



Tulsa Metropolitan Area  
Planning Commission

**Case Number:** PUD-490-A Abandonment  
(Related to Z-7570)

**Hearing Date:** September 2, 2020

**Case Report Prepared by:**

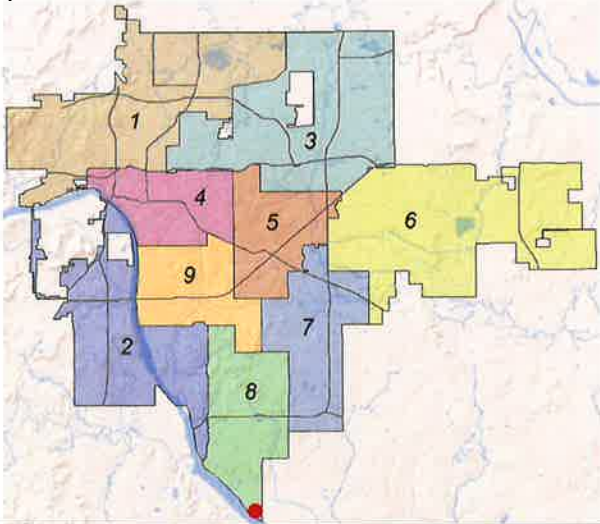
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Alan Betchan

*Property Owner:* South Sheridan LLC

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



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Residential

*Concept summary:* Abandon all of PUD 490 with a concurrent request to rezone the PUD area to RS-3 and RS-4 as shown on the attached exhibits

*Tract Size:* 61.82 ± acres

*Location:* Southwest corner of East 131st Street South & South Sheridan Road

**Zoning:**

*Existing Zoning:* PUD-490 / RS-1

*Proposed Zoning:* PUD-490-A Abandonment

**Comprehensive Plan:**

*Land Use Map:* New Neighborhood

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 7310

CZM: 62

**City Council District: 8**

*Councilor Name:* Phil Lakin Jr.

**County Commission District: 3**

*Commissioner Name:* Ron Peters

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## SECTION I: PUD-490-A

**DEVELOPMENT CONCEPT:** The applicant plans to develop the site with detached single-family homes. This application is to abandon PUD 490 and is concurrent with a rezoning application to RS-4. That PUD was approved for a golf course community south of 131<sup>st</sup> and was approved in 1992. The requested zoning is consistent with the lot sizes and configuration for recent property development north and east of the site.

### 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:**

PUD 490-A is a major amendment requesting abandonment for all of PUD 490. A concurrent rezoning request for RS-4 has been submitted for this site. Staff does not recommend abandonment of the PUD without the concurrent rezoning request.

Abandonment of the PUD is consistent with the major amendment processes defined in the Tulsa zoning code and,

The anticipated development will conform to RS-4 minimum lot sizes are consistent with the existing development pattern in the surrounding property north of this site in the City of Tulsa and east of this site in the City of Bixby and

RS-4 rezoning is consistent with the New Neighborhood land use designation in the Tulsa Comprehensive Plan therefore,

Staff recommends Approval of PUD-490-A which is a major amendment to abandon PUD 490 and concurrently rezone the property to RS-4.

## **SECTION II: Supporting Documentation**

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: Abandonment of the PUD without a concurrent rezoning would allow uses that may not be consistent with the New Neighborhood vision.*

### Land Use Vision:

*Land Use Plan map designation: New Neighborhood*

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

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standards of internal and external connectivity and shall be paired with an existing or New Neighborhood or Town Center.

*Areas of Stability and Growth designation: Area of Growth*

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

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

Transportation Vision:

*Major Street and Highway Plan:* The Major Street and Highway Plan illustrates a residential collector street network that may no longer be relevant. Discussion regarding the proper arrangement of a collector street system during the plat process will not match the concept shown on the current map illustration.

*Trail System Master Plan Considerations: Go Plan*

This site is affected by the City of Tulsa Bicycle and Pedestrian Master Plan “Go Plan” which was adopted and approved in 2017. The plan illustrates a trail system connection through this site with two significant considerations.

1. Provide a trail connection to the Bixby trail system along 131<sup>st</sup>.
2. Provide a trail opportunity to the northwest along the Arkansas River that ultimately connects to the river trail system.

Those trails systems will be an integral part of the plat process.

Small Area Plan: None

Special District Considerations: None

Staff Note: The subject property is not in the Arkansas River Corridor land use designation. The subject property is not in the River Corridor Overlay

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary:* The site is at the southern tip of the City of Tulsa with the Arkansas River and Jenks on the West and Bixby on the east. The site is largely undeveloped however significant sand excavation has happened at the northwest corner of the site where a sand plant removed sand and never reclaimed the area. 131<sup>st</sup> Street is currently blocked to prevent trash dumping

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and the street is in poor condition and will require reconstruction. The remainder of the site is flat wooded floodplain area.

**Environmental Considerations:** This site is abutting the Arkansas River. The environmental considerations should include riverbank movement, possible eagle habitat, floodplain remapping. At the time of this application this site is shown to be part of the regulatory flood area. Site design and home development will require significant engineering analysis and site modification to remove home from the mapped flood areas.

**Streets:**

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 131 <sup>st</sup> Street South	Residential Collector	60 feet	undeveloped
South Sheridan Road	Secondary Arterial	100 feet	2 lane

**Utilities:**

The subject tract has municipal water and sewer available.

**Surrounding Properties:**

<b>Location</b>	<b>Existing Zoning</b>	<b>Existing Land Use Designation</b>	<b>Area of Stability or Growth</b>	<b>Existing Use</b>
North	RS-3 / PUD 803 and / PUD 812	New Neighborhood	Growth	Detached Single Family Homes
East (City of Bixby)	PUD 64A / RS-2	Low Density Residential 1.5 to 4 dwelling units per Acre	NA	Detached Single Family Homes
South	AG / Arkansas River	NA	NA	Arkansas River
West	AG / Arkansas River	NA	NA	Arkansas River

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 11838 dated June 26, 1970 and Ordinance No.17857 dated January 21, 1993 established the current zoning for the subject property.

***Subject Property:***

**BOA-20956 August 2009:** The Board of Adjustment **approved** a *Special Exception* to permit a 150ft communications tower in the AG District and a *Special Exception* to reduce the setback to 30ft for a communications tower from an adjoining lot line of an agriculturally zoned lot to the east to permit a communication tower in the AG District, finding that: it will be in compliance with Section 1204 and its accessory definitions of the tower requirements, it meets the required factors listed in the code, it has the capability of collocating three carriers on the 150ft tower, with a 6ft chain link fence with three strands of barbed wire at the top around the tower and

accessory equipment, and will comply with the landscaping requirements, per plan, as shown on page 10.9 of the agenda packet, on property located at 5749 East 131<sup>st</sup> Street.

**BOA-20050 May 2005:** The Board of Adjustment **approved** a *Special Exception* to permit Use Unit 24- Mining in an AG (Agricultural) district, with conditions: Operations Monday through Friday, sunrise to sunset and ½ day on Saturdays; no landfill in the excavation area; compliance with all requirements by Department of Mines and all other governmental regulations, including obtaining all licenses and permits; no explosives to be used; and per plan, on property located at 660 ft. west of the northwest corner of East 131<sup>st</sup> Street and South Sheridan Road.

**BOA-19651 August 2003:** The Board of Adjustment **approved** a *Special Exception* for soil mining or extraction, with conditions: operations Monday through Friday, sunrise to sunset, and ½ day on Saturdays; no landfill in the excavation area; compliance with all requirements by Department of Mines and all other governmental regulations, including obtaining all licenses and permits; no explosives to be used; per plan, on property located at northwest corner of East 131<sup>st</sup> Street and South Sheridan Road.

**BOA-18814 July 2000:** The Board of Adjustment **approved** a *Special Exception* to allow Use Unit 24 (sand and gravel removal) in an AG zoned district for two years, finding that it will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare, on property located at 5629 East 131<sup>st</sup> Street.

**Z-6381/PUD-490 December 1992:** All concurred in **approval** of a request to rezone a 25+ acre tract of land (out of the total 63 acres) from AG to RS-1 and **approval** of a proposed *Planned Unit Development* on the entire 63 acres for a golf course and 85 Single-family residential dwellings with private streets, on property located at the southwest corner of South Sheridan Road and 131<sup>st</sup> Street, a portion of the subject area. (Ordinance No. 17857)

**BOA-10938 April 1980:** The Board of Adjustment **approved** a *Special Exception* to permit a sand extraction operation and a ready-mix concrete plant in an AG District, subject to the following conditions: 1. That the operation meet all the applicable State, County, and City Health Departments environmental requirements; 2. That the letters of approval be placed in the Board of Adjustment file prior to commencement of the operation; 3. That McMichael widen and improve that portion of 131<sup>st</sup> Street stated by Mr. Johnsen in his presentation (800' west of Sheridan, oil covering); 4. That the operation be limited to 10-hour days, 5-day work week for the activities; 5. That the number of truck trips for the sand operation be limited to 75 loads per day, or 150 trips; 6. That the cement operation be limited and restricted to a maximum of 33 loads per day or 66 trips, for 85-days a year; 7. That loaded trucks be covered as they enter and exit the site; 8. That the operation be restricted to an area beginning 150' west of the present embankment along the west side of the subject tract; 9. That there be no significant tree removal along the riverbank, 10. That the sand extraction and ready-mix concrete plant operations run for the term of the 5-year lease; and 11. Contingent upon approval of the County Commissioner of District 3, as to widening and surfacing, on property located at northwest of 131<sup>st</sup> Street and Sheridan Road.

Ordinance number 11838 dated June 26, 1970 established zoning for the subject property.

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**Surrounding Property:**

**PUD-812 June 2014:** All concurred in **approval** of a proposed *Planned Unit Development* on a 10.861± acre tract of land for on property located north of the Northwest corner of East 131<sup>st</sup> Street and South Sheridan Road.

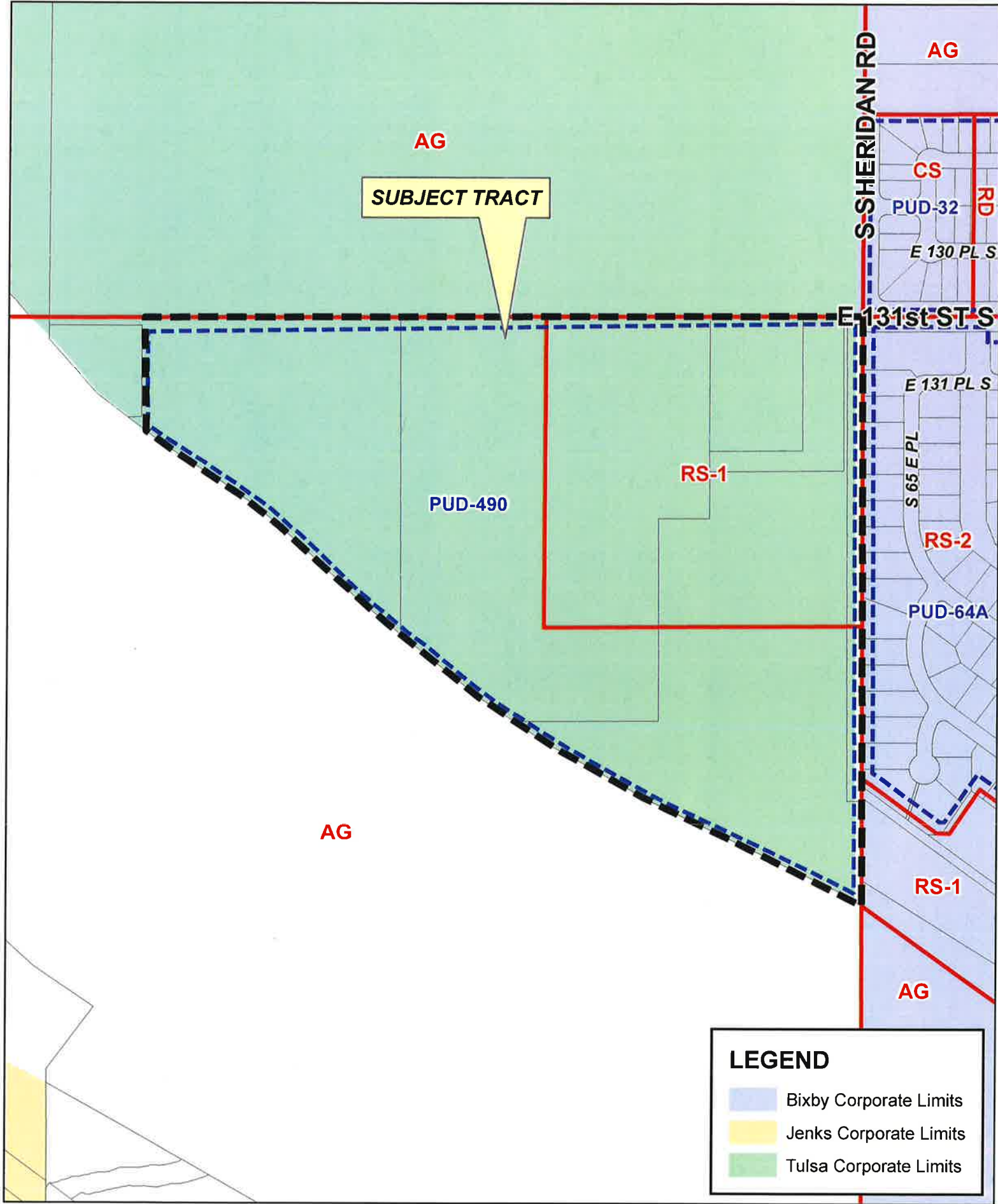
**Z-7257 April 2014:** All concurred in **approval** of a request for *rezoning* a 80± acre tract of land from AG to RS-3 for Single-family Residential Development, on property located north of the northwest corner of East 131<sup>st</sup> Street and South Sheridan Road.

**Z-7243/PUD-803 January 2014:** All concurred in **approval** of a request to rezone a 122± acre tract of land from AG to RS-3 and **approval** of a proposed *Planned Unit Development* for a Single-family Residential Development, on property located east of the southeast corner of East 121<sup>st</sup> Street and South Yale Avenue.

**Z-7470/CPA-79 March 2019:** All concurred in **approval** of a request for *rezoning* a 1.1± acre tract of land from RS-3 to CS and a *Comprehensive Plan Amendment* to change the Land-use designation from New Neighborhood to Neighborhood Center to allow retail, office, food truck operations, or farmer's market to operate in the existing, homeowners association owned, commercial building on property located north of the northwest corner of East 131<sup>st</sup> Street South and South Sheridan Road.


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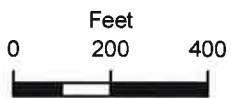
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**PUD-490-A**

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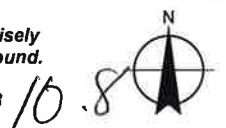
 Subject Tract

# PUD-490-A

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

Aerial Photo Date: February 2018





**SUBJECT TRACT  
LAND USE PLAN  
NEW NEIGHBORHOOD**

**S SHERIDAN RD**

E 130 PL S

**E 131st ST S**

E 131 PL S

S 65 E PL

**Land Use Plan Categories**

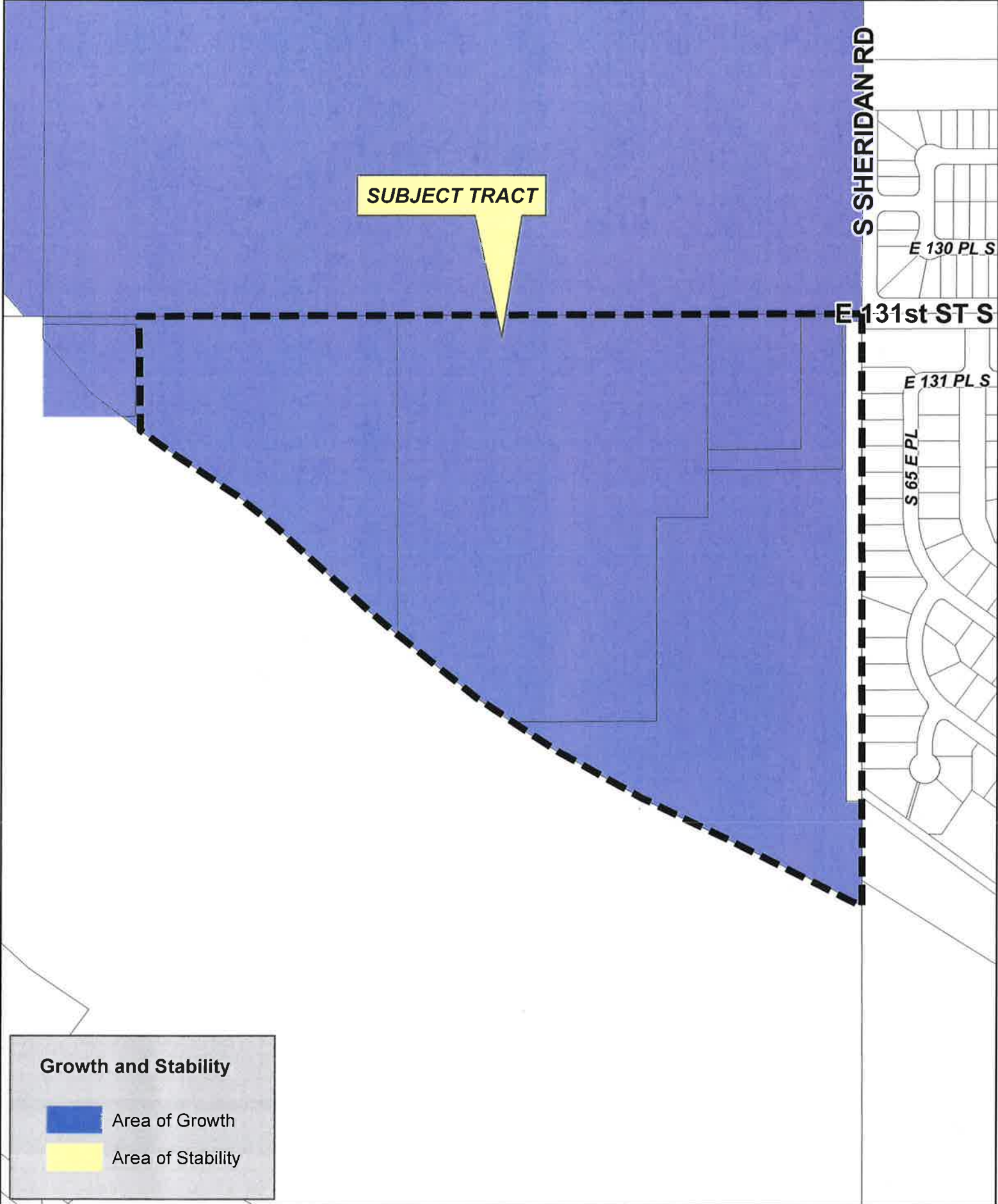
- |  |   |
|--|---|
|  Downtown              |  Neighborhood Center     |
|  Downtown Neighborhood |  Employment              |
|  Main Street           |  New Neighborhood        |
|  Mixed-Use Corridor    |  Existing Neighborhood   |
|  Regional Center       |  Park and Open Space     |
|  Town Center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



**PUD-490-A**

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**SUBJECT TRACT**

**S SHERIDAN RD**

**E 130 PL S**

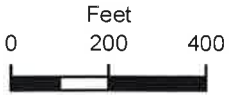
**E 131st ST S**

**E 131 PL S**

**S 65 E PL**

**Growth and Stability**

-  Area of Growth
-  Area of Stability



**PUD-490-A**

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