

SUBJECT TRACT

S YALE AVE

E 181st St S

S YALE AVE



CZ-515/PUD-858

17-13 33



May 6, 2021

**Magnolia Heights, Blocks 8-13
PUD Application
Tulsa County, OK**



Development Plan – Statement of Intent

1. Identify why the proposed development cannot be implemented with any of the other applicable zoning regulations.

Demand from builder's is to provide ½ acre lots with narrower width with more depth to provide more "backyard" than "side yard" area.

Minimum side yard setback reduction from 15' to 7.5' provides more site plan flexibility when a side entry 3-car garage is preferred to front entry garage doors facing the street.

2. Provide specific information outlining how the development plan will result in a project that is consistent with the City's adopted comprehensive plans that affect the site. This may include the Tulsa Comprehensive Plan, small area plans, sector plans, special studies or other documents that help guide future development in the City of Tulsa.

Based on density standards in the RE zoning district, conventional zoning would allow for 49 residential lots. Our proposed PUD and conceptual site plan proposed 37 residential lots which is approximately a 25% reduction in allowable density.

3. Include details identifying how the development plan will provide greater public benefit than could be achieved using conventional zoning regulations.

Refer to attached PUD narrative for text / details for explanation on how this development plan will exceed the minimum standards required to development the property. Pine Springs Development Group, LLC is dedicated to preserving natural features, providing meaningful open space and a quality development for the residents in Magnolia Heights.

Please feel free to contact me with any questions.

A handwritten signature in blue ink, appearing to read "Ryan McCarty", is written over a light blue horizontal line.

Ryan McCarty, President

Magnolia Heights (CZ-___/PUD-___)

May 6, 2021

RE (Residential Single-Family, Estate District) – Single Family Residential Subdivision

Prepared By:

Select Design

Ryan McCarty

P.O. Box 548

Bixby, OK 74008

Phone: (918) 798-8356

rmccarty.selectdesign@gmail.com

Prepared for:

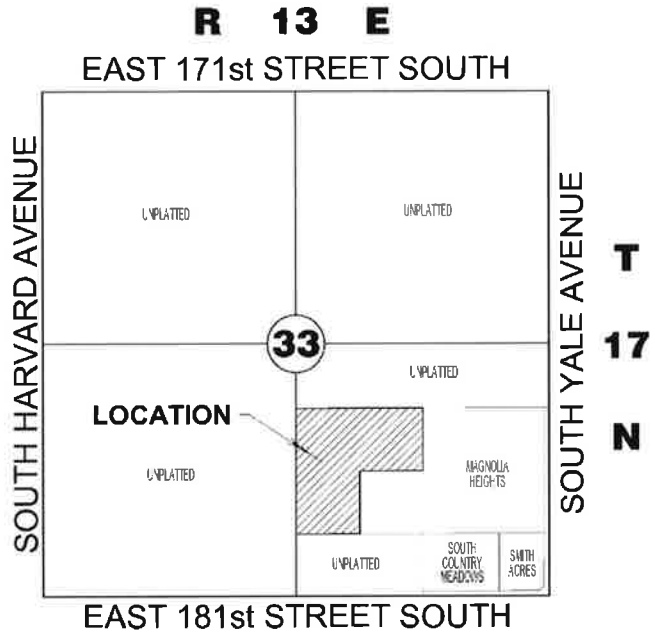
Pine Springs Development Group LLC

1376 E. 181st St. S.

Mounds, OK 74047

Phone: (918) 830-7998

jerry.gordondevelopments@gmail.com



Development Concept

Magnolia Heights, Blocks 8-13 is the 2nd phase of the Magnolia Heights residential neighborhood in Tulsa County, Oklahoma. The project is located on the west side of South Yale Avenue approximately a quarter mile north of East 181st Street South and is surrounded by Magnolia Heights along the east boundary and the remaining boundaries about unplatted properties. This Planned Unit Development is an overlay covering the RE zoning district and will follow RE dimensional and density standards with a few notable exceptions.

The neighborhood will be included in the Magnolia Heights Property Owners' Association and the residents in Magnolia Heights, Blocks 8-13 will have access to any existing amenities provided for in the Magnolia Heights addition.

Covenants for the neighborhood have been prepared to set forth minimum dwelling sizes, percent of masonry and other criteria which establish and maintain a quality development.

Magnolia Heights, Blocks 8-13 will be a professionally planned neighborhood with a fully stocked fishing pond, fountains/aerators, all-weather surface walking trail, new tree plantings and substantial green space for the enjoyment of the residents in Magnolia Heights, Blocks 8-13.

19.10

Development Standards

Land Area: 30.0 Acres

Permitted uses: All uses allowed by right in the RE zoning district specifically Use Unit 6 – Single Family Dwelling and customary facilities and amenities.

Permitted Uses: RE Single Family Residential Development

Residential lot density calculation:

Maximum dwelling units allowed in RE zoning district (1,307,326 / 26,250 square feet): 49

Maximum dwelling units (residential lots) allowed by this PUD: 37

Minimum lot width (at building setback line): 110 feet *

* Lots with cul-de-sac frontage may have a minimum width of 30 feet at the right-of-way line but shall meet the minimum requirements for lot area as specified in this PUD.

Minimum lot area: 22,500 square feet

Minimum land area per dwelling unit: 26,250 square feet

Maximum structure height: 35 feet

Off-Street Parking: Two (2) enclosed off-street parking spaces per dwelling unit

Front yard: 35 feet

Rear yard: 25 feet

Side yard: 7.5 feet

No residence shall be built nearer than seven and one-half (7.5) feet to any side lot on one side, and seven and one-half (7.5) feet on the other side, thus requiring a combined total of at least fifteen (15) feet between the residences.

19.11

Signage

Signage for amenities will be allowed with a maximum of 16 square feet.

Access and Circulation

The subject tract shall be accessed from South Yale Avenue via existing public streets developed with Magnolia Heights. Interior vehicular access shall be derived from E. 179th Street S. with public streets throughout. Cul-de-sacs shall have a pavement diameter of 96 feet. Two stub streets shall be provided along the north and west property lines for future residential street connections to this property.

Topography and Existing Soils

The property consists of pastureland with elevations ranging from 696 feet to 685 feet. The Soil Survey of Tulsa County, Oklahoma was used to help identify soil types present on the site. Existing soils consist of the following:

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
12	Dennis silt loam, 1 to 3 percent slopes	2.4	9.4%
43	Okemah silt loam, 0 to 1 percent slopes	18.7	71.7%
44	Okemah-Parsons-Pharoah complex, 0 to 1 percent slopes	5.0	19.0%

Utilities and Drainage

Utilities are available at the development boundaries, with the exception that a septic system for each lot will be required. Storm water drainage will be collected, and detention will be addressed within designated reserve areas in accordance with Tulsa County development regulations. Domestic and irrigation water service will be provided by Okmulgee County Rural Water District #6.

Environmental and Open Space Considerations

The detention facilities will be designed in a way to provide an amenity to wildlife and for passive neighborhood recreation opportunities. The purpose of this open space will remain a storm water management system, however a trail system with landscaping will be included as part of the open space design. A broad variety of vegetation will be installed, the detention facilities will be fully stocked with native fish species (bass, catfish, etc.) for the enjoyment of the residents in the Magnolia Heights neighborhood.

Amenities

- Fully stocked fishing pond
- Fountains / Aerators
- All-weather surface walking trail
- New tree planting and professional landscaping
- Approximately 4 acres of green space / reserve areas

Waiver of Sidewalk Requirement

Due to the existing conditions and design of this property (bar ditches, no curb and gutter, etc.), a sidewalk waiver is requested for this development.

Site Plan Review

For the purposes of site plan review requirements, the approved final plat shall constitute the required detailed site plan.

Platting Requirement

No building permit shall be issued until the area comprising the Planned Unit Development has been included within a subdivision plat submitted to and approved by the Tulsa Metropolitan Area Planning Commission (TMAPC) and the Tulsa County Board of County Commissioners and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved Planned Unit Development and the Tulsa Metropolitan Area Planning Commission (TMAPC) shall be a beneficiary thereof.

Anticipated Construction Schedule

Magnolia Heights anticipated construction schedule begins in June of 2021 and is expected to be complete and ready for lot sales in December of 2021.

Exhibits

- Exhibit A: Conceptual Site Plan
- Exhibit B: Aerial Photography
- Exhibit C: Site Topography

Residential Subdivision
MAGNOLIA
HEIGHTS BLOCKS 8-13



Scale: 1" = 120'

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE SE&F OF SECTION THIRTY-THREE (33), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-EIGHT (28) WEST, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

Unplatted

Unplatted



Magnolia Heights

South Country Meadows

EXHIBIT A

CONCEPTUAL SITE PLAN

PAVED PARKING AREA

DETECTION OUTLET STRUCTURE WITH ENERGY DISSIPATORS

PERMANENT ROCK CHECK DAM TO MITIGATE STORM WATER VELOCITIES & CONTROL EROSION

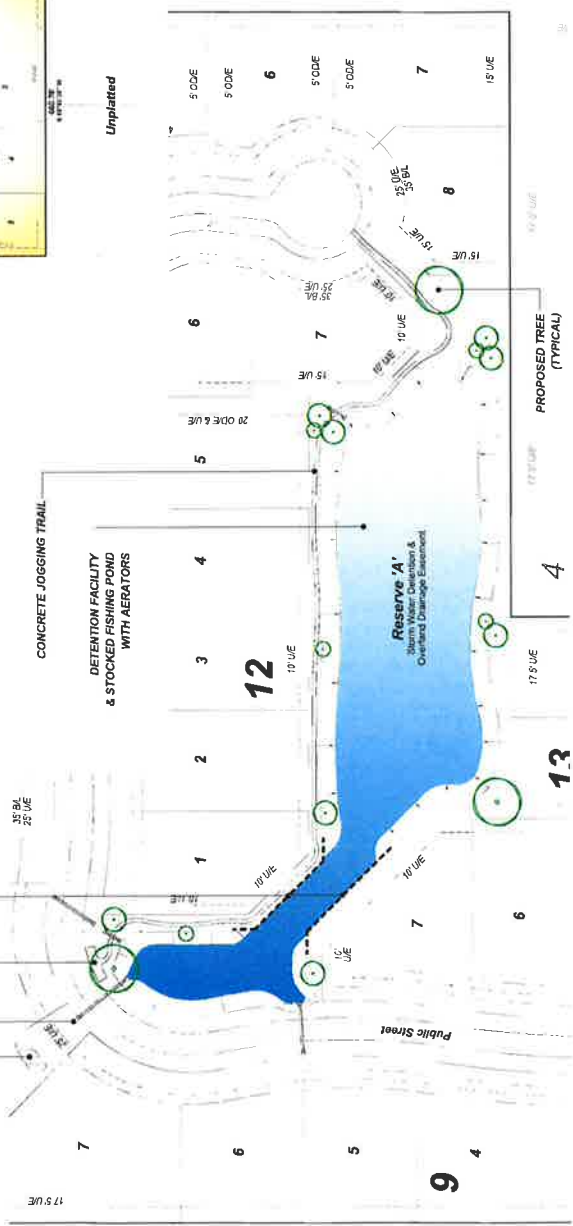
STACKED LANDSCAPE BOULDER RETAINING WALL (RACKETT BEAMS)

CONCRETE JOGGING TRAIL

DETECTION FACILITY & STOCKED FISHING POND WITH AERATORS

Reserve 'A'
 Storm Water Detention & Overflow Drainage Component

PROPOSED TREE (TYPICAL)



Unplatted

Unplatted

19.14

Residential Subdivision
MAGNOLIA
HEIGHTS BLOCKS 8-13

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF
THE SEA OF SECTION THIRTY-THREE (33), TOWNSHIP SEVENTEEN (17),
RANGE TWENTY-NINE (29), NORTHWEST QUARTER SECTION SEVEN (7),
TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES
GOVERNMENT SURVEY THEREOF.



Scale: 1" = 100'



EXHIBIT B
AERIAL PHOTOGRAPHY

DATE PREPARED: 04/18/2017

19.15-

