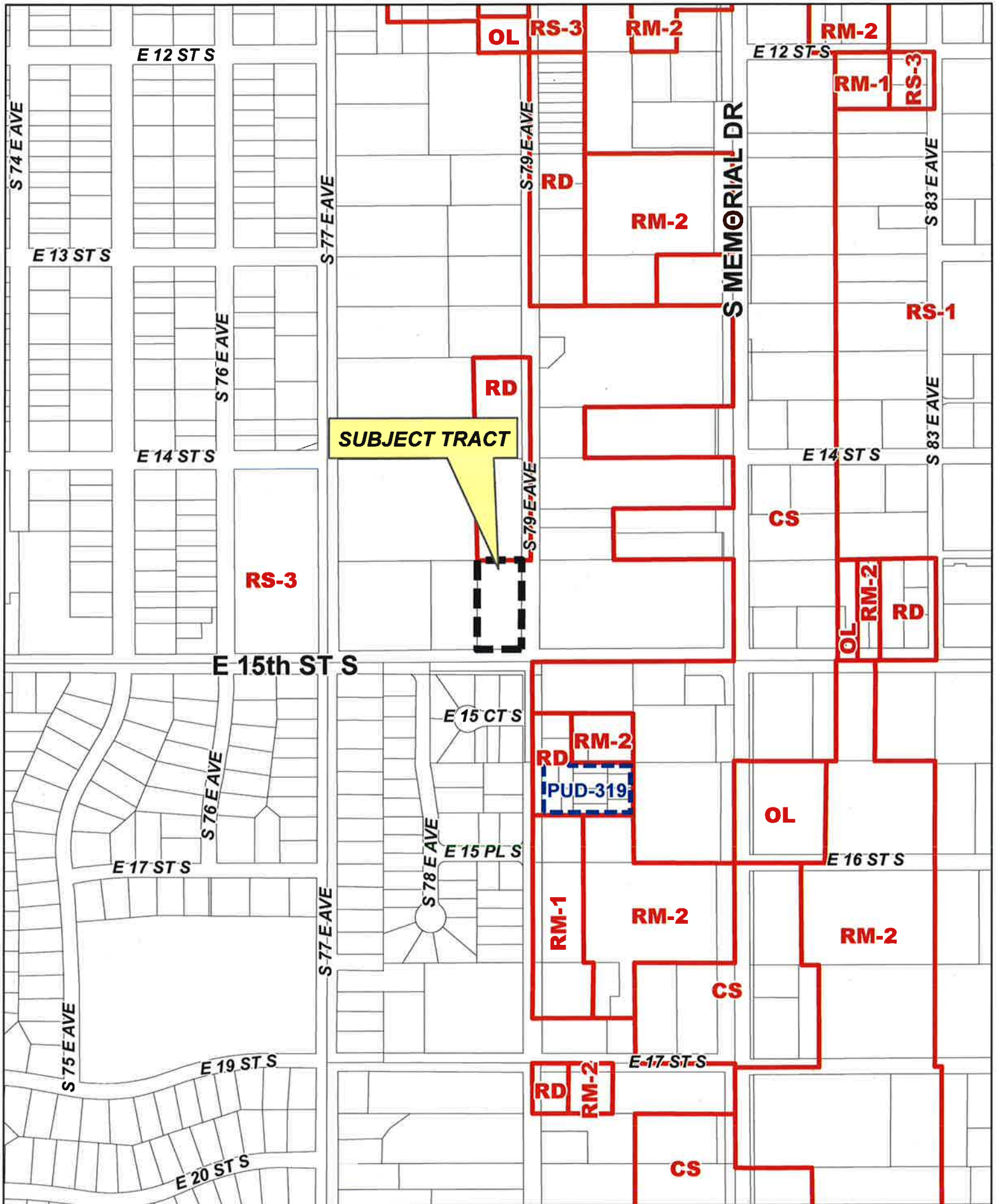
BOA-21522 January 2013: The Board of Adjustment **approved** the request for a *special exception* to allow Heat & Air Contractor (Use Unit 15) in a CS district, on property located at 7902 East 15th Street South.

BOA-18420 June 1999: The Board of Adjustment **approved** a *special exception* of the required 110% setback (for a cell tower) from an R zoned property from 110 ft. to 10 ft. on the south and 110 ft. to 5 ft. on the west, per plan submitted, on property located at 1402 South Memorial Drive East.

BOA-17620 January 1997: The Board of Adjustment **approved** a *special exception* to allow automobile sales in a CS district, on property located at 7902 East 15th Street South.

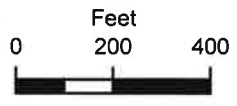
BOA-16621 April 1994: The Board of Adjustment **approved** a *special exception* to permit church use in an RS-3 zoned district; and a *variance* to permit parking in the required front yard; and a *variance* of the maximum building height to 48 feet; and a *variance* of the required screening fence; per plan submitted; finding that the new facility will be constructed at the same location as the previous structure, and existing parking areas will remain; finding that required screening would actually screen two church properties, finding that church use has existed at this location for many years and is compatible with the area, on property located on the northeast corner of East 15th Street south and South 79th East Avenue.

5/16/2018 1:30 PM



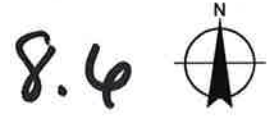
SUBJECT TRACT

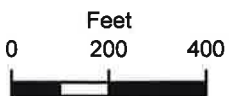
IPUD-319



Z-7443

19-13 11





Subject
Tract

Z-7443

19-13 11

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

Aerial Photo Date: February 2016

8.7



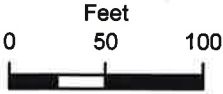


S79 EAVE

E 15th ST S

E15 CTS

S78 EAVE



Subject Tract

Z-7443

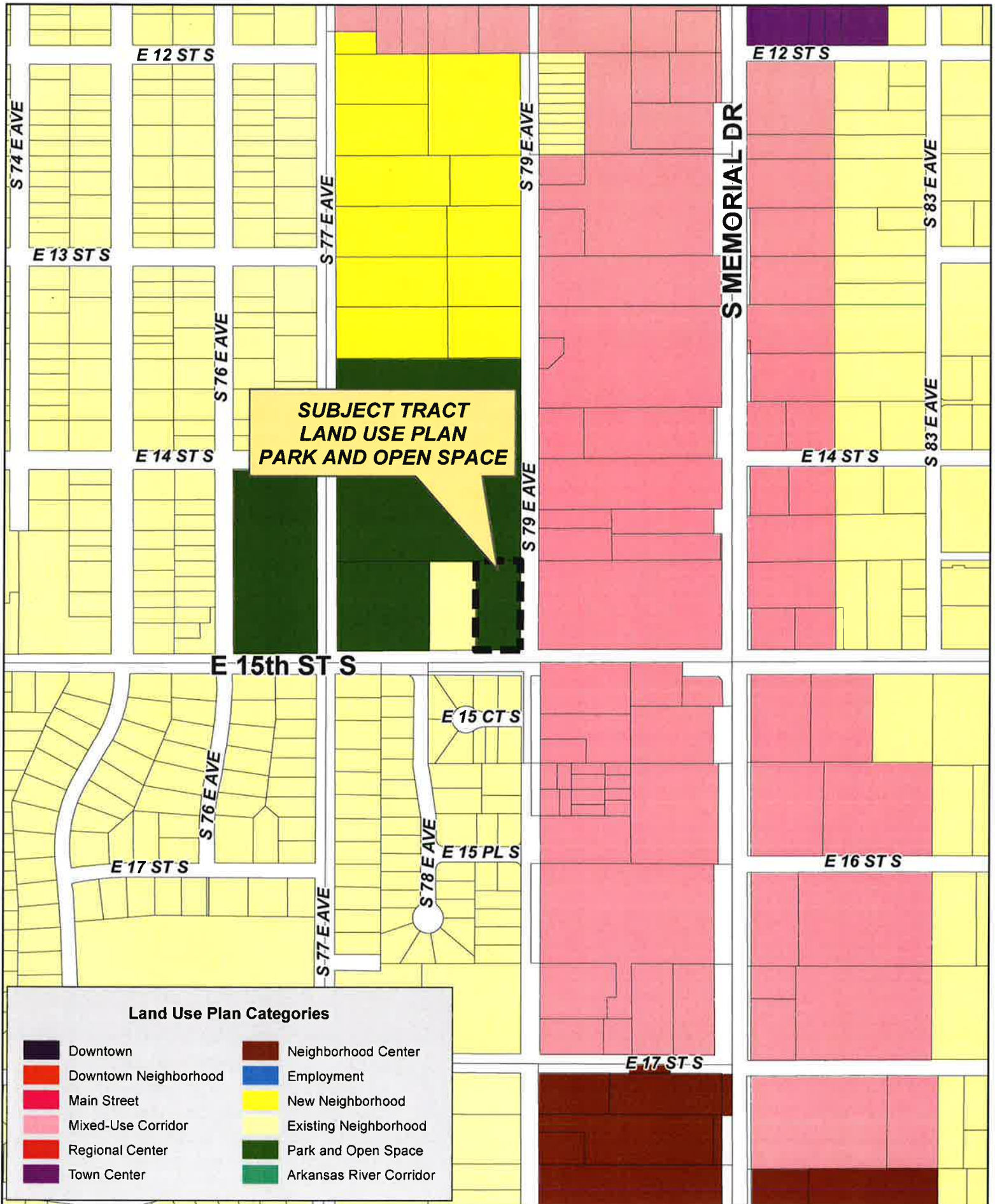
19-13 11

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

Aerial Photo Date: February 2016

8.8

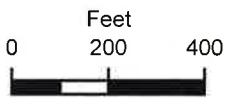
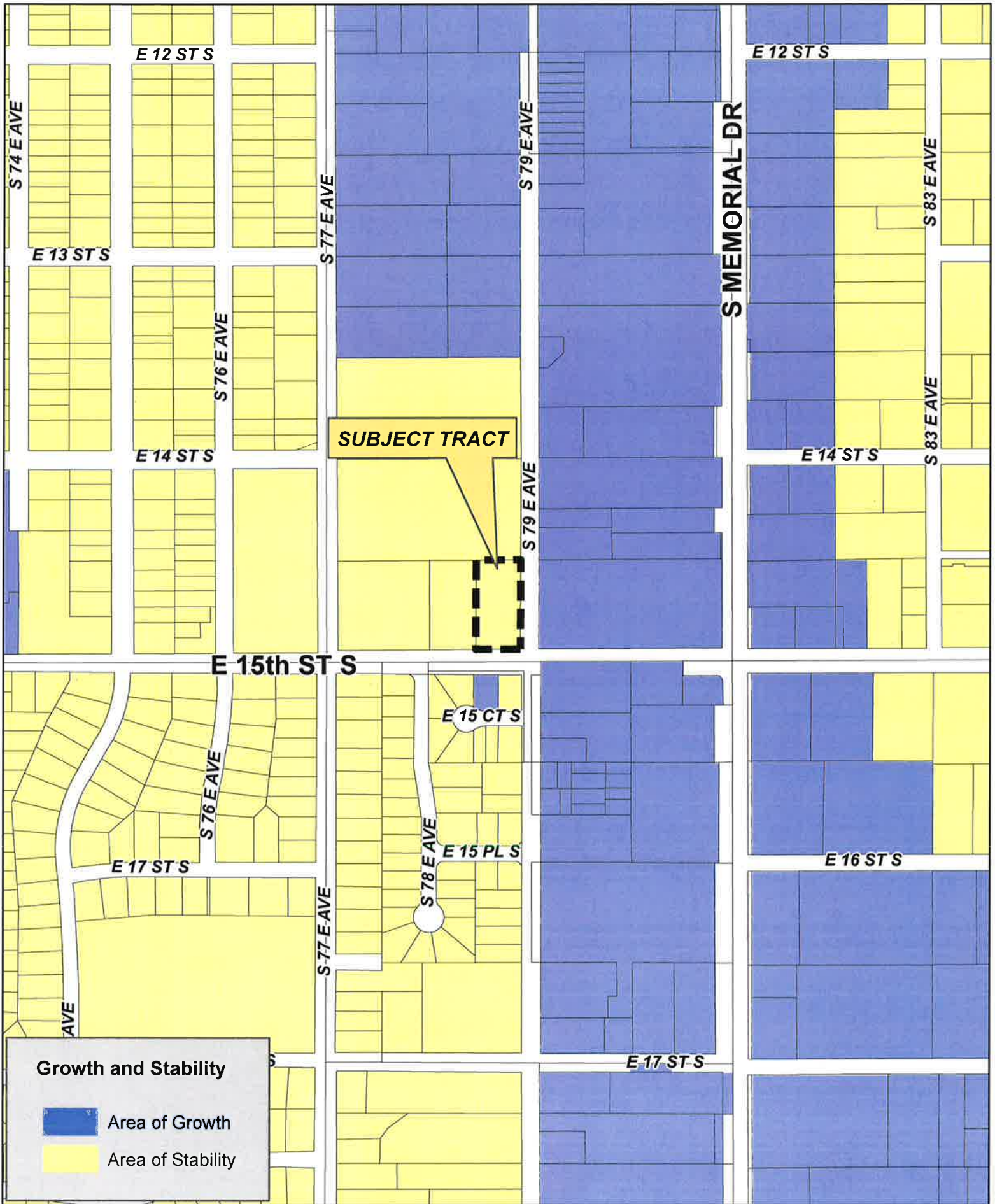




Z-7443

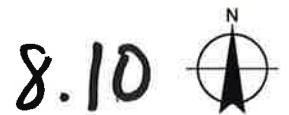
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Z-7443

19-13 11





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7447

Hearing Date: July 18, 2018

Case Report Prepared by:

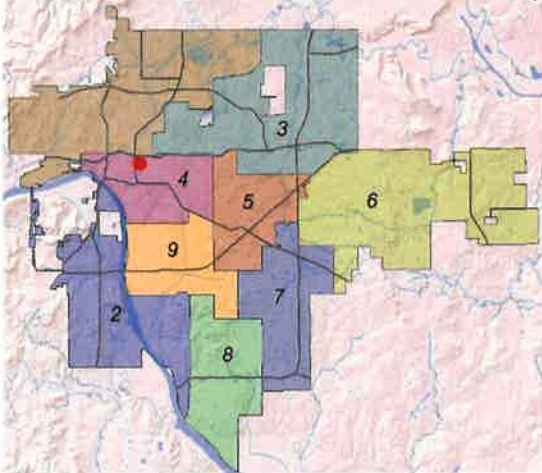
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: Indian Healthcare Resource
Center of Tulsa, INC.

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: church

Proposed Use: Medical Center

Concept summary: The entire block is zoned CH
except this parcel. CH zoning will allow
redevelopment of the entire block for the Medical
Center expansion.

Tract Size: 0.65± acres

Location: SW/c of S. Peoria Ave. & E. 5th St. S.

Zoning:

Existing Zoning: OL, RM-2

Proposed Zoning: CH

Comprehensive Plan:

Land Use Map: Downtown Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9201

CZM: 36

Atlas: 24

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

9.1

SECTION I: Z-7447

DEVELOPMENT CONCEPT:

EXHIBITS:

INCOG Case map
INCOG Aerial (small scale)
INCOG Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map
Applicant Exhibits:

DETAILED STAFF RECOMMENDATION:

CH zoning is consistent with the Auto Oriented Commercial designation defined in the Pearl District – 6th Street Infill Plan that was amended in April 2014, and;

CH zoning allows development that would be consistent with the Elm Creek / 6th Street Conveyance Plan that was prepared for the regional detention facilities in this area, and;

CH zoning does not provide support or encouragement for site plan design or other design considerations that would support the Conveyance Plan that was part of the Vision 2025 bond package or with the FEMA matching grant application north of this site, and;

CH zoning is consistent with the expected development pattern in the area, and;

CH zoning is non-injurious to the surrounding properties, therefore

Staff recommends Approval of Z-7447 to rezone property from OL, RM-2 to CH.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The planning effort on this area of Tulsa has been extensive. The current Small Area Plan and the Tulsa Comprehensive Plan generally supports the rezoning request for a high intensity development that CH would allow. CH zoning allows many uses such as community services and similar uses, off-street parking, townhouse dwellings, multifamily dwellings offices, eating establishments, adult entertainment, mini storage, drive in restaurants, scientific research and warehousing and wholesaling. CH zoning does not have a maximum floor area ratio, building heights or building setbacks.

Many of these uses and the unlimited floor area are generally consistent with the Downtown Neighborhood vision in the Comprehensive Plan and the Auto Oriented Commercial designation in the 6th Street Infill Plan.

Land Use Vision:

9.2

Land Use Plan map designation: The site is completely inside the Downtown Neighborhood designation.

Downtown Neighborhoods are located outside but are tightly integrated with the Downtown Core. These areas are comprised of university and higher educational campuses and their attendant housing and retail districts, former warehousing and manufacturing areas that are evolving into areas where people both live and work, and medium to high-rise mixed use residential areas. Downtown Neighborhoods are primarily pedestrian-oriented and are well connected to the Downtown Core via local transit. They feature parks and open space, typically at the neighborhood scale.

Areas of Stability and Growth designation: The site is completely inside the Area of Growth designation.

The purpose of an Area 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.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are in 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:

East 5th Street South is not illustrated on the major street and highway plan. 5th Street South connects to Peoria just east of this site where transit riders can connect to the Bus Transit system on Peoria approximately two blocks from the is site.

RELATIONSHIP TO THE SMALL AREA PLAN: (PEARL DISTRICT – 6TH STREET INFILL PLAN)

Small Area Plan Land Use Vision:

The site is completely included an Auto Oriented Commercial District defined in the 6th Street Infill Plan which was amended in April 2014. This Auto Oriented Commercial District was originally Mixed Use Infill supporting the anticipated public investment in the regional detention facility.

The Auto Oriented Commercial district is defined as “Commercial, Office, high-intensity Residential, Institutional, Manufacturing and Warehousing; usually located on primary arterial streets & highways. This economic model depends on vehicular access and visitors from throughout the region”

Small Area Plan-6th Street Infill Plan Land Use Map

Latest amendments approved by Tulsa City Council approved 4/3/2014 indicate that this site is included in the Auto Oriented commercial area. That area is broadly defined as a commercial, office, high-intensity residential institutional, manufacturing and warehousing area which is usually located on primary arterial streets and highways. This economic model depends on vehicular access and visitors from throughout the region.

Special District Considerations:

Z-7447 is adjacent to the Regional Detention facility identified as the West Pearl Detention facility included in the March 2010 Elm Creek / 6th Street Drainage, Detention and Conveyance Plan. Within that plan a large detention facility was proposed with funding provided by several sources including a Vision 2025 funding package.

Concepts included in the 6th Street Conveyance plan provided images that proposed development of a regional detention facility west of this site could affect future site development.

West Pearl Detention Conceptual illustration of pond edge:

SECTION 7 PRELIMINARY DETENTION/CONVEYANCE PLANS

As shown previously in Figure 5, the West Pearl plan includes two large pavilions to be built on the north and south edges of the basin. These two pavilions are planned to be aligned with the centerline of Norfolk Avenue to enhance their visibility and physical access. As illustrated in the sketch below, the proposed open-air structures overlook the pond and create inviting places for social interaction. The pavilions also have the opportunity to create unique architectural landmarks that reinforce the urban character of the Pearl District.



West Pearl - Lake Overlook Elevation

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Site Analysis: The subject property is approximately 0.65± acres in size and is located west of the southwest corner of E. 5th St. and S. Peoria Ave. The property is currently occupied by a parking lot for a church building.

Environmental Considerations: There are no known terrain, soil or other environmental considerations that would affect the development of this site within the guidelines of CH zoning category. The proposed storm water detention facility west of this site should be a consideration for future development plans.

Surrounding Properties: The subject tract is abutting CH zoning on west, east and south boundary and is partially occupied by a church building, surface parking, and empty properties.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
East 5 th Street South	None	50 feet	2
Mid-block alley	None	None	Non-maintained city alley

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North Across 5 th street	RM-2 and CH	Downtown Neighborhood	Growth	Empty lot and micro-brewery
East	CH	Downtown Neighborhood	Growth	Church
South	CH	Downtown Neighborhood	Growth	Empty lot
West	CH	Downtown Neighborhood	Growth	Empty lot

ZONING ORDINANCE: Ordinance number 11814 dated June 26, 1970, established zoning for the subject property.

Subject Property:

9.5

BOA-21952 September 2015: The Board of Adjustment **approved** a *variance* to allow a digital sign within 200 feet of an R District; a *variance* to allow a digital sign within 20 feet of the driving surface of a public street; a *variance* to allow construction of a sign in the City right-of-way, on property located at 1228 East 6th Street South.

BOA-8142 December 1973: The Board of Adjustment **approved** a minor *variance* to permit construction of a sign 30 feet from the centerline of South Peoria Avenue per plan, on property located at the southwest corner of East 5th Street & South Peoria Avenue.

Surrounding Property:

BOA-22212 March 2017: The Board of Adjustment **approved** a *special exception* to permit low-impact manufacturing and industry (microbrewery) in the CH District, on property located on the northwest corner of East 5th Street South and South Peoria Avenue.

Z-7409 November 2017: All concurred in **approval** of a request for *rezoning* a 0.4± acre tract of land from IM to CH on property located on the northeast corner of East 5th Court South & South Quaker Avenue.

BOA-21868 May 2015: The Board **approved** a *special exception* to permit a food truck court and an outdoor event venue in the CH zoning district; *variance* of the allowable days for open air activities from 179 days to year round; and *variance* of the requirement that all motorized vehicles be parked on an all-weather surface to permit parking of food trucks on a gravel surface, on property located on the northwest corner of East 5th Street South and South Peoria Avenue.

Z-7275 July 2014: All concurred in **approval** of a request for *rezoning* a 0.5± acre tract of land from FBC to CH and **removal** from the FBC Regulating Plan, on property located on the northeast corner of East 6th Street and South Norfolk Avenue.

Z-7274 July 2014: All concurred in **approval** of a request for *rezoning* a 5± acre tract of land from RM-2 and FBC to CH and **removal** from the FBC Regulating Plan, on property located north and west of the northwest corner of East 6th Street and South Peoria Avenue.

Z-7277 October 2014: All concurred in **approval** of a request for *rezoning* a .5± acre tract of land from CH to IL for a microbrewery, on property located southeast corner of East 4th St. South & South Madison Ave.

PUD-817 October 2014: All concurred in **approval** of a proposed *Planned Unit Development* on a .5± acre tract of land for uses allowed in a CH district and Use Unit 26, limited to a micro-brewery, on property located southeast corner of East 4th St. South & South Madison Ave.

BOA-21612 August 2013: The Board of Adjustment **approved** a *variance* of required parking from 10 spaces to 0 spaces (Use Unit 11) in a CH District, on property located north of the northeast corner of South Owasso Avenue and East 5th Place South.

BOA-21370 January 2012: The Board of Adjustment **approved** a *variance* of the required street yard setback in an IM district from 25 feet to 12 feet, on property located at 515 S. Peoria Ave.

Z-7176 November 2011: All concurred in **approval** of a request for *rezoning* a 60± acre tract of land from RS-3/RM-2/RM-3/OL/OM/PK/CS/IL/PUD-629 to MPD-FBC1 on property located on the northeast corner of East 11th Street South and South Peoria Avenue & north and west of the northwest corner of East 11th Street South and South Peoria Avenue.

9.6

BOA-19780 March 2004: The Board **approved** a *Special Exception* to permit off-street parking on Tract II in an RM-2 district; a *Special Exception* to permit required off-street parking spaces for the planned building expansions in Tract I to be located on Tract II; a *Variance* permitting the setback of the proposed parking areas: From the centerline of E. 5th Pl. 50' to 35'; from S. Owasso Ave. 50' to 35'; and from E. 6th St. 50' to 35'; and a *Special Exception* removing the screening requirement along E. 5th Pl. and E. 6th St. and along the west boundary of Tract II, per amended plan, with condition for a tie-agreement between Tract I and II for parking.

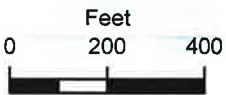
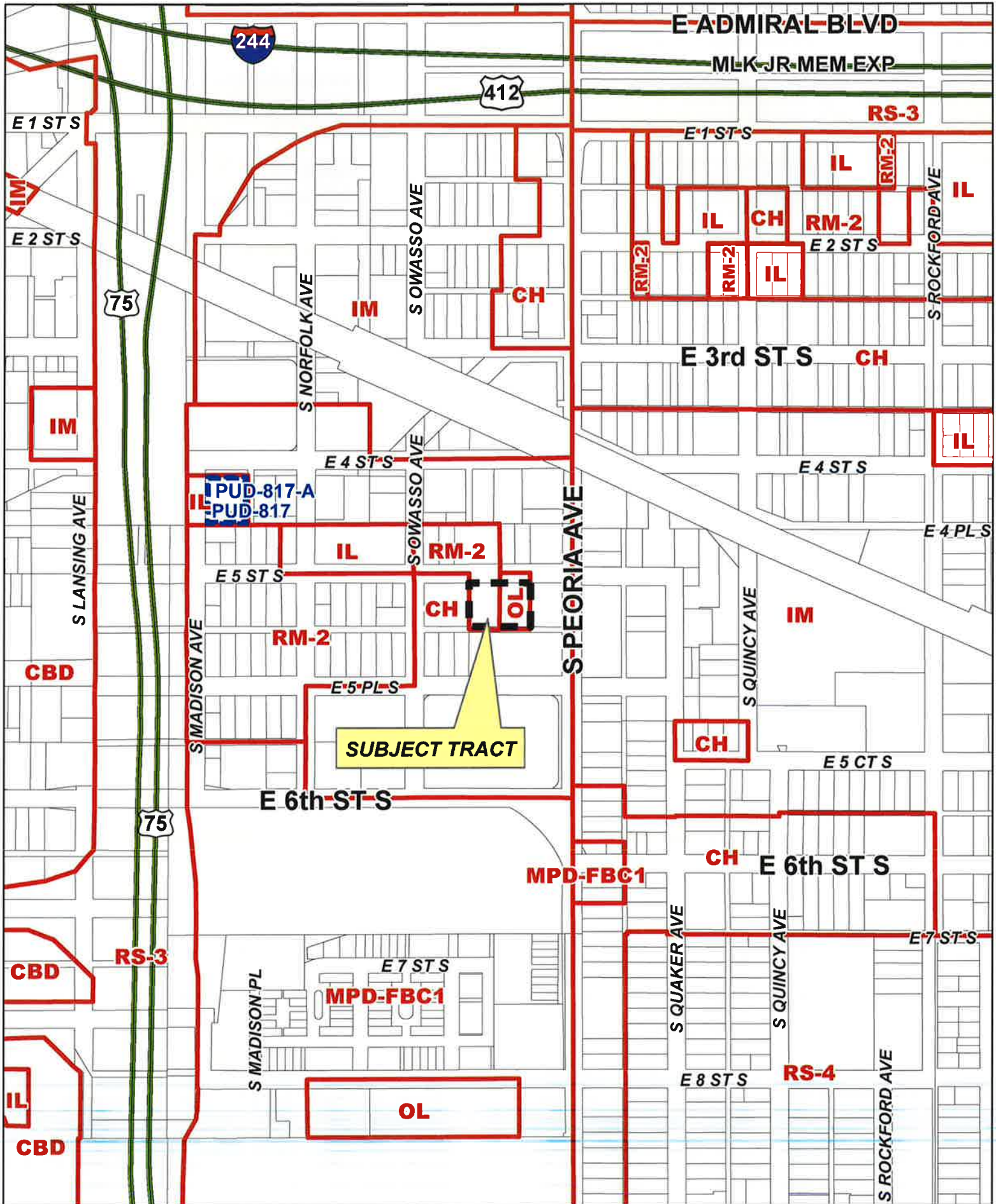
BOA-18204 October 1998: The Board **approved** a *Special Exception* to remove the screening requirement between the CS and RM-2 districts to the west and south, on property located on the northwest corner of East 6th Street and South Peoria Avenue.

Z-6507 November 1995: All concurred in **approval** of a request for *rezoning* a 3± acre tract of land from RM-2 to CS for an outpatient medical office, clinical facility providing dental care, health care, pharmacy, and counseling services for the Indian Health Care Resource Center of Tulsa, on property located on the northwest corner of East 6th Street and South Peoria Avenue.

BOA-17092 June 1995: The Board **denied** a *Variance* to permit medical offices and clinic and an outpatient Indian Health Care facility in an RM-2 district; finding the use to be incompatible with the neighborhood on property located on the northwest corner of East 6th Street South and South Peoria Avenue. (The property was later rezoned to CS, where the health center is a use by right.)

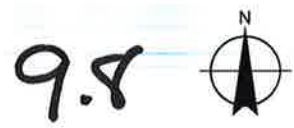
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9.7



Z-7447

19-12 01





E ADMIRAL BLVD

MLK JR MEM EXP



E 1 ST S

E 1 ST S

E 2 ST S

E 2 ST S



S NORFOLK AVE

S OWASSO AVE

S ROCKFORD AVE

E 3rd ST S

E 4 ST S

E 4 ST S

E 4 PL S

S LEANSING AVE

E 5 ST S

S OWASSO AVE

S PEORIA AVE

S QUINCY AVE

E 5-PL S

E 5 CT S

S MADISON AVE

E 6th ST S

E 6th ST S



E 7 ST S

S MADISON PL

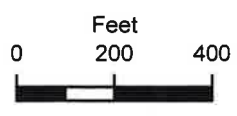
E 7 ST S

S QUAKER AVE

S QUINCY AVE

E 8 ST S

S ROCKFORD AVE



 Subject Tract

Z-7447

19-12 01

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

Aerial Photo Date: February 2018





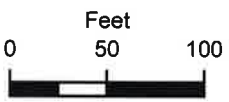
E4STS

SPEORIA AVE

E5STS

SOWASSO AVE

E5PLS



Subject Tract

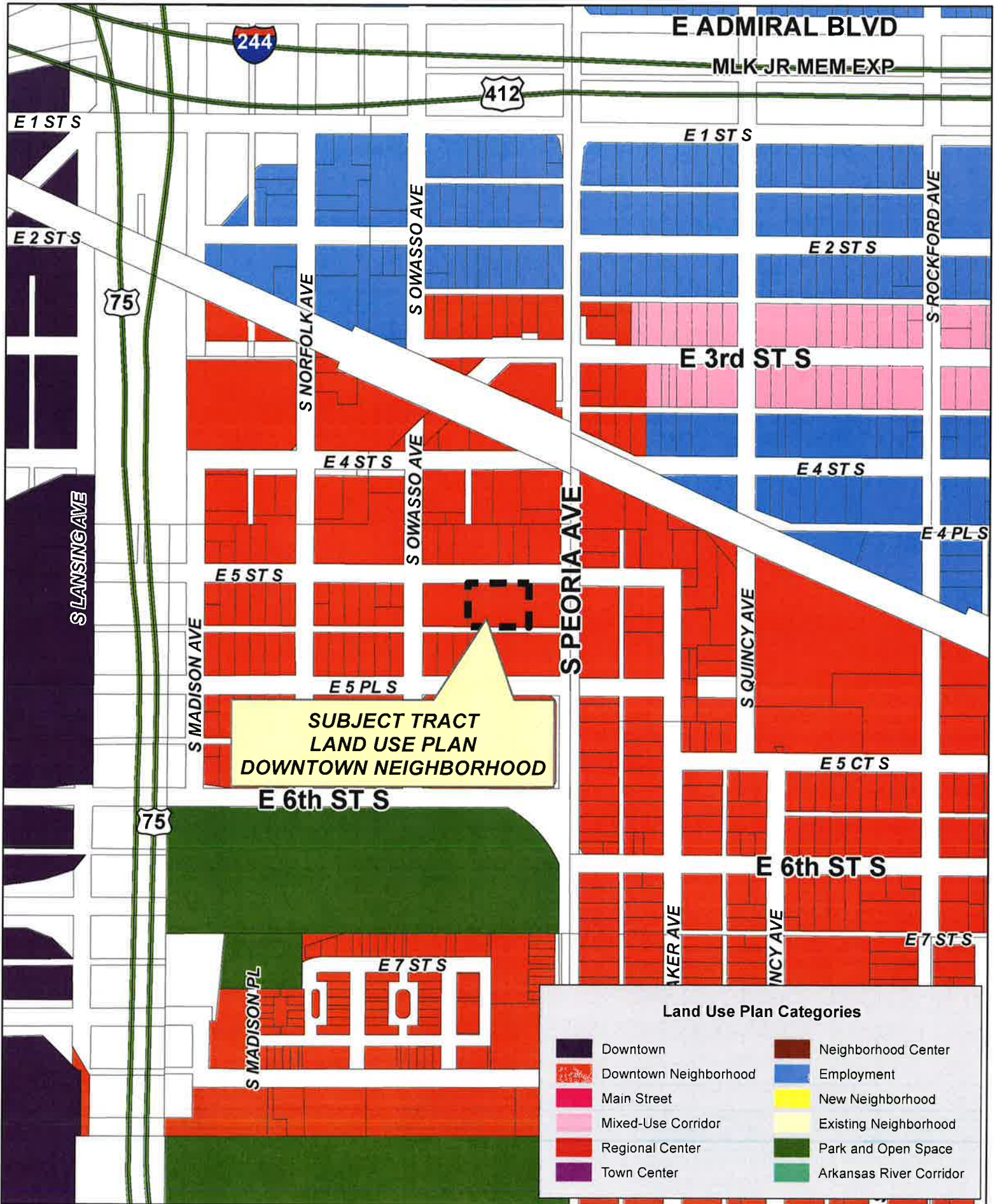
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

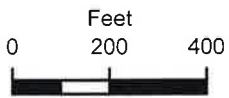
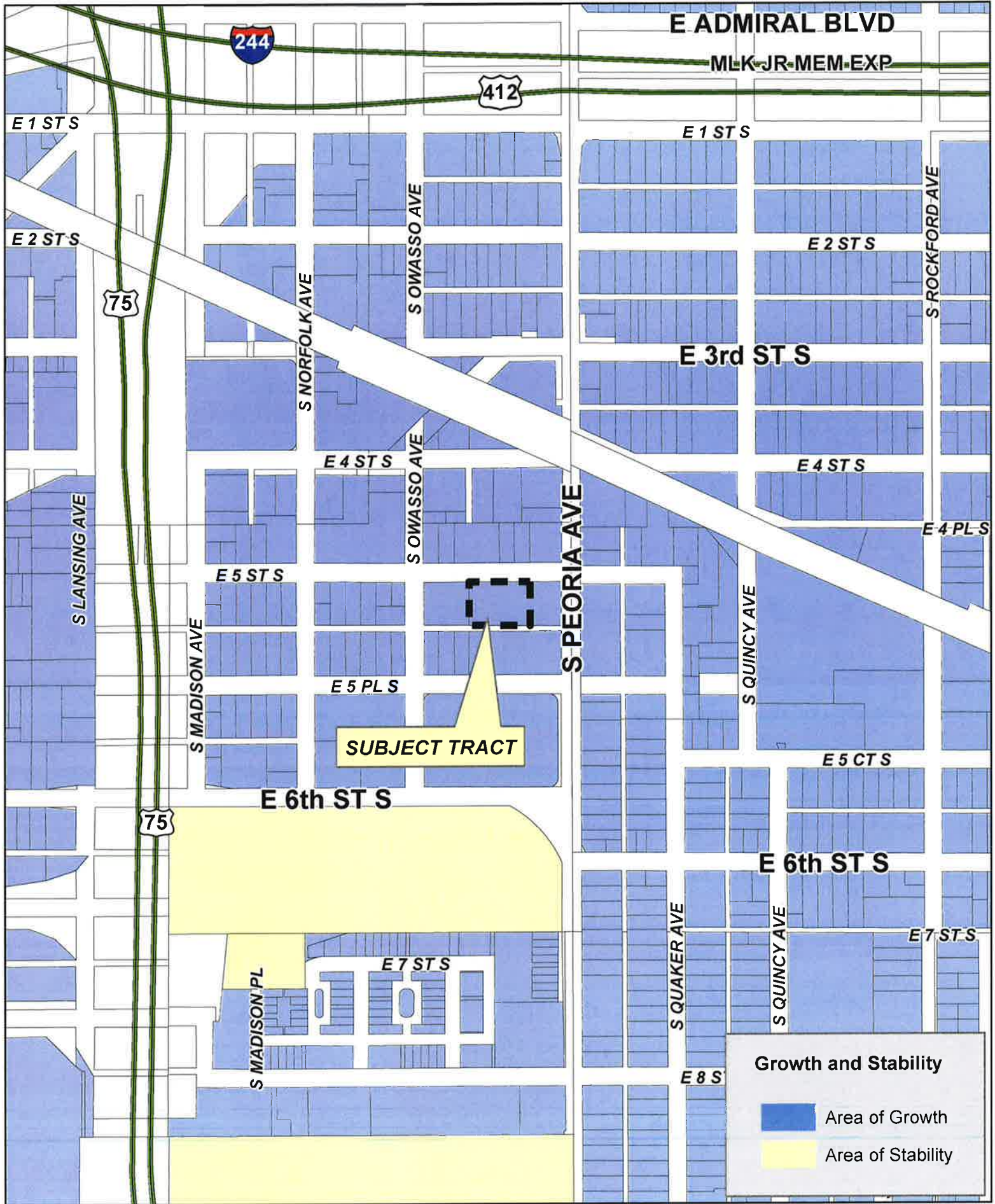




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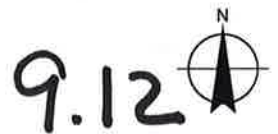
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Z-7447

19-12 01





Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-472

Hearing Date: July 18, 2018

Case Report Prepared by:

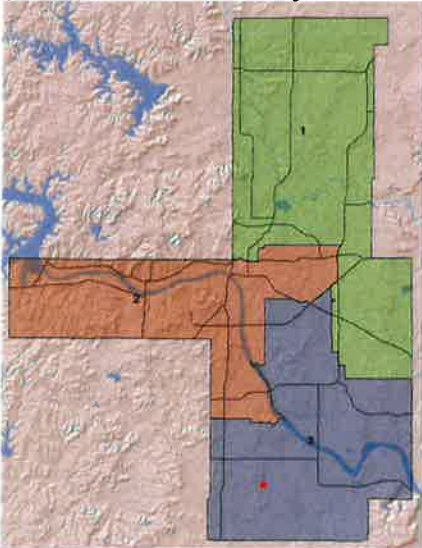
Jay Hoyt

Owner and Applicant Information:

Applicant: Tim Terral

Property Owner: Cozort Custom Homes

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Present Use: vacant

Proposed Use: residential

Concept summary: Rezone from AG to AG-R to permit a residential development

Tract Size: 12.08 ± acres

Location: NW/c of E. 171st St. S. & S. Lewis Ave.

Zoning:

Existing Zoning: AG

Proposed Zoning: AG-R

Comprehensive Plan:

Land Use Map:

Stability and Growth Map:

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 7330

CZM: 66

Atlas:

County Commission District: 3

Commissioner Name: Ron Peters

10.1

SECTION I: CZ-472

DEVELOPMENT CONCEPT: The applicant proposes to rezone the subject property from AG to AG-R to permit a new single-family, residential subdivision, Fairmont Acres. The subdivision, as currently proposed, would contain 6 lots with sizes between 1.71 and 2.07 Acres.

EXHIBITS:

INCOG Case map

INCOG Aerial

Applicant Exhibits:

Exhibit A – Legal Description

Sketch Plan 'A'

DETAILED STAFF RECOMMENDATION:

AG-R zoning is non injurious to the existing proximate properties and;

AG-R zoning is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends Approval of CZ-472 to rezone property from AG to AG-R.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject lot is outside of Tulsa County Comprehensive Plan boundaries. It is located within the City of Glenpool Comprehensive Plan boundary and is designated as Agricultural. The City Glenpool Comprehensive Plan states "Agricultural land areas are located in the periphery of the Glenpool Planning Area and are to be used as agricultural, agri-business, and large lot residential areas." Based on this, the proposed development would be compatible.

Land Use Vision:

Land Use Plan map designation: N/A (County), Agricultural (Glenpool)

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: S Lewis Ave is designated as a Secondary Arterial. E 171st St S is designated as a Primary Arterial

Trail System Master Plan Considerations: None

10.2

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is currently vacant agricultural land.*

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
S Lewis Avenue	Secondary Arterial	100 Feet	2
E 171 st St S	Primary Arterial	120 Feet	2

Utilities:

The subject tract has municipal water available. A septic system will be used for sewer.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	AG	N/A	N/A	Vacant/Agricultural
South	AG	N/A	N/A	Single-Family/Agricultural
East	AG	N/A	N/A	Single-Family
West	AG	N/A	N/A	Single-Family

SECTION III: Relevant Zoning History

History: CZ-472

ZONING ORDINANCE: Ordinance number 98254 dated September 15, 1980, established zoning for the subject property.

Subject Property:

No relevant history.

Surrounding Property:

CZ-460 July 2017: All concurred in **approval** of a request for *rezoning* a 30+ acre tract of land from AG to RE for a single-family subdivision on property located west of the northwest corner of East 171st Street South and South Harvard Avenue.

10.3

PUD-846 July 2017: All concurred in **approval** of a proposed *Planned Unit Development* on a 30± acre tract of land for on property located west of the northwest corner of East 171st Street South and South Harvard Avenue.

CZ-387 August 2007: All concurred in **approval** of a request for *rezoning* a 80± acre tract of land from AG to RS for single-family development on property located west of the southwest corner of East 171st Street South and South Lewis Avenue.

PUD-745 August 2007: All concurred in **approval** of a proposed *Planned Unit Development* on an 80± acre tract of land for on property located west of the southwest corner of East 171st Street South and South Lewis Avenue.

CBOA-1741 June 2000: The Board of Adjustment **approved** a *variance* of the average lot width in an AG district from 200 ft. to 151.19 feet, on property located north of the northwest corner of East 171st Street South and South Lewis Avenue.

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10.4



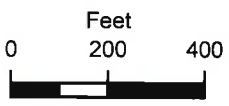
S LEWIS AVE

E 171st ST S

E 172 ST S

S 21st AVE

E 173 ST S



 Subject Tract

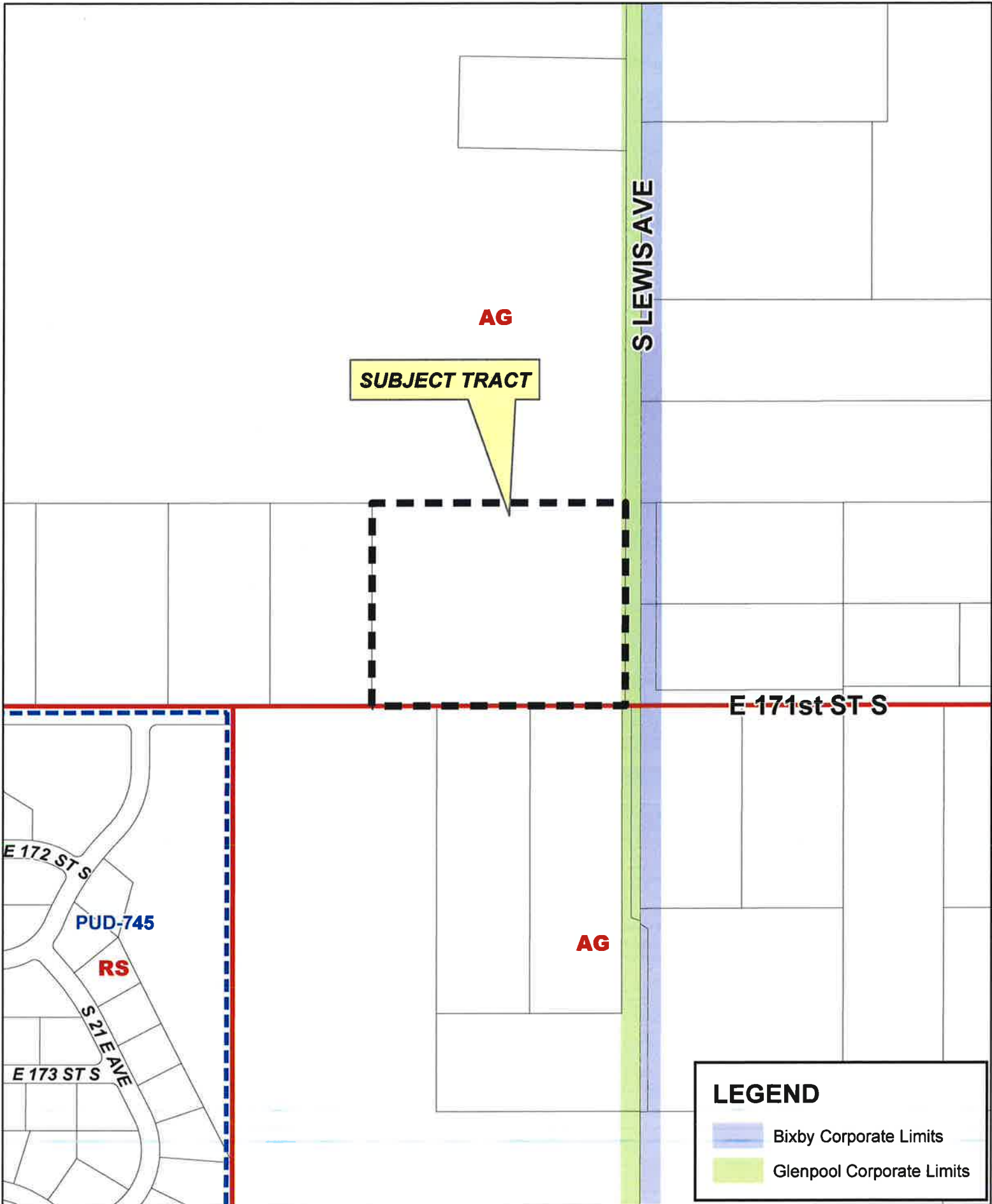
CZ-472

17-13 30

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

Aerial Photo Date: February 2018





SUBJECT TRACT

AG

S LEWIS AVE

E 171st ST S

E 172 ST S

PUD-745

RS


S 21st AVE

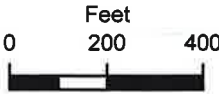
E 173 ST S

AG

LEGEND

 Bixby Corporate Limits

 Glenpool Corporate Limits



CZ-472

17-13 30



EXHIBIT "A"

A tract of land in the South Half of the Southeast Quarter of the Southeast Quarter (S/2 SE/4 SE/4) of Section Thirty (30), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows:

COMMENCING at the Southeast corner of said SE/4 SE/4; Thence South 88°49'37" West and along the South line of said SE/4 SE/4 for a distance of 50.00 feet to the Point of Beginning; Thence continuing South 88°49'37" West and along said South line for a distance of 658.64 feet; Thence North 01°09'47" West and parallel with the West line of said SE/4 SE/4 for a distance of 660.83 feet to a point on the North line of said S/2 SE/4 SE/4; Thence North 88°49'50" East and along the North line of said S/2 SE/4 SE/4 for a distance of 658.55 feet; Thence South 01°10'14" East and parallel with said East line for a distance of 660.78 feet to the POINT OF BEGINNING.

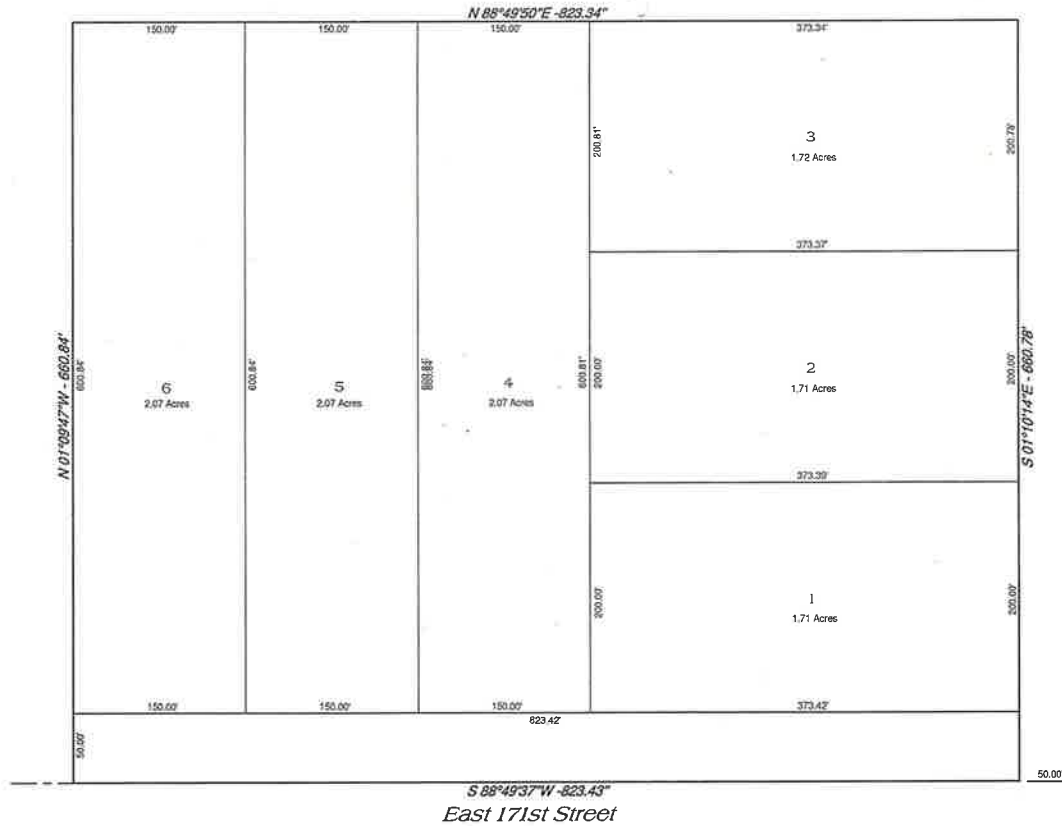
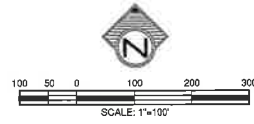
AND

A tract of land in the South Half of the Southeast Quarter of the Southeast Quarter (S/2 SE/4 SE/4) of Section Thirty (30), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows:

COMMENCING at the Southwest corner of said SE/4 SE/4; Thence North 88°49'37" East and along the South line of said SE/4 SE/4 for a distance of 449.72 feet to the Point of Beginning; Thence North 01°09'47" West and parallel with the West line of said SE/4 SE/4 for a distance of 660.84 feet to a point on the North line of said S/2 SE/4 SE/4; Thence North 88°49'50" East and along the North line of said S/2 SE/4 SE/4 for a distance of 164.79 feet; Thence South 01°09'47" East and parallel with said West line for a distance of 660.83 feet to a point on the South line of said SE/4 SE/4; Thence South 88°49'37" West and along said South line for a distance of 164.79 feet to the POINT OF BEGINNING.

Sketch Plan 'A'

Fairmont Acres



Data Summary:	
Total Project Area	12.50 Acres
Total Number of Lots	6
Project Density	0.48 DUs/Acre



10.8