



Tulsa Metropolitan Area  
Planning Commission

**Case Number:** CPA-94

**Comprehensive Plan Amendment**  
(Related to Z-7609, Z-7610, & PUD-648-E)

**Hearing Date:** August 4, 2021 (Continued from  
July 21 and July 7, 2021)

**Case Report Prepared by:**

Dwayne Wilkerson

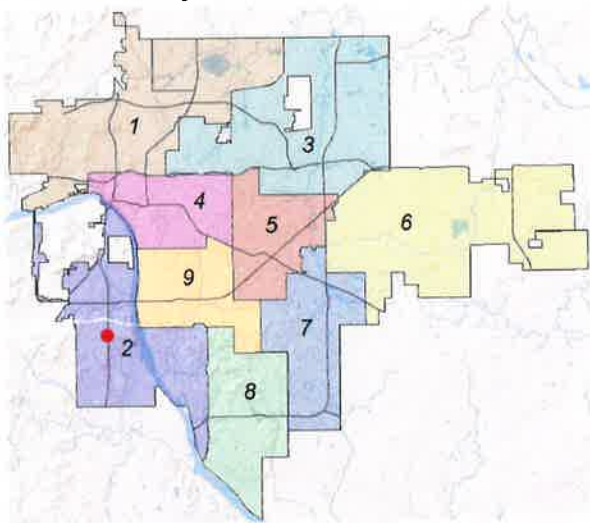
**Owner and Applicant Information:**

Applicant: Spring Hill Land Company c/o AAB  
Engineering, LLC- Alan Betchan

Property Owner: Multiple Owners

**Location Map:**

(shown with City Council Districts)



**Applicant Proposal:**

Land Use Map change from **Mixed-Use Corridor**  
and **Town Center** to **New Neighborhood** on  
approximately 144.88 acres and **Neighborhood  
Center** on approximately 1.26 acres.

Tract Size: 146.14 ± acres

Location: Southwest & Southeast corner of East 61<sup>st</sup>  
Street South & Highway 75

**Staff Recommendation:**

Staff recommends **approval** of **New Neighborhood**  
and **Neighborhood Center** designations.

**Comprehensive Plan:**

**Land Use Map**

Existing: *Mixed-use Corridor & Town Center*

Proposed: *New Neighborhood (144.88 ± acres) &  
Neighborhood Center (1.26 ± acres)*

**Stability and Growth Map**

Existing: *Area of Growth*

**Zoning**

Existing Zoning: AG, CO, PUD-648

Proposed Zoning: RS-1 & RS-3

**City Council District: 2**

*Councilor Name:* Jeannie Cue

**County Commission District: 2**

*Commissioner Name:* Karen Keith

**TMAPC Staff Report**  
**CPA-94**  
**Comprehensive Plan Amendment**

**Property Information and Land use Request**

The subject property consists of multiple unplatted parcels running south along the east and west side of Highway 75 from West 61<sup>st</sup> Street South, totaling 146.14+acres. The applicant has submitted the following Comprehensive Plan amendment request to amend the land use designation of the subject property from *Mixed-Use Corridor and Town Center* to *New Neighborhood and Neighborhood Center*. This request is accompanied by two concurrent rezoning requests (Z-7609 & Z-7610) and a PUD Major Amendment (PUD-648-E). These requests propose a zoning change on the subject tract falling on the west side of Highway 75 from CO/AG to RS-1/CG (Z-7609), a zoning change on the subject tract falling on the east side of Highway 75 from CO/AG to RS-3, and a Major Amendment to Abandon the northern portion of PUD-648 (southern tip of subject tract located on the east side of Highway 75) in order to permit new residential subdivisions.

**Background**

While the land use and stability and growth designations for the subject property and abutting parcels were initially made in 2010 with the adoption of the Tulsa Comprehensive Plan, these designations were subsequently updated with the adoption of the West Highlands/Tulsa Hills Small Area Plan to reflect the expanded Mixed-Use Corridor land use designation along West 61<sup>st</sup> Street South and South Elwood Avenue. In addition to this change in land use, the West Highlands/Tulsa Hills Small Area Plan makes specific land use recommendations regarding the preservation of existing neighborhoods and the natural environment through the use of buffers, both ecological (dense tree of native planting) and built (higher density/taller structures), encourage commercial uses in this corridor to further develop the industries in this area, and strengthen/support the vicinity's regional outdoor amenities such as Turkey Mountain and Page Belcher Golf Course, to include coordinating with the future Turkey Mountain Master Plan.

**Existing Land Use and Growth Designations**

A *Mixed-Use Corridor and Town Center* land use designation was assigned to the area subject to the amendment request at the time of the adoption of the Tulsa Comprehensive Plan in 2010:

"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.”

“Town Centers are medium-scale, one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood Centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to number of destinations.”

When the Tulsa Comprehensive Plan was developed and adopted in 2010, the subject tract was designated as an *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.”

### **Proposed Land Use Designation (Tulsa Comprehensive Plan)**

The applicant is proposing both a *New Neighborhood and Neighborhood Center* land use designation for the subject property:

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

“Neighborhood Centers are small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the

edges. These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to number of destinations.”

The applicant plans to maintain the *Area of Growth* designation on the subject property.

**Zoning and Surrounding Uses**

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
N; across E. 61 <sup>st</sup> Street	CS/OL/CO/AG	Mixed-Use Corridor/ Existing Neighborhood/ Parks and Open Space	Growth/Stability	Multi-family/Vacant
S	AG/CO/PUD-648/ PUD-648-A/ PUD-648-D	Mixed-Use Corridor/Town Center	Growth	Large Lot Residential/ Medical Park/Hospital
E	AG/CO without a development plan/RS-3	Mixed-Use Corridor/ New Neighborhood/ Existing Neighborhood/None (HWY 75)	Growth/Stability	Vacant/Single-family Subdivision
W	CS/RM-1/RS-3/PUD-159/PUD-159A/AG	Existing Neighborhood/ Park and Open Space/Town Center/None (HWY 75)	Stability/ None (HWY 75)	Single-family residential neighborhood and page belcher golf course/ HWY 75

**Applicant’s Justification**

As part of the amendment application, the applicant is asked to justify their amendment request. Specifically, they are asked to provide a written justification to address:

1. How conditions on the subject site have changed, as well as those on adjacent properties and immediate area;
2. How changes have impacted the subject site to warrant the proposed amendment; and;
3. How the proposed change will enhance the surrounding area and the City of Tulsa.

The applicant provided the following answers to the above questions below:

*“West of Highway 75, the proposed Comprehensive Plan Amendment changes the subject property to “New Neighborhood”. The Mixed-Use Corridor designation is reasonable adjacent to Highway 75. However, the nature of current land use west of Union Avenue is less dense with a more open feeling. Residents in the area have previously opposed multi-family and other higher density developments. The proposed change to “New Neighborhood” allows for a residential use that is more compatible with Page Belcher Golf Course and the generally less dense surroundings while still taking advantage of the Highway 75 frontage. Thus, the proposed change enhances the overall area.*

*East of Highway 75, this Application would change the subject tract to "New Neighborhood" with a small corner of "Neighborhood Center" adjacent to Highway 75 and 61st Street. One acre of Neighborhood Center adjacent to the highway allows for Uses beneficial to the area while the larger New Neighborhood area, 75.67 acres, allows for single-family residential use which fits into surroundings more appropriately. In other words, past commercial development concepts have been opposed while use of the Turkey Mountain recreational area by Tulsa area citizens continues to grow. The increase in use and size of the recreation area is less compatible with Mixed Use Corridor. Thus, the proposed change enhances the area by allowing a residential land use that is more in harmony with the neighborhood desires and the Turkey Mountain area."*

## **Staff Summary & Recommendation**

The subject property consists of multiple unplatted parcels running south along the east and west side of Highway 75 from West 61<sup>st</sup> Street South, totaling 146.14±acres. The applicant has submitted the following Comprehensive Plan amendment request to amend the land use designation of the subject property from *Mixed-Use Corridor and Town Center* to *New Neighborhood and Neighborhood Center*.

The applicant's justification states that while a *Mixed-Use Corridor* land use designation is reasonable adjacent to Highway 75, the character of the existing neighborhood west of Union Avenue is "less dense with a more open feeling" and that a *New Neighborhood* land use designation would be "more compatible with Page Belcher Golf Course and the generally less dense surroundings while still taking advantage of the Highway 75 frontage" and would enhance the overall area. On the east side of Highway 75, the applicant states that the one-acre tract adjacent to the highway that is being proposed as Neighborhood Center would allow for "uses beneficial to the area," while the larger New Neighborhood area would allow for a "single-family residential use which fits into surroundings more appropriately" considering the proximity of the site to the Turkey Mountain recreational area and the importance of this area to the community.

The West Highlands/Tulsa Hills Small Area Plan makes specific land use recommendations to foster a Mixed-Use Corridor for economic development and buffering purposes. However, with the recent shift in retail and office trends, there is ample vacant retail and office space in the city and an increased population in the area could help sustain the existing retail in the Tulsa Hills area. In addition to this shift, there has also been increasing concern regarding the preservation and expansion of the Turkey Mountain recreational area. Given these shifts and the limited intensity of single family residential, the New Neighborhood and Neighborhood Center designations are appropriate.

On the east side of Highway 75 significant land contributions have been accepted by the City of Tulsa for expansion of the Turkey Mountain Urban Wilderness area. The comprehensive plan has not been modified to recognize the potential expansion area contemplated in the Turkey Mountain Master Plan that was recently completed. That plan is not part of the current Tulsa Comprehensive plan

Staff recommends **approval** of the *New Neighborhood* land use designation on 144.88 ±acres and *Neighborhood Center* land use designation on 1.26 ±acres as requested by the applicant.

**SUBJECT TRACT  
LAND USE PLAN  
MIXED-USE CORRIDOR &  
TOWN CENTER**

(NEIGHBORHOOD  
CENTER)

W 61st ST S

S ELWOOD AVE

S WACO AVE

W 62 ST S

(NEW NEIGHBORHOOD)

(NEW NEIGHBORHOOD)

W 63 ST S

75

W 64 ST S

W 65 ST S

75

W 67 ST S

S UNION AVE

W 68 ST S

**Land Use Plan Categories**

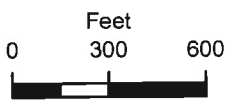
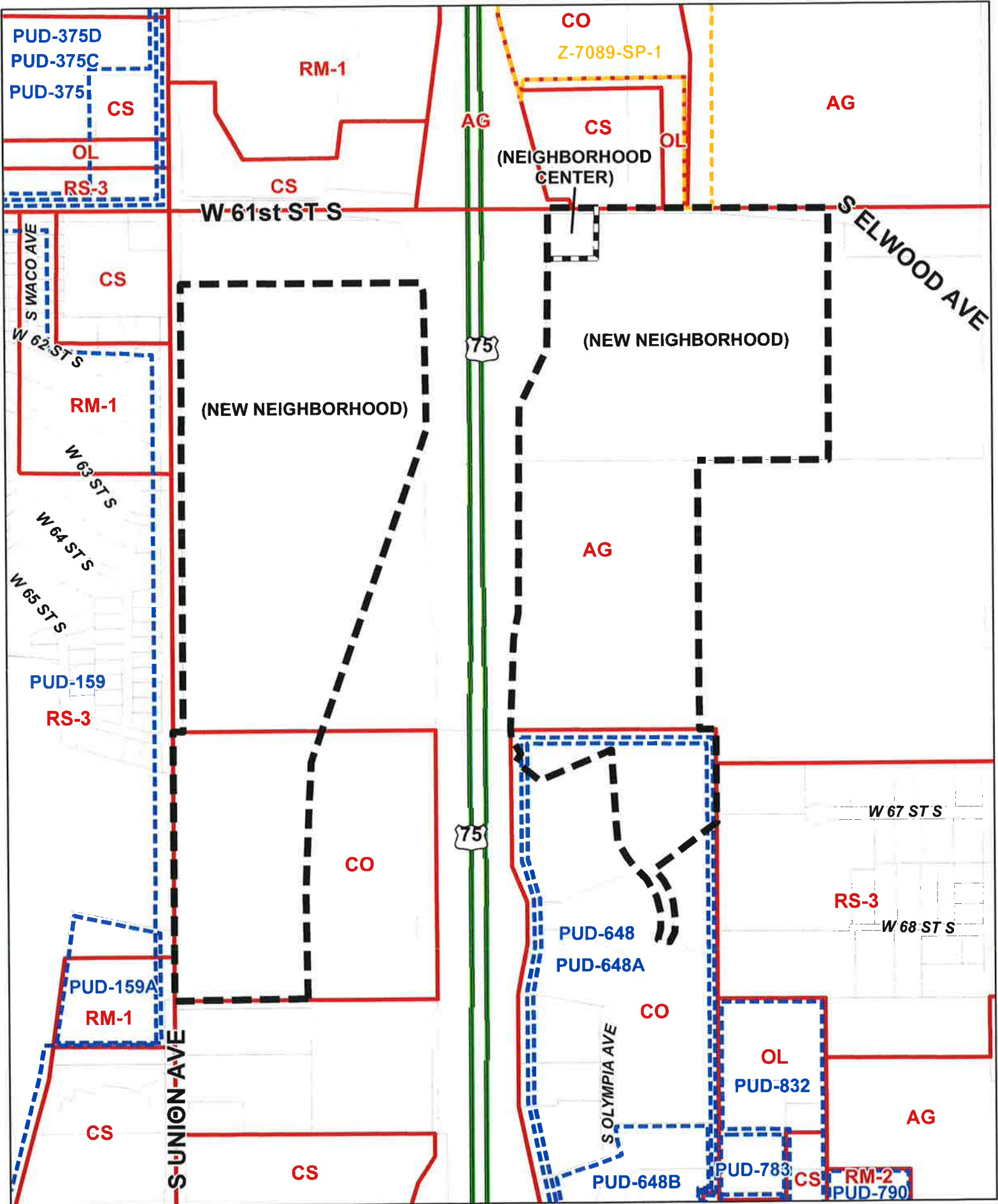
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|---|---|
|  Downtown              |  Neighborhood Center     |
|  Downtown Neighborhood |  Employment              |
|  Main Street           |  New Neighborhood        |
|  Mixed-Use Corridor    |  Existing Neighborhood   |
|  Regional Center   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



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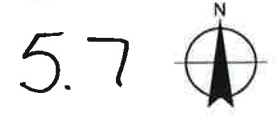
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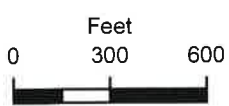
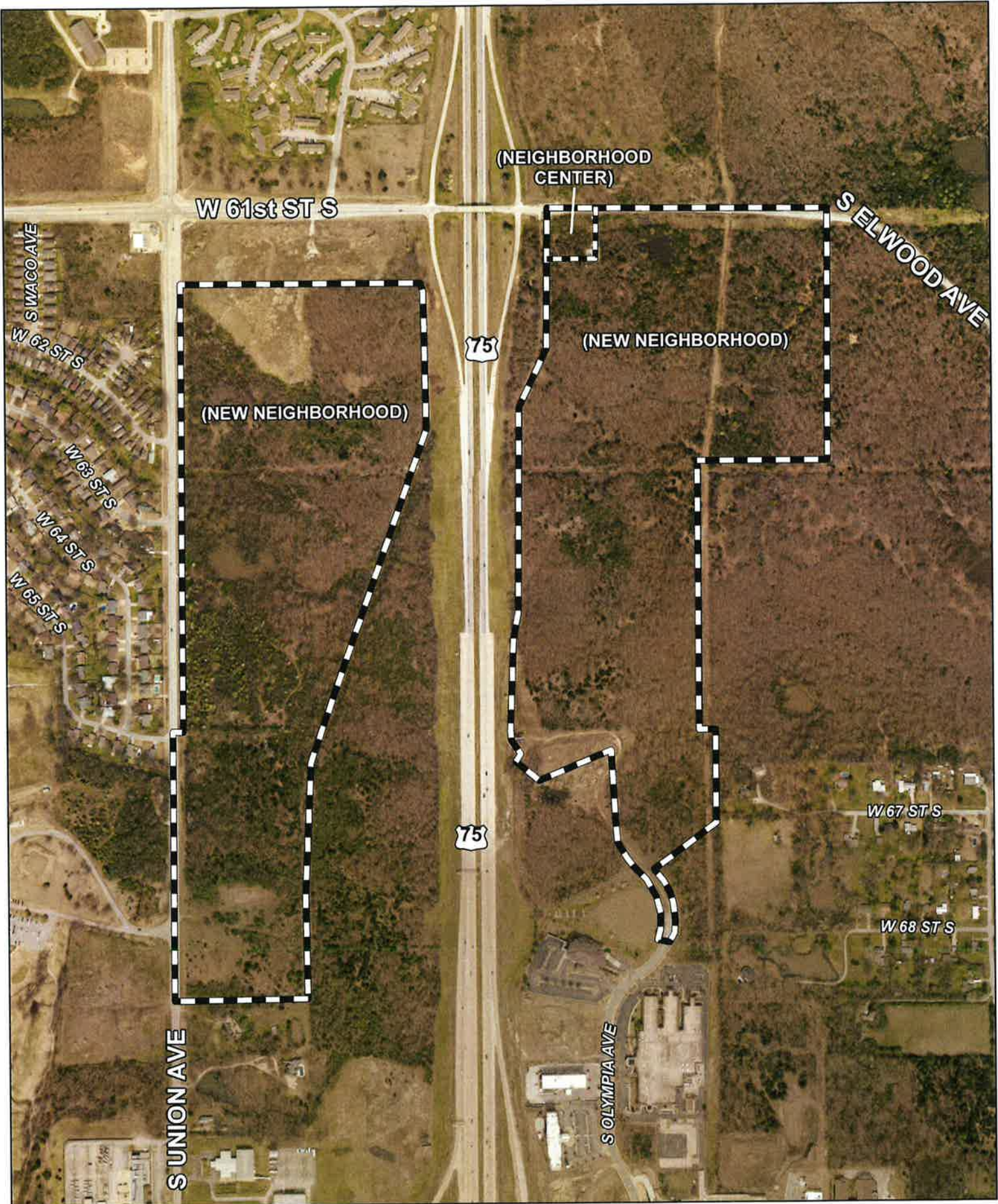




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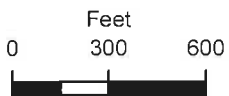
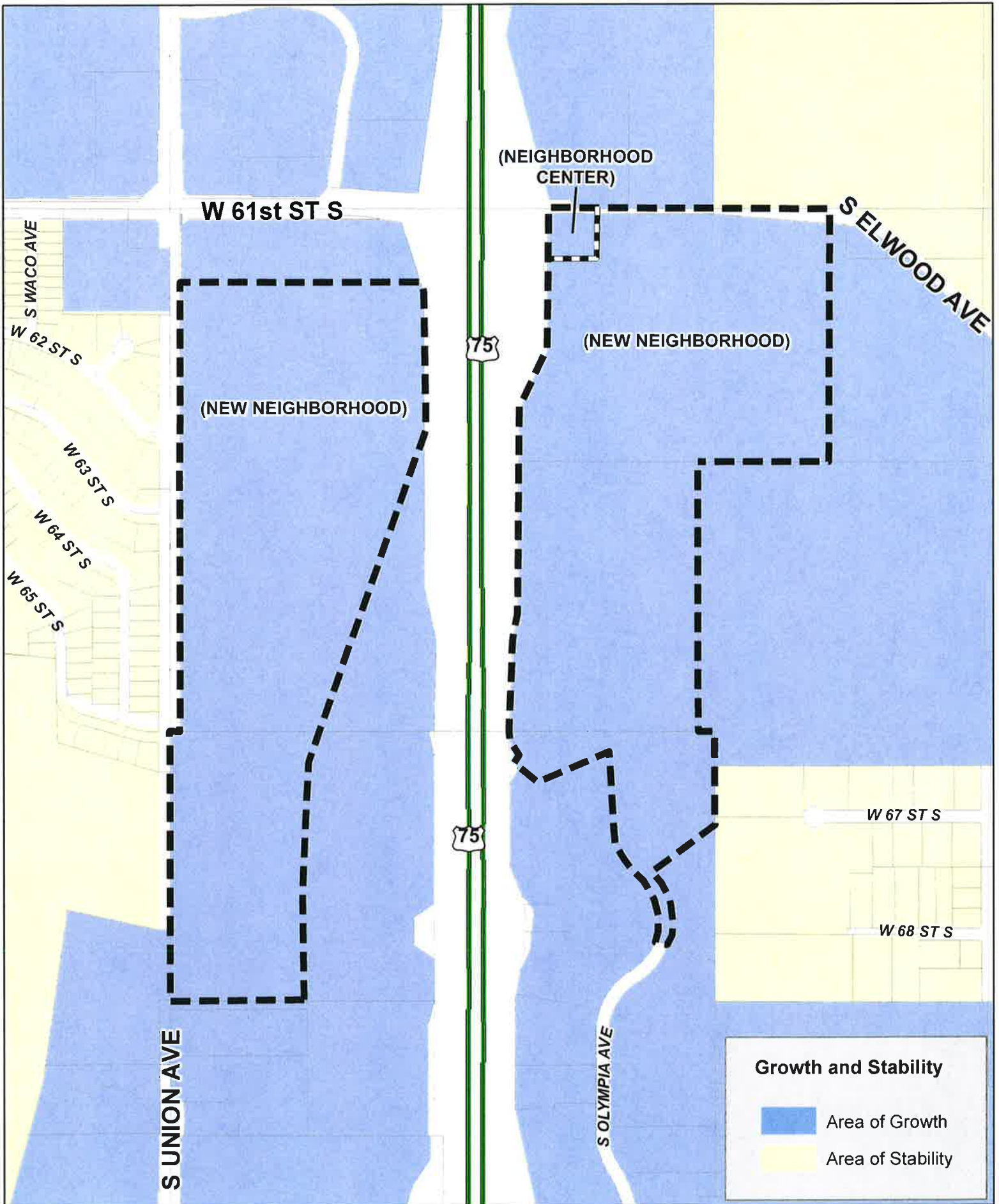
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Aerial Photo Date: 2021

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