

TULSA METROPOLITAN AREA PLANNING COMMISSION

INCOG - 2 West 2nd Street, Suite 800 - Tulsa, Oklahoma 74103 - (918) 584-7526 - FAX (918) 583-1024

www.tmapc.org

ZONING PUD CORRIDOR PLAN PUD MAJOR AMENDMENT

APPLICATION INFORMATION

RECEIVED BY: AW DATE FILED: 9/25/13 TAC DATE: 10/17/13 HEARING DATE: 11/6/13* CASE NUMBER: PUD-803

CITY COUNTY CITY OF TULSA A/P # _____ RELATED ZONING OR PUD #: 2-2243

RES NON-RES COMBO REFERRAL CITIES (ZONING ONLY): _____

NEIGHBORHOOD ASSOCIATIONS: Hampton Oaks

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: EAST OF SE/4 OF 121ST STREET & YALE TRACT SIZE: 121.329 Ac.

LEGAL DESCRIPTION: (also email to esubmit@incog.org) SEE ATTACHED "EXHIBIT A.1"

PRESENT ZONING: AG PRESENT USE: VACANT T-R-S 17-13-3 CZM 627 ATLAS # 2090 CD 8

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED ZONING: RS-3 PROPOSED USE: SINGLE FAMILY RES. DEV. AREAS AFFECTED IN PUD: N/A

NATURE OF PUD AMENDMENT: NEW PUD
"Rivers Edge"

LAND USE DESIGNATION: USE UNIT 6 GROWTH OR STABILITY DESIGNATION: GROWTH

IS PROPOSAL A SIGNIFICANT DEVIATION FROM COMPREHENSIVE PLAN?: Y N COMP PLAN AMEND CASE # N/A

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>TANNER CONSULTING LLC</u>	NAME <u>RIVERS EDGE LLC</u>
ADDRESS <u>5323 S. LEWIS AVENUE</u>	ADDRESS <u>5323 S. LEWIS AVENUE</u>
CITY, ST, ZIP <u>TULSA, OK 74105</u>	CITY, ST, ZIP <u>TULSA, OK 74105</u>
DAYTIME PHONE <u>(918) 745-9929</u>	DAYTIME PHONE <u>(918) 745-9929</u>
EMAIL <u>JSHELTON@TANNERBATHSHOP.COM</u>	EMAIL <u>RICKY@TANNERBATHSHOP.COM</u>
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: <u>J. Shelton 09.25.2013</u>	

DOES OWNER CONSENT TO THIS APPLICATION Y N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? ENGINEER

APPLICATION FEES

BASE APPLICATION FEE	\$ <u>500</u>		
ADDITIONAL FEE	ACRES x SLIDING FEE = \$ <u>1,170</u>	APPLICATION SUBTOTAL	\$ <u>1670.00</u>
NEWSPAPER PUBLICATION	\$ _____		
SIGNS	\$125 X = \$ _____		
300' PROPERTY OWNERS MAIL & POST ()	\$40 + \$ = \$ _____	NOTICE SUBTOTAL	\$ _____
RECEIPT NUMBER: <u>225148</u>		TOTAL AMOUNT DUE	\$ <u>1670.00</u>

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

DISPOSITION

TMAPC REC. <u>Approved</u>	COUNCIL/COMMISSION ACTION <u>Approved</u>
DATE/VOTE <u>11/20/13 / 9-0-0</u>	DATE/VOTE <u>12/19/13 / 8-0</u>
PLAT NAME _____	ORDINANCE/RESOLUTION NO. <u>23011 (1/22/14)</u>
	PLAT WAIVER <input type="checkbox"/> Y <input checked="" type="checkbox"/> N

PLATTING REQUIREMENT

For the purposes of providing a proper arrangement of streets and assuring the adequacy of open spaces for traffic, utilities, and access of emergency vehicles, commensurate with the intensification of land use customarily incident to a change of zoning, a platting requirement is established as follows:

For any land which has been rezoned to a zoning classification other than AG upon application of a private party or for any land which has been granted a special exception by the Board of Adjustment as enumerated within Use Units 2, 4, 5, 8, and 20, no building permit or zoning clearance permit shall be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, as the case may be, submitted to and approved by the Planning Commission, and filed of record in the office of the County Clerk where the property is situated. Provided that the Planning Commission, pursuant to their exclusive jurisdiction of subdivision plats, may remove the platting requirement upon a determination that the above stated purposes have been achieved by previous platting or could not be achieved by a plat or replat.

I hereby certify that I have read and understand the above requirements and that I will plat, replat or have the platting requirements waived for the subject property in case number POD-803.

J. Shetter
Applicant's Signature

09.25.2013
Date

AUTHORIZATION FOR INCOG TO OBTAIN NAMES AND MAILING ADDRESSES OF OWNERS OF PROPERTY WITHIN 300 FEET LOCATED IN TULSA AND OSAGE COUNTY ONLY*

AUTHORIZATION AND RELEASE

I authorize the INCOG Staff to obtain property owner's names and addresses as required for application number POD-803. I understand that INCOG Staff will use the Tulsa and Osage County Assessor's computer database to ascertain the names and addresses of the property owners. That database may not reflect recent ownership changes. I understand that I remain responsible for providing INCOG with the names and addresses of property owners within 300 feet of the property that is the subject of this application. I agree to provide any updates or corrections to INCOG at least 25 days prior to the public hearing on this application.

For valuable consideration duly received and acknowledged, I hereby release and forever discharge INCOG, its agents and successors from any actual or potential cause of action, suit or proceeding brought by me, my agents or assigns, based on the names and addresses obtained by INCOG as required in this application.

* I understand and accept that the applicant is responsible for providing INCOG the names and mailing addresses of the owners of those properties that are within the required notice area but are not in Tulsa or Osage Counties.

J. Shetter
Applicant's Signature

09.25.2013
Date

Exhibit "A.1"
121st & Yale
Gross Boundary Legal Description

Description

A TRACT OF LAND THAT INCLUDES GOVERNMENT LOT 3, THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4), AND GOVERNMENT LOT 6 OF SECTION THREE (3), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 3; THENCE SOUTH 00°57'49" EAST AND ALONG AND THROUGH THE EAST LINE OF LOT 3, FOR A DISTANCE OF 4,007.24 FEET TO THE SOUTHEAST CORNER OF GOVERNMENT LOT 6; THENCE SOUTH 88°52'18" WEST AND ALONG THE SOUTH LINE OF SAID LOT 6, FOR A DISTANCE OF 1,320.02 FEET TO THE SOUTHWEST CORNER OF LOT 6; THENCE NORTH 0°55'36" WEST AND ALONG AND THROUGH THE WEST LINE OF LOT 6, FOR A DISTANCE OF 4,008.25 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 3; THENCE NORTH 88°54'54" EAST AND ALONG THE NORTH LINE OF LOT 3, FOR A DISTANCE OF 1,317.43 FEET TO THE POINT OF BEGINNING.

Area

SAID TRACT CONTAINING 5,285,092 SQUARE FEET OR 121.329 ACRES.

Basis of Bearing

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83).

Real Property Certification

I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.



DAN E. TANNER, P.L.S.
OKLAHOMA P.L.S. #1435
OKLAHOMA CA #2661
EXPIRATION DATE: 6/30/15

9.25.2013
DATE

Exhibit "A.2"

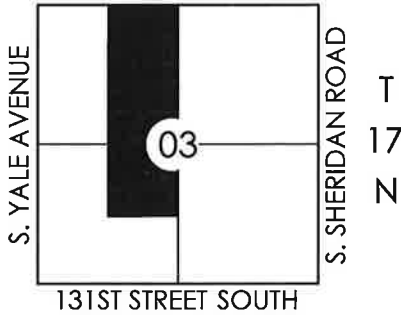
121st & Yale Gross Boundary Exhibit



NORTH

R 13 E

121ST STREET SOUTH



Location Map

South 121st Street

N 88°54'54" E
1317.43'

POB
NE COR. GOV. LOT 3

GOVERNMENT LOT 3

SE/4 NW/4

N 0°55'36" W
4008.25'

4007.24'
S 0°57'49" E

GOVERNMENT LOT 6

1320.02
S 88°52'18" W

MEANDER LINE TO NORTH
BANK OF ARKANSAS RIVER

LEGEND

COR	CORNER
GOV	GOVERNMENT
NE	NORTHEAST
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT

Tanner Consulting, LLC

5323 SOUTH LEWIS AVENUE • TULSA, OKLAHOMA 74105 • (918)745-9929

PUBLISHER'S AFFIDAVIT

176367
Published in the Tulsa Business & Legal News, Tulsa, Tulsa County, Oklahoma, January 22, 2014

ORDINANCE NO. 23011
PUBLICATION DATE(S) 01/22/14
CASE NUMBER: ORDINANCE NO. 23011

ORDINANCE NO. 23011

AN ORDINANCE AMENDING ORDINANCE NO. 11838; REZONING A TRACT OF LAND LYING IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, AS MORE PARTICULARLY HEREINAFTER DESCRIBED, FROM AN AG (AGRICULTURE) CLASSIFICATION TO AN RS-3 (RESIDENTIAL SINGLE-FAMILY HIGH DENSITY) CLASSIFICATION; SUPPLEMENTALLY REZONING SAID TRACT OF LAND AS PLANNED UNIT DEVELOPMENT NUMBER 803 (PUD-803); REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND DECLARING AN EMERGENCY.

AD NO: 00176367

BE IT ORDAINED BY THE CITY OF TULSA:

Section 1. That Ordinance No. 11838 be and the same is here-by amended and the following described property, to wit:

LEGAL NOTICE

STATE OF OKLAHOMA
COUNTY OF Tulsa

} SS

I, of lawful age, being duly sworn, am a legal representative of Tulsa Business & Legal News of Tulsa, Oklahoma, a daily newspaper of general circulation in Tulsa, Oklahoma, a newspaper qualified to publish legal notices, advertisements and publications as provided in Section 106 of Title 25, Oklahoma Statutes 1971 and 1982 as amended, and thereafter, and complies with all other requirements of the laws of Oklahoma with reference to legal publications. That said notice, a true copy of which is attached hereto was published in the regular edition of said newspaper during the period and time of publication and not in a supplement, on the ABOVE LISTED DATE(S)


A TRACT OF LAND THAT INCLUDES GOVERNMENT LOT 3, THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4), AND GOVERNMENT LOT 6 OF SECTION THREE (3), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 3; THENCE SOUTH 00°57'49" EAST AND ALONG AND THROUGH THE EAST LINE OF LOT 3, FOR A DISTANCE OF 4,007.24 FEET TO THE SOUTHEAST CORNER OF GOVERNMENT LOT 6; THENCE SOUTH 88°52'18" WEST AND ALONG THE SOUTH LINE OF SAID LOT 6, FOR A DISTANCE OF 1,320.02 FEET TO THE SOUTHWEST CORNER OF LOT 6; THENCE NORTH 0°55'36" WEST AND ALONG AND THROUGH THE WEST LINE OF LOT 6, FOR A DISTANCE OF 4,008.25 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 3; THENCE NORTH 88°54'54" EAST AND ALONG THE NORTH LINE OF LOT 3, FOR A DISTANCE OF 1,317.43 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 5,285,092 SQUARE FEET OR 121.329 ACRES,

located east of the southeast corner of East 121st Street and South Yale Avenue, Tulsa, Oklahoma (2-7243), is hereby rezoned from an AG (Agriculture) Classification to an RS-3 (Residential Single-Family High Density) Classification; and, having been submitted for development as a planned unit, is hereby designated and supplementally zoned as PUD-803.

Section 2. PUD-803 shall be subject to the development standards and conditions recommended by the Tulsa Metropolitan Area Planning Commission, as set forth within the record and minutes of the Commission meeting of November 20, 2013 and approved by the City Council on December 19, 2013.

Section 3. That all ordinances or parts of ordinances in conflict herewith be and the same are hereby expressly repealed.

Section 4. That because the rezoning hereby enacted is essential to the proper and orderly growth and development of the City of Tulsa and the area contiguous thereto, an emergency is hereby declared to exist for the preservation of the public peace, health, and safety, by reason whereof this Ordinance shall take effect immediately upon its passage, approval, and publication.


Representative Signature

Subscribed to and sworn to me this 23rd day of January, 2014.

Notary Public Nancy Carol Moore
Nancy Carol Moore

ADOPTED by the Council this 9th day of January, 2014

Karen Gilbert, Chairman of the Council

APPROVED by the Mayor of the City of Tulsa, Oklahoma, this 15th day of January, 2014

Dewey F. Bartlett, Jr., Mayor

ATTEST: Russell Kidd,
Deputy City Clerk



APPROVED: David E. O'Mella, City Attorney

My commission number: 06011684

My commission expires: December 8, 2014

Customer #: 00034720

Customer: CITY OF TULSA

Publisher's Fee: 17.60

**NANCY CAROL MOORE
NOTARY PUBLIC
STATE OF OKLAHOMA
COMMISSION NO. 06011684
EXPIRES 12-8-2014**

REQUEST FOR ACTION: ORDINANCE

Version: 01/10/2013

AGENDA FOR: MAYOR COUNCIL AUTHORITY: TMAPC DATE: December 6, 2013
Tulsa City Clerk's Office: 596-7513 or 596-7514

FOR INFORMATION CONTACT:

DEPARTMENT: TMAPC CONTACT NAME: Susan Miller
ADDRESS: 2 West 2nd Street, Tulsa, OK 74103 TELEPHONE: 918-579-9470

SUBJECT: _____

ORDINANCE TYPE: REZONING LAND BA or CT #: _____

AMENDMENT OF ORD#: _____ TRO TITLE: _____ TRO SUBTITLE: _____ PLANNING DISTRICT: _____

ZONING #: _____ SSID: _____ PUD #: 803 PROP/NON-PROP: _____ COUNCIL DISTRICT: 6

SUMMARY:

Present Zoning: AG Proposed Zoning: RS-3/PUD
Location: East of southeast corner of East 121st Street and South Yale Avenue
Land Owner: Rivers Edge, LLC
Applicant: Tanner Consulting, LLC, 5323 S Lewis Ave, 74105; phone: 918.745.9929; email: jshelton@tannerbaitshop.com

Summary: The request is for a PUD on this approximate 121 acre tract for the purposes of a single-family residential project. The proposal is consistent with the New Neighborhood vision and Area of Growth designation as outlined in the Comprehensive Plan. The PUD provides and preserves meaningful open space and is in harmony with spirit and intent the PUD chapter of the Tulsa Zoning Code. except that the street pattern does not provide compatibility with adjoining and proximate properties west or south of the site. The conceptual illustration in the PUD is not consistent with the connectivity concept in the Tulsa Comprehensive Plan. Written provisions have been made in the PUD for possible future vehicular connections west of this project. Significant street pattern modifications may be implemented during the Subdivision Plat Process.

BUDGET: _____ **FINANCE DIRECTOR APPROVAL:** _____

FUNDING SOURCE: N/A

REQUEST FOR ACTION: *All department items requiring Council approval must be submitted through the Mayor's Office.*

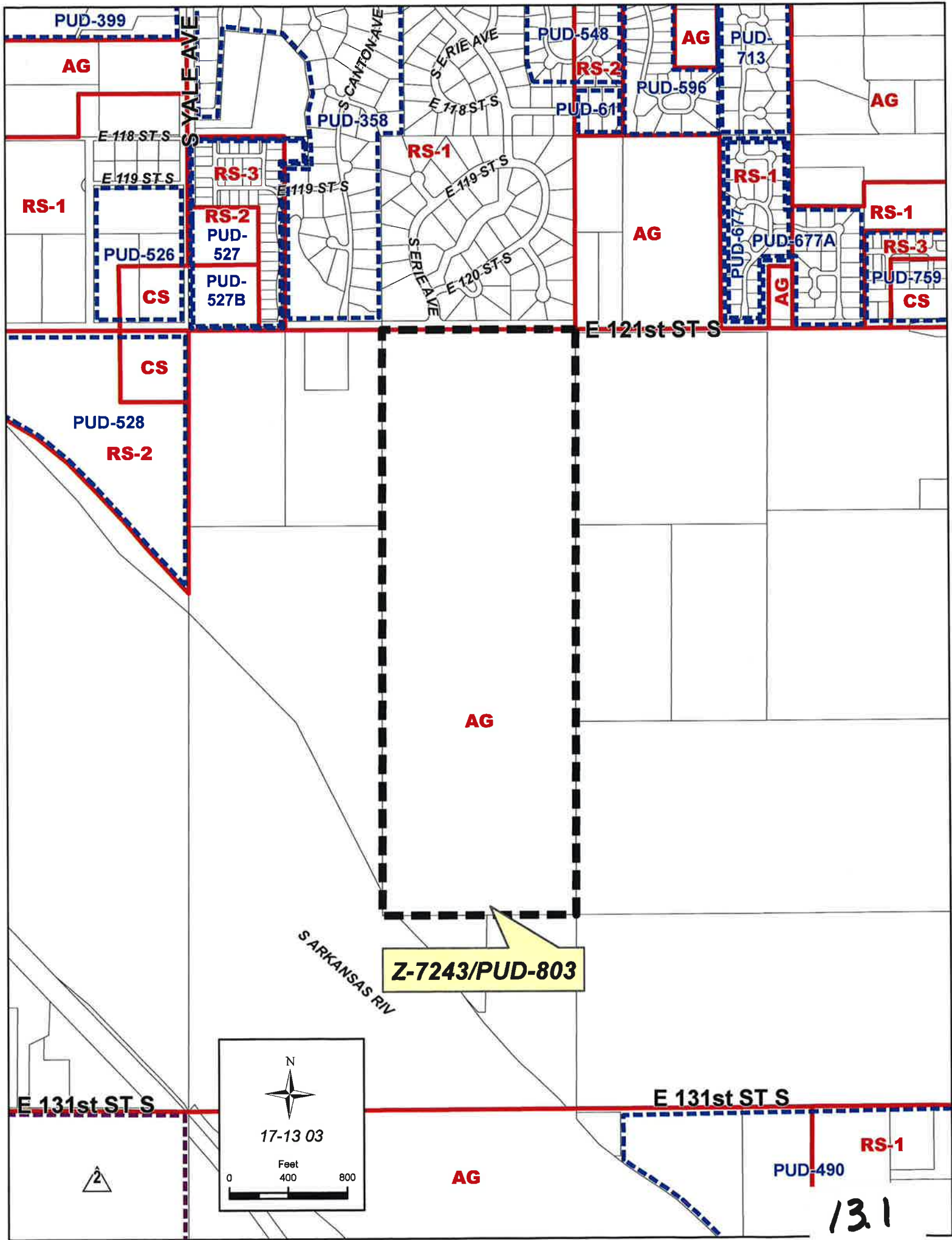
On 11/20/13 TMAPC voted 9-0-0 to recommend the City Council approve PUD-803.

DEPARTMENT HEAD APPROVAL: _____ DATE: _____
CITY ATTORNEY APPROVAL: _____
BOARD APPROVAL: _____
MAYORAL APPROVAL: _____
OTHER: _____

FOR CITY COUNCIL OFFICE USE ONLY: DATE RECEIVED: _____
COMMITTEE: _____ COMMITTEE DATE(S): _____ FIRST AGENDA DATE: _____
HEARING DATE: _____ SECOND AGENDA DATE: _____ APPROVED: _____

For City Clerk's Office Use Only (Agenda Date: MMDDYYYY; Sec #: Dept ##, Item ##, Sub-Item ##, Status: S=Synopsis):

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FILE COPY

Related Item:

13. **PUD-803 – Tanner Consulting, LLC**, Location: East of southeast corner of East 1 21st Street and South Yale Avenue, Requesting a PUD for a three-phase, master-planned residential community with 320 lots, **AG to RS-3/PUD**, (CD-8) (Related to Z-7243) (Continued from 11/6/13)

STAFF RECOMMENDATION:

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

RELEVANT ZONING HISTORY:

PUD-528-A September 2012: All concurred in approval of a proposed Major Amendment to PUD, on a 43± acre tract of land to abandon PUD-528 for public park use on property located on the southwest corner of South Yale Avenue and East 121st Street.

PUD-677-A May 2006: All concurred in approval of a proposed Major amendment to a Planned Unit Development on a 9.6± acre tract of land to add nine acres of property to the original PUD, on property located west of northwest corner of South Sheridan Road and East 121st Street South and abutting the subject property to the west.

Z-6978/PUD-713 April 2005: All concurred to approve a request to rezone a 15± acre tract from AG to RS-1/ PUD for residential development, located on East 116th St., directly south of South Hudson Avenue.

PUD-677 February 2003: All concurred in approval of a Planned Unit Development on a 13± acre tract for single family development located west of northwest corner of South Sheridan Road and East 121st Street South.

PUD-527-B August 2001: All concurred in approval of a request to abandon PUD-527-A and revert back to the standards of the original PUD-527 that was approved in February 1995.

Z-6663/PUD-596 December 1999: All concurred to approve a request to rezone a 14.3± acre tract from AG to RS-2/PUD for residential development, located south and west of the Southwest corner of E 116th St. and S Hudson Ave.

Z-6696/PUD-610 June 1999: A request to rezone a 5± acre tract from AG to RS-2. Staff recommended denial for RS-2 and approval for RS-1. All concurred to approve a request to rezone from AG to RS-1/PUD for a

gated residential development with a maximum of six lots, located on East 118th St. S. and E of S. Fulton Ave.

Z-6541 PUD-548 October 1996: A request to rezone fifteen acres located on the south side of East 116th Street at South Hudson, from AG and RS-1 to RS-2 with a Planned Unit Development overlay for residential development. All concurred in approval of RS-2/PUD with modifications to the private street width.

Z-6551 September 1996: All concurred in approval for a request to rezone a 40± acre tract from AG to RS-1 for residential development, located east of northeast corner of South Yale and East 121st Street South.

Z-6531 May 1996: All concurred in denial for a request to rezone a 34± acre tract from AG to RS-2, but approval for RS-1 on property located on the southwest corner of East 116th Street between South Fulton Avenue and South Granite Avenue.

Z-6454/ PUD-528 February 1995: A request for rezoning a 43.45± acre tract of land from AG to RS-3/RM-0/CS and a Planned Unit Development for a mixed use development, including residential and commercial uses. All concurred in approval of CS zoning on the north 467' of the east 467' and the balance zoned RS-2 and approval of the PUD, for commercial on the northeast corner of PUD and residential on the remainder of development, on property located southwest corner of South Yale Avenue and East 121st Street.

Z-6453/ PUD-527 December 1994: All concurred in recommending approval of a request to rezone a 20± acre tract from RS-1 to CS/PUD zoning on the 467' node for commercial development with the balance of the property to remain RS-1 for single-family development, on property located on the northeast corner of East 121st Street South and South Yale Avenue.

Z-6452/ PUD-526 December 1994: All concurred in recommending approval of a request to rezone a 13± acre tract from RS-1 to CS/PUD zoning on the 467' node with the balance to remain RS-1 also within the PUD, on property located on the northwest corner of East 121st Street South and South Yale Avenue.

Z-6451 October 1994: All concurred in approval of a request to rezone a tract from AG to RS-1, located west of the northwest corner of E. 121st Street S. and S. Sheridan Road.

Z-5937/ PUD-358 May 1984: All concurred in approval of a request for rezoning a 54± acre tract to RS-1/ PUD. The applicant had originally applied for rezoning from AG to RS-3/PUD, on property located north and east of the northeast corner of East 121st Street and South Yale Avenue.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 122± acres in size and is located east of southeast corner of East 121st Street and South Yale Avenue. The property appears to be vacant and is zoned AG.

SURROUNDING AREA: The subject tract is abutted on the east by vacant AG (Agricultural) zoned property; on the north by a single-family residential neighborhood zoned RS-1 (Residential Single-Family); on the south by a mining operation zoned AG; and on the west by one single family dwelling and undeveloped AG (Agricultural) zoned property.

UTILITIES: The subject tract will be served by City of Tulsa municipal water and sewer.

TRANSPORTATION VISION:

The Comprehensive Plan designates 121st Street as a Primary Arterial. Additionally, the Major Street and Highway Plan calls for a residential collector street to run through this property and eventually connect to South Sheridan Road.

A Residential Collector is intended to strengthen neighborhood cohesion, promote alternative transportation, calm traffic and connect recreational destinations. They typically can be applied in two instances: in new residential neighborhoods or as retrofits in existing residential or downtown streets that may be wide, but do not provide sufficient parking, bicycle and pedestrian accommodations or traffic calming measures. These streets place a higher priority on landscaped medians, tree lawns, sidewalks, on-street parking, and bicycle lanes than the number of travel lanes. Residential streets consist of two to four travel lanes, but place a much higher priority on pedestrian and bicycle friendliness than on auto mobility.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 121 st Street	Primary Arterial	120'	2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

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.

A **New Neighborhood** 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.

Applicants Development Concept

The Estates at the River is a three-phase, master-planned residential community located in a rapidly growing area of South Tulsa. This prestigious new development is approximately 121 acres in size and located East of the SE/c of 121st Street & South Yale Avenue. The Estates at the River has the advantage of Arkansas River frontage, as well as close proximity to the newly planned Bixby School. This master plan proposes a maximum of 320 lots, with primary access being from a new residential collector street which will be located along the east boundary. Anticipated lot sizes are 70 feet in width, with a lot area over 8,500 square feet. To enhance the development, a six (6) foot tall masonry wall will be constructed (with a maximum column height of 8') along the 121st Street frontage.

The property is currently zoned AG (Agricultural) and a companion rezoning application for RS-3 will accompany this PUD application. The requested RS-3 zoning is similar to other developments in the area. The site is currently vacant, but shall continue the established aesthetic of other surrounding, successful residential developments. A large detention facility will be constructed on the south end of the project which will also be used for passive recreational uses. Dirt from these ponds will be used to raise areas planned for residential lots.

The 'Tulsa Regional Trail System' proposes a "Planned Multi-Use Trail" through the southwest corner of the subject tract. During the platting process, provisions will be made to incorporate and link the proposed trail with the recreational amenity of the subdivision. Public access will be permitted on the "Multi-Use Trail" in the subdivision plat. The Estates at the River is in accordance with the assigned PLANiTULSA designation "New Neighborhood". The subdivision will be designed to meet high standards of internal and external connectivity, as outlined by the PLANiTULSA text. Streets within the residential development and the

proposed collector street may either be gated or un-gated based on market needs.

PUD 803 Development Standards:

Gross Land Area: 5,285,092 SF 121.329 Acres

Net Land Area: 5,206,045 SF 119.514 Acres

Permitted Uses:

Uses permitted as a matter of right in RS-3, zoning district in the City of Tulsa Zoning Code, including landscaped features, secured entrances and recreational facilities and uses customarily accessory to permitted uses.

Maximum Number of Lots: 320

Minimum Lot Width: 65 Feet

Minimum Lot Size: 7,500 SF

Minimum Livability Space Required (per lot): 4,000 SF

Minimum Building Setbacks:

Front Yard	25 Feet
Rear Yard	20 Feet
Side Yard	5 Feet
Side Yard abutting a public street	15 Feet
Maximum Building Height:	40 Feet*

**Architectural features may extend a maximum of five (5) feet above the maximum permitted building height.*

Maximum Front Yard Coverage by Parking Area: 40%

Off Street Parking:

Minimum two (2) enclosed off-street parking spaces per dwelling unit.

Signs:

One (1) along the 121st frontage, and three (3) along the proposed collector street frontage, not to exceed 32 square feet each in size and six (6) feet in height each.

At each reserve area along the west boundary a maximum 24 square foot monument sign constructed of a durable material identifying the reserves as future street extensions. The signs will be a maximum of 6' tall.

Screening:

A six (6) foot tall masonry wall will be constructed (with a maximum column height of 8') along the 121st Street frontage. Additionally, a solid screening fence will be provided along the collector street adjacent to residential properties not exceeding (6) feet in height (with a maximum column height of 8').

Access and Circulation

The Estates at the River will contain a public collector street for access to East 121st Street South. Streets providing access and circulation off the collector street into each phase may be either public or private and gated based on market needs at the time of platting.

Pedestrian (walking and bicycle) circulation will be developed within the development and outside in order to take advantage of nearby amenities such schools, the River Parks trail system, proposed park at the southwest corner of South Yale and 121st and the existing Fry Ditch walking trail.

In accordance with the City of Tulsa Subdivision Regulations, a sidewalk will be constructed along the property frontage of East 121st Street South, the proposed collector street as well as all internal streets. Should the project utilize private streets with gated entries, a pedestrian access gate will be incorporated into the wall/entry in order to allow residents to access all sidewalks.

As the project is currently contemplated, and shall be further refined during the platting process, the abutting property to the east shall be allowed vehicular and pedestrian access to the proposed collector street. Access points shall be identified to the collector for the abutting east property at the time it is platted. The current ownership of the abutting property to the west is held by the Muscogee (Creek) Nation. It is anticipated that the property is being considered as 'sovereign' and should such property status occur the property would not be subject to local zoning regulations. If the property has not received 'sovereign' status by the time each Phase II and Phase III develops, one stub street/reserve shall be incorporated into the plat for the abutting property to the west. If the stub street is not utilized within five (5) years after the plat is filed of record, the lot may be used for residential purposes.

Technical Advisory Committee Requirements:

1. Common livability space shall be designed and located so as to be accessible to the dwelling units it is intended to serve. Provisions for the ownership and maintenance of common livability space as will insure its continuity and conservation shall be incorporated in

the subdivision plat, in compliance with the provisions of Subsection 1107.F.

2. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.
3. A homeowners association shall be created and vested with sufficient authority and financial resources to properly maintain any/all private streets and common areas, including any stormwater detention areas, security gates, guard houses or other commonly owned structures within the PUD.
4. Any private roadways shall have a minimum right-of-way and be a minimum width for two-way roads and for one-way loop roads, measured face-to-face of curb complying with the requirements of the City of Tulsa. All curbs, gutters, base and paving materials used shall be of a quality and thickness which meets the City of Tulsa standards for a minor residential public street.
5. If private streets are constructed the City shall inspect and certify that they meet City standards prior to any building permits being issued on lots accessed by those streets. The developer shall pay all inspection fees required by the City.
6. No building permit shall be issued until the requirements of Section 1107F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants that relate to PUD conditions.
7. Any entry gates or guardhouses, if proposed, must receive detail site plan approval from TMAPC, Tulsa Public Works and Tulsa Fire Departments prior to issuance of a building permit for the gates or guard houses.
8. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
9. To meet the high level of connectivity outlined in the City of Tulsa Comprehensive Plan for street systems and sidewalks careful design considerations should be considered to ensure that new communities are connected and easily travelled by foot and bicycle,

as well as car. Construction of connected neighborhood streets will expand transportation choices by making walking and biking easier, while lowering travel demands on major arterials.

10. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.
11. A minimum of two reserve areas will be required for future stub street connections to the west of the project. Those reserve areas will be held for a minimum of 5 years. Signs will be placed on each reserve site identifying those areas as future stub street connections.

Environmental Analysis and Topography

The subject tract gently slopes from the northeast to the southwest direction and towards the abutting Arkansas River and is in an area that has historic flooding concerns. This relatively flat, vacant site is well suited for an RS-3 development of medium density lot sizes. The USDA soils report indicates that the tract is composed of 81% "Choska very fine" and 14% "Latanier clay" soils. The balance of the soil types includes Kiamitia loamy fine and Wynona silty clay type soils. A geotechnical (soils report) will be prepared prior to construction and used in the design of streets and infrastructure. The ponds and large green spaces are being constructed to provide enough dirt on site to raise the home sites above historic flood concerns.

PUD STAFF RECOMMENDATION:

The single-family residential use is consistent with the New Neighborhood vision and area of Area of Growth as outlined in the Comprehensive Plan.

The PUD provides and preserves meaningful open space and is in harmony with spirit and intent the PUD Chapter of the Tulsa Zoning Code except that the street pattern does not provide compatibility with adjoining and proximate properties.

The concept illustrated in the PUD is not consistent with the connectivity concept in the Tulsa Comprehensive Plan. Staff can support the PUD for private streets but internal connectivity will be a significant additional consideration of the plat approval process.

The PUD provides a unified treatment of the development possibilities of the project site.

Staff recommends **APPROVAL** of **PUD-803** as outlined in the Development Standards defined above.

Mr. Wilkerson stated that the proposed alignment for the bridge is not exact, but it provides some notification to the future property owners. Mr. Wilkerson indicated that there are very few revisions to the PUD from the first submission on November 6, 2013. Mr. Wilkerson stated that it is unknown where the street would be for the Yale Bridge, but it can't be ignored in this development. The study for the bridge should be done before Phase II and Phase III of the subject development is started.

TMAPC COMMENTS:

Mr. Covey stated that it appears that Phase I couldn't go in looking at the proposed location of the bridge. Mr. Wilkerson stated that this was a major point in all of the conversations. No one really felt strong enough that the alignment was an accurate representation of how the bridge would be built. Since the functional plans haven't been developed, they felt that this was a good compromise. Mr. Covey asked if the proposed roadway will actually be more horizontal and then figure some way to turn back. Mr. Wilkerson answered affirmatively.

Mr. Covey questioned Mr. Wilkerson about the subject area being labeled "New Neighborhood" and how is that balanced with this potential commercial zoning. Mr. Wilkerson stated that he knows that The Creek Nation has a proposal for a significant commercial development in the subject area. If that happens then there might be an opportunity to expand some commercial activity in this general area. Staff is not suggesting to make any changes to the Comprehensive Plan, but at least make the mention that there may be the possibility if the bridge is built and if the Creek Nation develops commercially.

Mr. Wilkerson reiterated that the bridge is not funded and there are no definite plans drawn up to finalize it.

Applicant's Comments:

Ricky Jones, Tanner Consulting, 5323 South Lewis Avenue, 74105, stated that he had a meeting with representatives with both the City of Tulsa and the City of Bixby. Mr. Jones reminded the Planning Commission that none of this is on the Major Street and Highway Plan or the Comprehensive Plan, which makes this working on a hypothetical conceptual plan. Mr. Jones stated that he believes it to be the latest plan that is available and it is important to put people on notice that there may be a road going through the development or there may never be a road. People are put on notice that this may happen in the future. Mr. Jones explained that he was asked to show a conceptual alignment. Mr. Jones further explained that his developers are ready to start construction immediately and he was advised that they could put the conceptual alignment anywhere where it would make sense. Mr. Jones stated that he

modified the plan to put the alignment below Phase I and that would let his developer start and finish Phase I and by then, if there is more information; the street can be better aligned with Phase II. Mr. Jones stated that if there still isn't any information available during Phase II, then when the property is platted there will be provisions made at that time.

Mr. Jones stated that when it became known that there could be a primary arterial through the subject development, he asked the question if there would be potential for commercial along the arterial frontage. Mr. Jones commented that there wasn't a definite yes or no regarding commercial uses, but again it would be putting people on notice that there may be commercial associated with the primary arterial on either side of the street.

Mr. Jones stated that at the last meeting the Planning Commission asked him to find out about minimizing flooding. Mr. Jones explained that he talked with the Chief of Water Management, and advised him of the subdivision. He was told that what is different today is that there is better technology to manage the water level in Keystone Lake, but it could happen again. Mr. Jones stated that the second question from the Planning Commission was what elevation the subject property would be raised. Mr. Jones further stated that the elevations have been identified in this proposal. Mr. Jones indicated that he is in agreement staff recommendation and requested that it be approved.

TMAPC COMMENTS:

Mr. Leighty asked who would build the road. Mr. Jones stated that he has no idea and can't speak to that.

INTERESTED PARTIES COMMENTS:

Councilor Lakin, stated that he has heard this referenced as the "Yale Bridge" and it will not be a Yale bridge. Councilor Lakin indicated that he is against any alignment going up Yale. There have been many proposals for a bridge plan the latest one could involve Cousin's Park and the subject development. Councilor Lakin stated that he has no idea if a bridge will ever materialize. The Turnpike Authority has stated that it will do a feasibility study and this has to be done first. The City of Tulsa has no money to put any of the roads that were indicated on the map. Councilor Lakin stated that he wanted citizens to be on notice that there could potentially be a bridge in the subject area and he feels that this has been accomplished.

TMAPC COMMENTS:

Mr. Liotta stated that because this affects so many people, potential bridge and alignment as described, he wanted to thank Ricky Jones and his client for being so willing to delay this and have that conversation.

Mr. Leighty stated that everyone would benefit from a south Tulsa bridge. No matter where it goes there will be someone unhappy about it, but he hopes that the various municipalities can get together and come up with a realistic plan so that people can know what to expect.

TMAPC Action; 9 members present:

On **MOTION** of **COVEY**, TMAPC voted **9-0-0** (Covey, Dix, Edwards, Leighty, Liotta, Midget, Shivel, Stirling, Walker "aye"; no "nays"; none "abstaining"; Carnes, Perkins "absent") to recommend **APPROVAL** of RS-3 for Z-7243 per staff recommendation.

TMAPC Action; 9 members present:

On **MOTION** of **COVEY**, TMAPC voted **9-0-0** (Covey, Dix, Edwards, Leighty, Liotta, Midget, Shivel, Stirling, Walker "aye"; no "nays"; none "abstaining"; Carnes, Perkins "absent") to recommend **APPROVAL** of PUD-803 per staff recommendation.

Legal Description for Z-7243/PUD-803:

A TRACT OF LAND THAT INCLUDES GOVERNMENT LOT 3, THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4), AND GOVERNMENT LOT 6 OF SECTION THREE (3), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 3; THENCE SOUTH 00°57'49" EAST AND ALONG AND THROUGH THE EAST LINE OF LOT 3, FOR A DISTANCE OF 4,007.24 FEET TO THE SOUTHEAST CORNER OF GOVERNMENT LOT 6; THENCE SOUTH 88°52'18" WEST AND ALONG THE SOUTH LINE OF SAID LOT 6, FOR A DISTANCE OF 1,320.02 FEET TO THE SOUTHWEST CORNER OF LOT 6; THENCE NORTH 0°55'36" WEST AND ALONG AND THROUGH THE WEST LINE OF LOT 6, FOR A DISTANCE OF 4,008.25 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 3; THENCE NORTH 88°54'54" EAST AND ALONG THE NORTH LINE OF LOT 3, FOR A DISTANCE OF 1,317.43 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 5,285,092 SQUARE FEET OR 121.329 ACRES

* * * * *

Mr. Midget out at 3:26 p.m.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 121 st Street	Primary Arterial	120'	2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

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.

A **New Neighborhood** 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.

STAFF RECOMMENDATION FOR ZONING:

This project is consistent with surrounding development patterns and is in harmony with the character/design of residential neighborhoods in the immediate area.

Staff recommends **Approval** of the **Z-7243** from AG to RS-3 finding that it is in accord with the spirit and intent of the Tulsa Comprehensive Plans vision for the area as a New Neighborhood and an Area of Growth.

FILED

Related item:

21. **PUD-803 – Tanner Consulting, LLC**, Location: East of southeast corner of East 121st Street and South Yale Avenue, Requesting a PUD for a three-phase, master-planned residential community with 320 lots, **AG to RS-3/PUD**, (CD-8)

STAFF RECOMMENDATION:

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

RELEVANT ZONING HISTORY:

PUD-528-A September 2012: All concurred in approval of a proposed Major Amendment to PUD, on a 43± acre tract of land to abandon PUD-528 for public park use on property located on the southwest corner of South Yale Avenue and East 121st Street.

PUD-677-A May 2006: All concurred in approval of a proposed Major amendment to a Planned Unit Development on a 9.6± acre tract of land to add nine acres of property to the original PUD, on property located west of northwest corner of South Sheridan Road and East 121st Street South and abutting the subject property to the west.

Z-6978/PUD-713 April 2005: All concurred to approve a request to rezone a 15± acre tract from AG to RS-1/ PUD for residential development, located on East 116th St., directly south of South Hudson Avenue.

PUD-677 February 2003: All concurred in approval of a Planned Unit Development on a 13± acre tract for single family development located west of northwest corner of South Sheridan Road and East 121st Street South.

PUD-527-B August 2001: All concurred in approval of a request to abandon PUD-527-A and revert back to the standards of the original PUD-527 that was approved in February 1995.

Z-6663/PUD-596 December 1999: All concurred to approve a request to rezone a 14.3± acre tract from AG to RS-2/PUD for residential development, located south and west of the Southwest corner of E 116th St. and S Hudson Ave.

Z-6696/PUD-610 June 1999: A request to rezone a 5± acre tract from AG to RS-2. Staff recommended denial for RS-2 and approval for RS-1. All concurred to approve a request to rezone from AG to RS-1/PUD for a gated residential development with a maximum of six lots, located on East 118th St. S. and E of S. Fulton Ave.

Z-6541 PUD-548 October 1996: A request to rezone fifteen acres located on the south side of East 116th Street at South Hudson, from AG and RS-1 to RS-2 with a Planned Unit Development overlay for residential development. All concurred in approval of RS-2/PUD with modifications to the private street width.

Z-6551 September 1996: All concurred in approval for a request to rezone a 40± acre tract from AG to RS-1 for residential development, located east of northeast corner of South Yale and East 121st Street South.

Z-6531 May 1996: All concurred in denial for a request to rezone a 34± acre tract from AG to RS-2, but approval for RS-1 on property located on the southwest corner of East 116th Street between South Fulton Avenue and South Granite Avenue.

Z-6454/ PUD-528 February 1995: A request for rezoning a 43.45± acre tract of land from AG to RS-3/RM-0/CS and a Planned Unit Development for a mixed use development, including residential and commercial uses. All concurred in approval of CS zoning on the north 467' of the east 467' and the balance zoned RS-2 and approval of the PUD, for commercial on the northeast corner of PUD and residential on the remainder of development, on property located southwest corner of South Yale Avenue and East 121st Street.

Z-6453/ PUD-527 December 1994: All concurred in recommending approval of a request to rezone a 20± acre tract from RS-1 to CS/PUD zoning on the 467' node for commercial development with the balance of the property to remain RS-1 for single-family development, on property located on the northeast corner of East 121st Street South and South Yale Avenue.

Z-6452/ PUD-526 December 1994: All concurred in recommending approval of a request to rezone a 13± acre tract from RS-1 to CS/PUD zoning on the 467' node with the balance to remain RS-1 also within the PUD, on property located on the northwest corner of East 121st Street South and South Yale Avenue.

Z-6451 October 1994: All concurred in approval of a request to rezone a tract from AG to RS-1, located west of the northwest corner of E. 121st Street S. and S. Sheridan Road.

Z-5937/ PUD-358 May 1984: All concurred in approval of a request for rezoning a 54± acre tract to RS-1/ PUD. The applicant had originally applied for rezoning from AG to RS-3/PUD, on property located north and east of the northeast corner of East 121st Street and South Yale Avenue.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 122± acres in size and is located east of southeast corner of East 121st Street and South Yale Avenue. The property appears to be vacant and is zoned AG.

SURROUNDING AREA: The subject tract is abutted on the east by vacant AG (Agricultural) zoned property; on the north by a single-family residential neighborhood zoned RS-1 (Residential Single-Family); on the south by a mining operation zoned AG; and on the west by one single family dwelling and undeveloped AG (Agricultural) zoned property.

UTILITIES: The subject tract will be served by City of Tulsa municipal water and sewer.

TRANSPORTATION VISION:

The Comprehensive Plan designates 121st Street as a Primary Arterial. Additionally, the Major Street and Highway Plan calls for a residential collector street to run through this property and eventually connect to South Sheridan Road.

A Residential Collector is intended to strengthen neighborhood cohesion, promote alternative transportation, calm traffic and connect recreational destinations. They typically can be applied in two instances: in new residential neighborhoods or as retrofits in existing residential or downtown streets that may be wide, but do not provide sufficient parking, bicycle and pedestrian accommodations or traffic calming measures. These streets place a higher priority on landscaped medians, tree lawns, sidewalks, on-street parking, and bicycle lanes than the number of travel lanes. Residential streets consist of two to four travel lanes, but place a much higher priority on pedestrian and bicycle friendliness than on auto mobility.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 121 st Street	Primary Arterial	120'	2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

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.

A **New Neighborhood** 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.

Applicants Development Concept

The Estates at the River is a three-phase, master-planned residential community located in a rapidly growing area of South Tulsa. This prestigious new development is approximately 121 acres in size and located East of the SE/c of 121st Street & South Yale Avenue. The Estates at the River has the advantage of Arkansas River frontage, as well as close proximity to the newly planned Bixby School. This master plan proposes a maximum of 320 lots, with primary access being from a new residential collector street which will be located along the east boundary. Anticipated lot sizes are 70 feet in width, with a lot area over 8,500 square feet. To enhance the development, a six (6) foot tall masonry wall will be constructed (with a maximum column height of 8') along the 121st Street frontage.

The property is currently zoned AG (Agricultural) and a companion rezoning application for RS-3 will accompany this PUD application. The requested RS-3 zoning is similar to other developments in the area. The site is currently vacant, but shall continue the established aesthetic of other surrounding, successful residential developments. A large detention facility will be constructed on the south end of the project which will also be used for passive recreational uses. Dirt from these ponds will be used to raise areas planned for residential lots.

The 'Tulsa Regional Trail System' proposes a "Planned Multi-Use Trail" through the southwest corner of the subject tract. During the platting process, provisions will be made to incorporate and link the proposed trail with the recreational amenity of the subdivision. Public access will be permitted on the "Multi-Use Trail" in the subdivision plat. The Estates at the River is in accordance with the assigned PLANiTULSA designation "New Neighborhood". The subdivision will be designed to meet high standards of internal and external connectivity, as outlined by the PLANiTULSA text. Streets within the residential development and the proposed collector street may either be gated or un-gated based on market needs.

PUD 803 Development Standards:

Gross Land Area:	5,285,092 SF 121.329 Acres
Net Land Area:	5,206,045 SF 119.514 Acres

Permitted Uses:

Uses permitted as a matter of right in RS-3, zoning district in the City of Tulsa Zoning Code, including landscaped features, secured entrances and recreational facilities and uses customarily accessory to permitted uses.

Maximum Number of Lots:	320
Minimum Lot Width:	65 Feet
Minimum Lot Size:	7,500 SF
Minimum Livability Space Required (per lot):	4,000 SF
Minimum Building Setbacks:	
Front Yard	25 Feet
Rear Yard	20 Feet
Side Yard	5 Feet
Side Yard abutting a public street	15 Feet
Maximum Building Height:	40 Feet*

**Architectural features may extend a maximum of five (5) feet above the maximum permitted building height.*

Maximum Front Yard Coverage by Parking Area: 40%

Off Street Parking:

Minimum two (2) enclosed off-street parking spaces per dwelling unit.

Signs:

One (1) along the 121st frontage, and three (3) along the proposed collector street frontage, not to exceed 32 square feet each in size and six (6) feet in height each.

At each reserve area along the west boundary a maximum 24 square foot monument sign constructed of a durable material identifying the reserves as future street extensions. The signs will be a maximum of 6' tall.

Screening:

A six (6) foot tall masonry wall will be constructed (with a maximum column height of 8') along the 121st Street frontage. Additionally, a solid screening fence will be provided along the collector street adjacent to residential properties not exceeding (6) feet in height (with a maximum column height of 8').

Access and Circulation

The Estates at the River will contain a public collector street for access to East 121st Street South. Streets providing access and circulation off the collector street into each phase may be either public or private and gated based on market needs at the time of platting.

Pedestrian (walking and bicycle) circulation will be developed within the development and outside in order to take advantage of nearby amenities such schools, the River Parks trail system, proposed park at the southwest corner of South Yale and 121st and the existing Fry Ditch walking trail.

In accordance with the City of Tulsa Subdivision Regulations, a sidewalk will be constructed along the property frontage of East 121st Street South, the proposed collector street as well as all internal streets. Should the project utilize private streets with gated entries, a pedestrian access gate will be incorporated into the wall/entry in order to allow residents to access all sidewalks.

As the project is currently contemplated, and shall be further refined during the platting process, the abutting property to the east shall be allowed vehicular and pedestrian access to the proposed collector street. Access points shall be identified to the collector for the abutting east property at the time it is platted. The current ownership of the abutting property to the west is held by the Muscogee (Creek) Nation. It is anticipated that the property is being considered as 'sovereign' and should such property status occur the property would not be subject to local zoning regulations. If the property has not received 'sovereign' status by the time each Phase II and Phase III develops, one stub street/reserve shall be incorporated into the plat for the abutting property to the west. If the stub street is not utilized within five (5) years after the plat is filed of record, the lot may be used for residential purposes.

Technical Advisory Committee Requirements:

1. Common livability space shall be designed and located so as to be accessible to the dwelling units it is intended to serve. Provisions for the ownership and maintenance of common livability space as will insure its continuity and conservation shall be incorporated in the subdivision plat, in compliance with the provisions of Subsection 1107.F.
2. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.

3. A homeowners association shall be created and vested with sufficient authority and financial resources to properly maintain any/all private streets and common areas, including any stormwater detention areas, security gates, guard houses or other commonly owned structures within the PUD.
4. Any private roadways shall have a minimum right-of-way and be a minimum width for two-way roads and for one-way loop roads, measured face-to-face of curb complying with the requirements of the City of Tulsa. All curbs, gutters, base and paving materials used shall be of a quality and thickness which meets the City of Tulsa standards for a minor residential public street.
5. If private streets are constructed the City shall inspect and certify that they meet City standards prior to any building permits being issued on lots accessed by those streets. The developer shall pay all inspection fees required by the City.
6. No building permit shall be issued until the requirements of Section 1107F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants that relate to PUD conditions.
7. Any entry gates or guardhouses, if proposed, must receive detail site plan approval from TMAPC, Tulsa Public Works and Tulsa Fire Departments prior to issuance of a building permit for the gates or guard houses.
8. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
9. To meet the high level of connectivity outlined in the City of Tulsa Comprehensive Plan for street systems and sidewalks careful design considerations should be considered to ensure that new communities are connected and easily travelled by foot and bicycle, as well as car. Construction of connected neighborhood streets will expand transportation choices by making walking and biking easier, while lowering travel demands on major arterials.
10. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.

11. A minimum of two reserve areas will be required for future stub street connections to the west of the project. Those reserve areas will be held for a minimum of 5 years. Signs will be placed on each reserve site identifying those areas as future stub street connections.

Environmental Analysis and Topography

The subject tract gently slopes from the northeast to the southwest direction and towards the abutting Arkansas River and is in an area that has historic flooding concerns. This relatively flat, vacant site is well suited for an RS-3 development of medium density lot sizes. The USDA soils report indicates that the tract is composed of 81% "Choska very fine" and 14% "Latanier clay" soils. The balance of the soil types includes Kiamitia loamy fine and Wynona silty clay type soils. A geotechnical (soils report) will be prepared prior to construction and used in the design of streets and infrastructure. The ponds and large green spaces are being constructed to provide enough dirt on site to raise the home sites above historic flood concerns.

PUD STAFF RECOMMENDATION:

The single-family residential use in the project is consistent with the New Neighborhood vision and area of growth outlined in the comprehensive plan.

The PUD provides and preserves meaningful open space and is in harmony with spirit and intent the PUD chapter of the Tulsa Zoning Code except that the street pattern does not provide compatibility with adjoining and proximate properties.

The conceptual illustrated in the PUD is not consistent with the connectivity concept in the Tulsa Comprehensive Plan. Staff can support the PUD for private streets but internal connectivity will be a significant additional consideration of the plat approval process.

The PUD provides a unified treatment of the development possibilities of the project site.

Staff recommends **APPROVAL** of **PUD-803** as outlined in the Development Standards defined above.

Mr. Wilkerson stated that he doesn't have an exhibit that shows this, but subject application is in the vicinity of the Yale Bridge. Mr. Wilkerson further stated that the most recent version of the conceptual plan is in conflict with the subject site plan. Mr. Wilkerson commented that there is nothing in the Major Street and Highway Plan and nothing he can find that

would want staff to consider what might happen with a bridge should that ever happen in the subject area.

TMAPC COMMENTS:

Mr. Perkins stated he received a text from Councilor Lakin and he stated that he has additional information on a possible bridge that will be built by the Turnpike Authority. Councilor Lakin would like to meet with the groups involved in short order and would staff be opposed to a continuance for a meeting or get more clarity. Mr. Wilkerson stated that obviously he wouldn't object to that, but right now it is only lines on paper and unfortunately the bridge concept has been floating around for 20 years all over the place. Mr. Wilkerson stated that unless there is some reason to believe that this was a more concrete idea and more concrete solution than what has been seen 100 times so far he doesn't see the point in the continuance. Mr. Perkins stated that Councilor Lakin would like a continuance to hold a meeting.

Applicant's Comments:

Ricky Jones, Tanner Consulting, 5323 South Lewis Avenue, stated that it was brought to his attention earlier that there may be a possible continuance and he wouldn't object to a continuance if that is the wishes of the Planning Commission. Mr. Jones stated that he has had several meetings with staff and he believes that all of the issues have been worked out. There is one potential Fire Department issue dealing with remoteness. Mr. Jones requested that he could be involved in any meetings that may happen and have discussion with them.

TMAPC COMMENTS:

Mr. Liotta stated that he would recommend that City of Bixby and Jenks be included with the meetings as well. Mr. Liotta further stated that he believes that they are more inline than just lines on a map. Mr. Jones stated that he has had meetings with both Jenks and Bixby. Mr. Jones explained that he met with Robert Caudle, City of Bixby and Robert Bell, City of Jenks and they are aware of the application. Mr. Jones stated that he would wait for the City of Tulsa to contact him and he doesn't believe that he needs to set up any meetings, but do want to attend and provide his input.

INTERESTED PARTIES COMMENTS:

Ron McCloud, 12012 South Granite Avenue, 74137, stated that he speaks for the South Tulsa Citizen's Coalition, who spent three years in court to stop the bridge. Mr. McCloud stated that he is not against a bridge, but he likes the proposed project and feels it will reduce pressure from the traffic in his neighborhood since it is the only through street. Mr. McCloud stated that the City of Bixby told him that they didn't want to distress any of their residents where a bridge might be placed. Mr.

McCloud stated that bantering around about a bridge is quite distressing to the residents and he doesn't believe that this project should be delayed. Mr. McCloud indicated that he supports Z-7243 and PUD-803.

Mr. Carnes explained how the Planning Commission grants continuances.

Mr. Midget stated that he understands Mr. McCloud's concerns, but he believes that the continuance is simply for more clarification. Mr. Midget explained how the Planning Commission typically grants continuances and shouldn't change their process at this point.

Mr. McCloud stated that this application shouldn't be delayed simply because of a bridge.

Applicant's Rebuttal:

Mr. Jones stated that he is aware of the policies of the Planning Commission to grant one continuance for either side for any reason. Mr. Jones stated that he is willing to do whatever it takes and he is willing to work with the City. Two weeks will not unduly put a hardship on his client.

In response to Mr. Dix, Mr. Jones stated that he will bring the information regarding the floodplain back when this case is rescheduled. He explained that his company designs their projects to meet the City of Tulsa's requirements and that is why he is digging the hole to the south and will raise the property out of the floodplain.

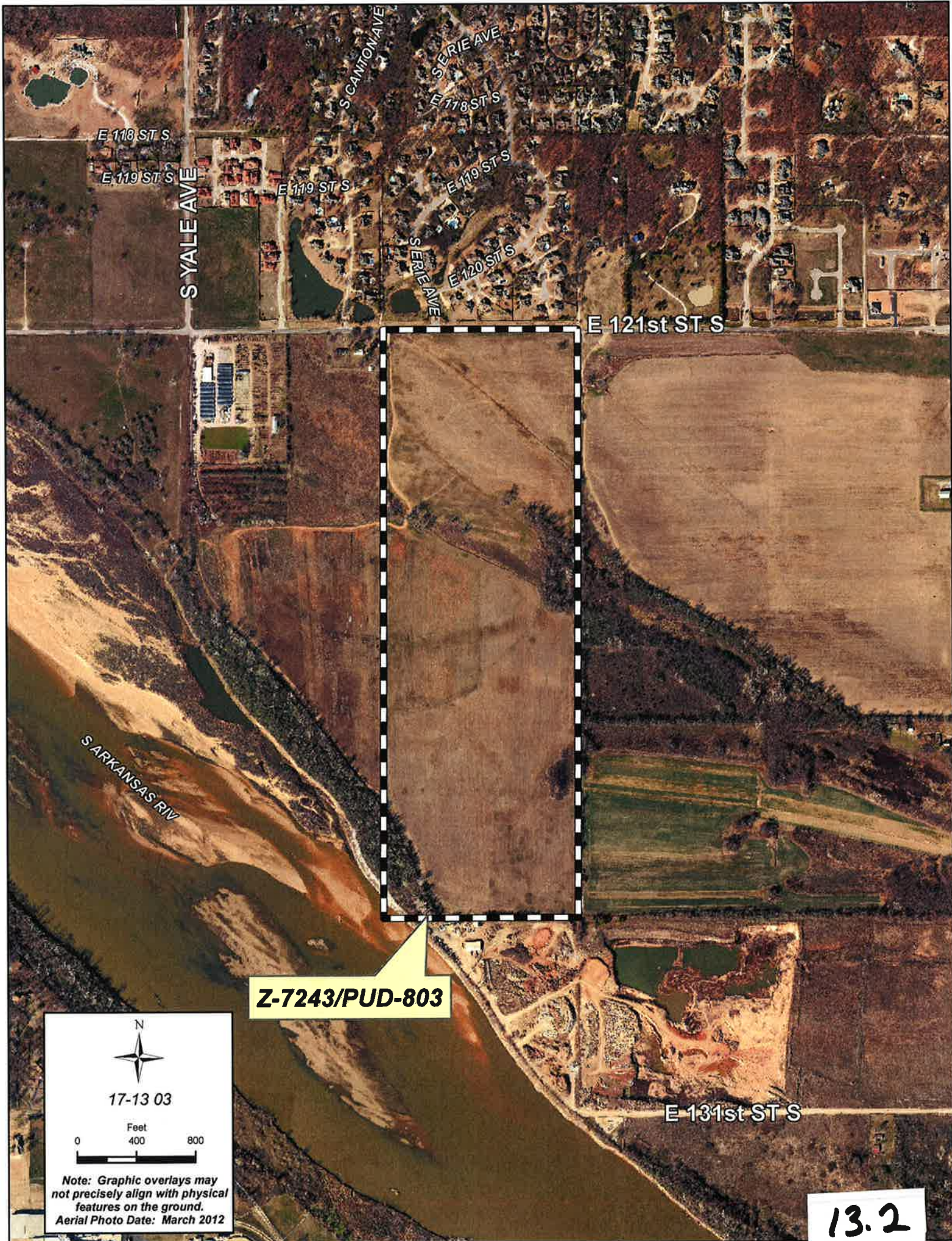
Mr. Perkins stated that he has had some ex parte communication with the applicant. Mr. Perkins stated that it was simply talking about generalities of this project.

TMAPC Action; 11 members present:

On **MOTION** of **PERKINS**, TMAPC voted **11-0-0** (Carnes, Covey, Dix, Edwards, Leighty, Liotta, Midget, Perkins, Shivel, Stirling, Walker "aye"; no "nays"; none "abstaining"; none "absent") to **CONTINUE** Z-7243 and PUD-803 to November 20, 2013.

Mr. Wilkerson stated that he will present Items 22 and 23 together.

22. **Z-7244 – Tanner Consulting, LLC**, Location: West of northwest corner of East 121st Street and South Yale Avenue, Requesting rezoning from **RS-1 TO RS-2, (CD-8)**



E 118 ST S

E 119 ST S

S YALE AVE

E 119 ST S

S CANTON AVE

SERIE AVE

E 118 ST S

E 119 ST S

SERIE AVE

E 120 ST S

E 121st ST S

S ARKANSAS RIV

E 131st ST S

Z-7243/PUD-803



17-13 03

Feet

0 400 800

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2012

13.2

TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT
Amended 11/19/2013
APPLICATION: PUD-803

TRS 7303

Atlas 0

CZM 62

CD-8

TMAPC Hearing Date: November 6, 2013

Applicant: Tanner Consulting LLC

Tract Size: 122± acres

ADDRESS/GENERAL LOCATION: East of southeast corner of East 121st Street and South Yale Avenue

EXISTING ZONING: AG

EXISTING USE: Vacant

PROPOSED ZONING: RS-3/ PUD

PROPOSED USE: Use Unit 6

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

RELEVANT ZONING HISTORY:

PUD-528-A September 2012: All concurred in approval of a proposed Major Amendment to PUD, on a 43± acre tract of land to abandon PUD-528 for public park use on property located on the southwest corner of South Yale Avenue and East 121st Street.

PUD-677-A May 2006: All concurred in approval of a proposed Major amendment to a Planned Unit Development on a 9.6± acre tract of land to add nine acres of property to the original PUD, on property located west of northwest corner of South Sheridan Road and East 121st Street South and abutting the subject property to the west.

Z-6978/PUD-713 April 2005: All concurred to approve a request to rezone a 15± acre tract from AG to RS-1/ PUD for residential development, located on East 116th St., directly south of South Hudson Avenue.

PUD-677 February 2003: All concurred in approval of a Planned Unit Development on a 13± acre tract for single family development located west of northwest corner of South Sheridan Road and East 121st Street South.

PUD-527-B August 2001: All concurred in approval of a request to abandon PUD-527-A and revert back to the standards of the original PUD-527 that was approved in February 1995.

Z-6663/PUD-596 December 1999: All concurred to approve a request to rezone a 14.3± acre tract from AG to RS-2/PUD for residential development, located south and west of the Southwest corner of E 116th St. and S Hudson Ave.

Z-6696/PUD-610 June 1999: A request to rezone a 5± acre tract from AG to RS-2. Staff recommended denial for RS-2 and approval for RS-1. All concurred to approve a request to rezone from AG to RS-1/PUD for a gated residential development with a maximum of six lots, located on East 118th St. S. and E of S. Fulton Ave.

Z-6541 PUD-548 October 1996: A request to rezone fifteen acres located on the south side of East 116th Street at South Hudson, from AG and RS-1 to RS-2 with a Planned Unit Development overlay for residential development. All concurred in approval of RS-2/PUD with modifications to the private street width.

Z-6551 September 1996: All concurred in approval for a request to rezone a 40+ acre tract from AG to RS-1 for residential development, located east of northeast corner of South Yale and East 121st Street South.

Z-6531 May 1996: All concurred in denial for a request to rezone a 34+ acre tract from AG to RS-2, but approval for RS-1 on property located on the southwest corner of East 116th Street between South Fulton Avenue and South Granite Avenue.

Z-6454/ PUD-528 February 1995: A request for rezoning a 43.45+ acre tract of land from AG to RS-3/RM-0/CS and a Planned Unit Development for a mixed use development, including residential and commercial uses. All concurred in approval of CS zoning on the north 467' of the east 467' and the balance zoned RS-2 and approval of the PUD, for commercial on the northeast corner of PUD and residential on the remainder of development, on property located southwest corner of South Yale Avenue and East 121st Street.

Z-6453/ PUD-527 December 1994: All concurred in recommending approval of a request to rezone a 20+ acre tract from RS-1 to CS/PUD zoning on the 467' node for commercial development with the balance of the property to remain RS-1 for single-family development, on property located on the northeast corner of East 121st Street South and South Yale Avenue.

Z-6452/ PUD-526 December 1994: All concurred in recommending approval of a request to rezone a 13+ acre tract from RS-1 to CS/PUD zoning on the 467' node with the balance to remain RS-1 also within the PUD, on property located on the northwest corner of East 121st Street South and South Yale Avenue.

Z-6451 October 1994: All concurred in approval of a request to rezone a tract from AG to RS-1, located west of the northwest corner of E. 121st Street S. and S. Sheridan Road.

Z-5937/ PUD-358 May 1984: All concurred in approval of a request for rezoning a 54+ acre tract to RS-1/ PUD. The applicant had originally applied for rezoning from AG to RS-3/PUD, on property located north and east of the northeast corner of East 121st Street and South Yale Avenue.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 122+ acres in size and is located east of southeast corner of East 121st Street and South Yale Avenue. The property appears to be vacant and is zoned AG.

SURROUNDING AREA: The subject tract is abutted on the east by vacant AG (Agricultural) zoned property; on the north by a single-family residential neighborhood zoned RS-1 (Residential Single-Family); on the south by a mining operation zoned AG; and on the west by one single family dwelling and undeveloped AG (Agricultural) zoned property.

UTILITIES: The subject tract will be served by City of Tulsa municipal water and sewer.

TRANSPORTATION VISION:

The Comprehensive Plan designates 121st Street as a Primary Arterial. Additionally, the Major Street and Highway Plan calls for a residential collector street to run through this property and eventually connect to South Sheridan Road.

A Residential Collector is intended to strengthen neighborhood cohesion, promote alternative transportation, calm traffic and connect recreational destinations. They typically can be applied in two instances: in new residential neighborhoods or as retrofits in existing residential or downtown streets that may be wide, but do not provide sufficient parking, bicycle and pedestrian accommodations or traffic calming measures. These streets place a higher priority on landscaped medians, tree lawns, sidewalks, on-street parking, and bicycle lanes than the number of travel lanes. Residential streets consist of two to four travel lanes, but place a much higher priority on pedestrian and bicycle friendliness than on auto mobility.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 121 st Street	Primary Arterial	120'	2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

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.

A **New Neighborhood** 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.

Applicants Development Concept

The Estates at the River is a three-phase, master-planned residential community located in a rapidly growing area of South Tulsa. This prestigious new development is approximately 121 acres in size and located East of the SE/c of 121st Street & South Yale Avenue. The Estates at the River has the advantage of Arkansas River frontage, as well as close proximity to the newly planned Bixby School. This master plan proposes a maximum of 320 lots, with primary access being from a new residential collector street which will be located along the east boundary. Anticipated lot sizes are 70 feet in width, with a lot area over 8,500 square feet. To enhance the development, a six (6) foot tall masonry wall will be constructed (with a maximum column height of 8') along the 121st Street frontage.

The property is currently zoned AG (Agricultural) and a companion rezoning application for RS-3 will accompany this PUD application. The requested RS-3 zoning is similar to other developments in the area. The site is currently vacant, but shall continue the established aesthetic of other surrounding, successful residential developments. A large detention facility

will be constructed on the south end of the project which will also be used for passive recreational uses. Dirt from these ponds will be used to raise areas planned for residential lots.

The 'Tulsa Regional Trail System' proposes a "Planned Multi-Use Trail" through the southwest corner of the subject tract. During the platting process, provisions will be made to incorporate and link the proposed trail with the recreational amenity of the subdivision. Public access will be permitted on the "Multi-Use Trail" in the subdivision plat. The Estates at the River is in accordance with the assigned PLANiTULSA designation "New Neighborhood". The subdivision will be designed to meet high standards of internal and external connectivity, as outlined by the PLANiTULSA text. Streets within the residential development and the proposed collector street may either be gated or un-gated based on market needs.

PUD 803 Development Standards:

Gross Land Area: 5,285,092 SF 121.329 Acres

Net Land Area: 5,206,045 SF 119.514 Acres

Permitted Uses:

Uses permitted as a matter of right in RS-3, zoning district in the City of Tulsa Zoning Code, including landscaped features, secured entrances and recreational facilities and uses customarily accessory to permitted uses.

Maximum Number of Lots: 320

Minimum Lot Width: 65 Feet

Minimum Lot Size: 7,500 SF

Minimum Livability Space Required (per lot): 4,000 SF

Minimum Building Setbacks:

Front Yard	25 Feet
Rear Yard	20 Feet*
Side Yard	5 Feet
Side Yard abutting a public street	15 Feet

***Includes rear yards abutting an arterial street**

Maximum Building Height: 40 Feet*

**Architectural features may extend a maximum of five (5) feet above the maximum permitted building height.*

Maximum Front Yard Coverage by Parking Area: 40%

Off Street Parking:

Minimum two (2) enclosed off-street parking spaces per dwelling unit.

Signs:

One (1) along the 121st frontage, and three (3) along the proposed collector street frontage, not to exceed 32 square feet each in size and six (6) feet in height each.

At each reserve area along the west boundary a maximum 24 square foot monument sign constructed of a durable material identifying the reserves as future street extensions. The signs will be a maximum of 6' tall.

Screening:

A six (6) foot tall masonry wall will be constructed (with a maximum column height of 8') along the 121st Street frontage. Additionally, a solid screening fence will be provided along the collector street adjacent to residential properties not exceeding (6) feet in height (with a maximum column height of 8').

Access and Circulation

The Estates at the River will contain a public collector street for access to East 121st Street South. Streets providing access and circulation off the collector street into each phase may be either public or private and gated based on market needs at the time of platting.

Pedestrian (walking and bicycle) circulation will be developed within the development and outside in order to take advantage of nearby amenities such schools, the River Parks trail system, proposed park at the southwest corner of South Yale and 121st and the existing Fry Ditch walking trail.

In accordance with the City of Tulsa Subdivision Regulations, a sidewalk will be constructed along the property frontage of East 121st Street South, the proposed collector street as well as all internal streets. Should the project utilize private streets with gated entries, a pedestrian access gate will be incorporated into the wall/entry in order to allow residents to access all sidewalks.

As the project is currently contemplated, and shall be further refined during the platting process, the abutting property to the east shall be allowed vehicular and pedestrian access to the proposed collector street. Access points shall be identified to the collector for the abutting east property at the time it is platted. The current ownership of the abutting property to the west is held by the Muscogee (Creek) Nation. It is anticipated that the property is being considered as 'sovereign' and should such property status occur the property would not be subject to local zoning regulations. If the property has not received 'sovereign' status by the time each Phase II and Phase III develops, one stub street/reserve shall be incorporated into the plat for the abutting property to the west. If the stub street is not utilized within five (5) years after the plat is filed of record, the lot may be used for residential purposes.

Technical Advisory Committee Requirements:

1. Common livability space shall be designed and located so as to be accessible to the dwelling units it is intended to serve. Provisions for the ownership and maintenance of common livability space as will insure its continuity and conservation shall be incorporated in the subdivision plat, in compliance with the provisions of Subsection 1107.F.

2. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.
3. A homeowners association shall be created and vested with sufficient authority and financial resources to properly maintain any/all private streets and common areas, including any stormwater detention areas, security gates, guard houses or other commonly owned structures within the PUD.
4. Any private roadways shall have a minimum right-of-way and be a minimum width for two-way roads and for one-way loop roads, measured face-to-face of curb complying with the requirements of the City of Tulsa. All curbs, gutters, base and paving materials used shall be of a quality and thickness which meets the City of Tulsa standards for a minor residential public street.
5. If private streets are constructed the City shall inspect and certify that they meet City standards prior to any building permits being issued on lots accessed by those streets. The developer shall pay all inspection fees required by the City.
6. No building permit shall be issued until the requirements of Section 1107F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants that relate to PUD conditions.
7. Any entry gates or guardhouses, if proposed, must receive detail site plan approval from TMAPC, Tulsa Public Works and Tulsa Fire Departments prior to issuance of a building permit for the gates or guard houses.
8. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
9. To meet the high level of connectivity outlined in the City of Tulsa Comprehensive Plan for street systems and sidewalks careful design considerations should be considered to ensure that new communities are connected and easily travelled by foot and bicycle, as well as car. Construction of connected neighborhood streets will expand transportation choices by making walking and biking easier, while lowering travel demands on major arterials.
10. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.
11. A minimum of two reserve areas will be required for future stub street connections to the west of the project. Those reserve areas will be held for a minimum of 5 years. Signs will be placed on each reserve site identifying those areas as future stub street connections.

The subject tract gently slopes from the northeast to the southwest direction, and towards the abutting Arkansas River and is in an area that has historic flooding concerns. This relatively flat, vacant site is well suited for an RS-3 development of medium density lot sizes. The USDA soils report indicates that the tract is composed of 81% "Choska very fine" and 14% "Latanier clay" soils. The balance of the soil types includes Kiomatia loamy fine and Wynona silty clay type soils. A geotechnical (soils report) will be prepared prior to construction and used in the design of streets and infrastructure. The ponds and large green spaces are being constructed to provide enough dirt on site to raise the home sites above historic flood concerns.

PUD STAFF RECOMMENDATION:

The single family residential use in the project is consistent with the New Neighborhood vision and area of growth outlined in the comprehensive plan.

The PUD provides and preserves meaningful open space and is in harmony with spirit and intent the PUD chapter of the Tulsa Zoning Code. ~~except that~~ The street pattern does not provide compatibility with adjoining and proximate properties **west or south of the site. Written provisions have been made in the PUD for possible future vehicular connections west of this project. Staff recommends approval of this PUD with the understanding that the Plat may be significantly different than illustrated in this report. Significant street pattern modifications may be implemented during the Subdivision Plat Process.**

The conceptual plan anticipates connections to the planned multi use trail system along the Arkansas River.

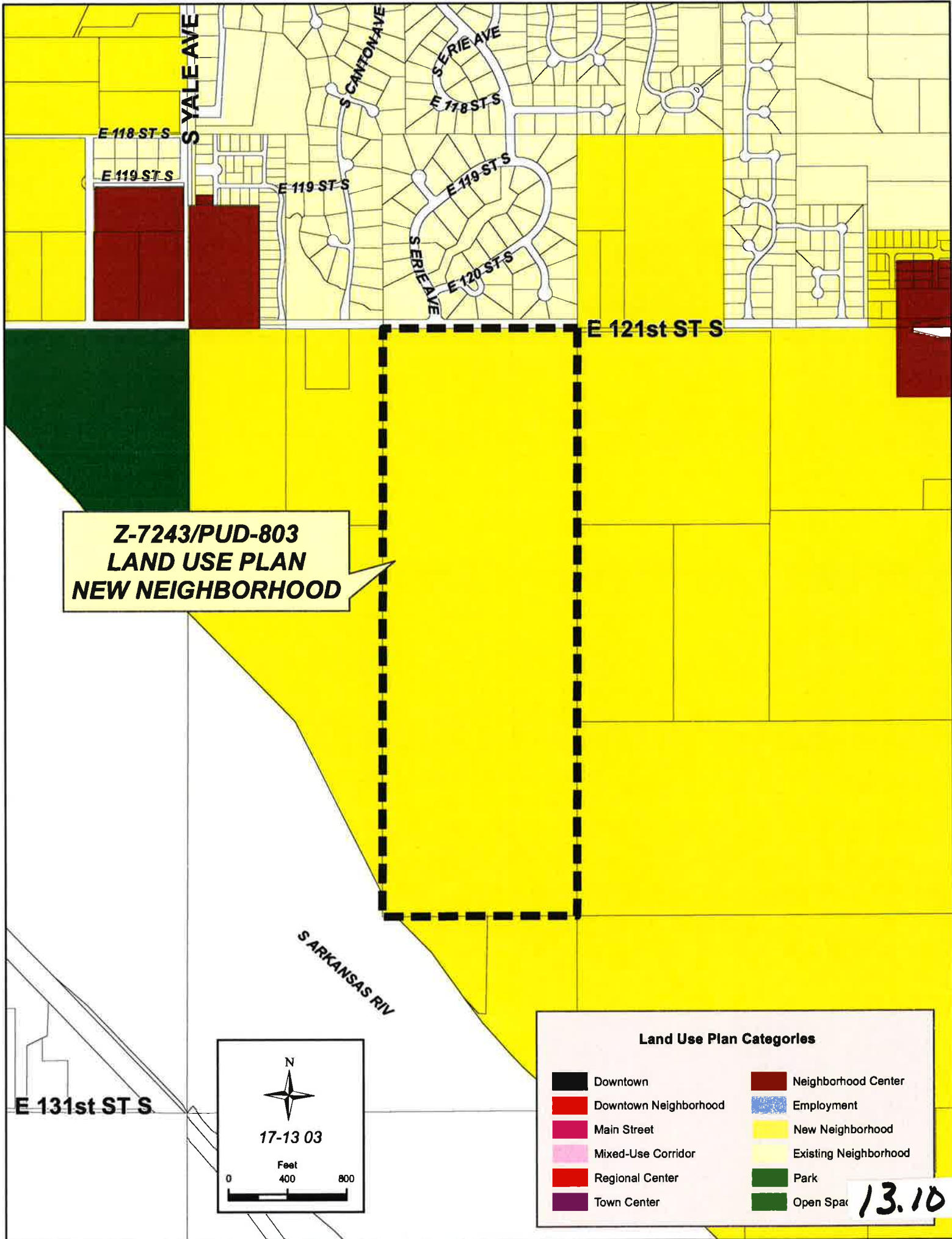
The conceptual illustration in the PUD is not consistent with the connectivity concept in the Tulsa Comprehensive Plan. Staff can support the PUD for private streets but internal connectivity will be a significant additional consideration of the plat approval process.

The applicant and representatives from the City of Tulsa, INCOG and City of Bixby met 11/18/2013 regarding the affect of the proposed 125th Street Right of Way location. If this Planned Unit Development moves forward as illustrated in the PUD Conceptual Plan dated 11/19/2013 provisions for 125th Street can be satisfied outside of phase one of the development. Staff supports the single family residential component of this PUD and may support a commercial component if future plans for the Yale Bridge Concept and the Creek Nation develop as expected.

The PUD provides a unified treatment of the development possibilities of the project site **and contemplates the possible Yale Bridge Concept included in this application.**

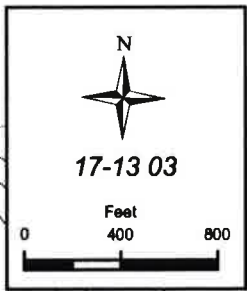
Staff recommends **APPROVAL** of **PUD-803** as outlined in the Development Standards defined above.

11/06/13
11/19/2013

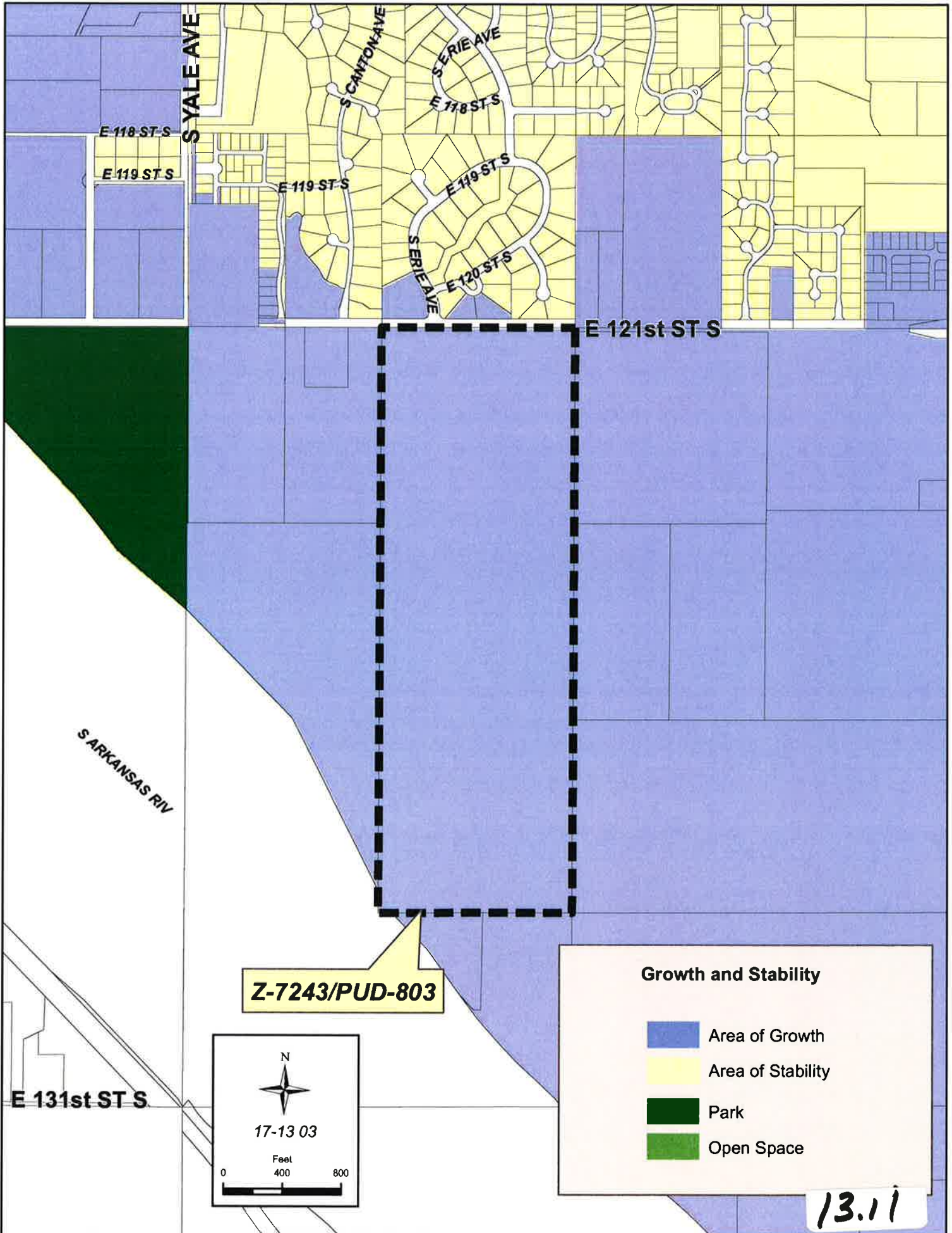


**Z-7243/PUD-803
LAND USE PLAN
NEW NEIGHBORHOOD**

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



13.10



S YALE AVE

S CANTON AVE

S ERIE AVE

E 118 ST S

E 118 ST S

E 119 ST S

E 119 ST S

E 119 ST S

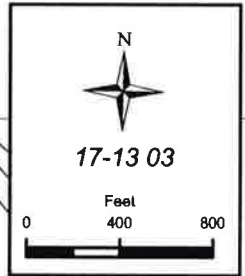
S ERIE AVE

E 120 ST S

E 121st ST S

S ARKANSAS RIV

E 131st ST S



Z-7243/PUD-803

Growth and Stability

- Area of Growth
- Area of Stability
- Park
- Open Space

13.11



Tanner Consulting LLC

Architecture • Land Planning • Civil Engineering • Land Surveying

Monday, October 28, 2013

Brad Bates
Lot Split Administrator
INCOG
Williams Tower II
Two West Second Street, Suite 800
Tulsa, OK 74103

Phone: (918)584-7526
Fax: (918)579-9576

Re: 13099 - Green - 121st & Yale: Design Development - Revised PUD

One (1) - Bound copy of the revised PUD 803
One (1) - Paper clipped copy of the revised PUD
One (1) - CD containing electronic copy of the revised PUD

Brad,

We have revised the PUD to incorporate changes suggested in the various e-mails. We continue to work with the Fire Department on required access to the project. I did not add language about meeting "International Fire Code..." for fear that if we are able to work out an alternative, the requirement is still in the PUD. It is understood by the developers that fire access must be met without saying it in the PUD as is all other engineering requirements and we are okay with Staff making such a requirement in the PUD recommendation. I have another meeting with the developers today at 2:30 to discuss other options which would meet the Fire Department requirements in an alternative method. We hope to remain on the Nov. 6th agenda without Staff recommending a continuance so we can discuss with the TMAPC. If the TMAPC wants us to continue, we certainly will but as I discussed, we hope to have the issue resolved by then.

Thanks for your help.

Ricky

THE ESTATES AT THE RIVER

PUD NO. 803

121.329 acres East of SE/c of 121st Street & Yale Avenue,
Tulsa, Oklahoma

Applicant/Owner

The Estates At The River, LLC
c/o Ricky Jones
5323 S. Lewis Avenue
Tulsa, OK 74105
ricky@tannerbaitshop.com

Development Engineer

Tanner Consulting, LLC
c/o Ricky Jones
5323 South Lewis Avenue
Tulsa, OK 74105
ricky@tannerbaitshop.com

October 26, 2013

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Exhibit List:

Exhibit A.1: PUD Legal Description A.1

I. Development Concept

The Estates At The River is a three-phase, master-planned residential community located in a rapidly growing area of South Tulsa. This prestigious new development is approximately 121 acres in size and located East of the SE/c of 121st Street & South Yale Avenue. The Estates At The River has the advantage of Arkansas River frontage, as well as close proximity to the newly planned Bixby school. This master plan proposes a maximum of 320 lots, with primary access being from a new residential collector street which will be located along the east boundary. Anticipated lot sizes are 70 feet in width, with a lot area over 8,500 square feet. To enhance the development, a six (6) foot tall masonry wall will be constructed (with a maximum column height of 8') along the 121st Street frontage.

The property is currently zoned AG (Agricultural) and a companion rezoning application for RS-3 will accompany this PUD application. The requested RS-3 zoning is similar to other developments in the area. The site is currently vacant, but shall continue the established aesthetic of other surrounding, successful residential developments. A large detention facility will be constructed on the south end of the project which will also be used for passive recreational uses. Dirt from these ponds will be used to raise areas planned for residential lots.

The 'Tulsa Regional Trail System' proposes a "Planned Multi-Use Trail" through the southwest corner of the subject tract. During the platting process, provisions will be made to incorporate and link the proposed trail with the recreational amenity of the subdivision. Public access will be permitted on the "Multi-Use Trail" in the subdivision plat.

The Estates At The River is in accordance with the assigned PlaniTULSA designation "New Neighborhood". The subdivision will be designed to meet high standards of internal and external connectivity, as outlined by the PlaniTULSA text. Streets within the residential development and the proposed collector street may either gated or un-gated based on market needs.

II. Development Standards

Gross Land Area: 5,285,092 SF 121.329 Acres

Net Land Area: 5,206,045 SF 119.514 Acres

Permitted Uses:

Uses permitted as a matter of right in RS-3, zoning district in the City of Tulsa Zoning Code, including landscaped features and secured entrances and recreational facilities and uses customarily accessory to permitted uses.

Maximum Number of Lots: 320

Minimum Lot Width: 65'

Minimum Lot Size: 7,500 SF

Minimum Livability Space Required (per lot): 4,000 SF

Minimum Building Setbacks:

Front Yard 25 Feet

Rear Yard 20 Feet

Side Yard 5 Feet

Side Yard abutting a public street 15 Feet

Maximum Building Height: 40 Feet*

**Architectural features may extend a maximum of five (5) feet above the maximum permitted building height.*

Maximum Front Yard Coverage by Parking Area: 40%

Off Street Parking:

Minimum two (2) enclosed off-street parking spaces per dwelling unit.

Signs:

One (1) along the 121st frontage, and three (3) along the proposed collector street frontage, not to exceed 32 square feet each in size and six (6) feet in height each.

THE ESTATES AT THE RIVER

EXHIBIT A

AERIAL PHOTOGRAPHY & SURROUNDING CONTEXT
GOOGLE EARTH 2013



PUD NO. 803

THE ESTATES AT THE RIVER

EXHIBIT B

CONCEPTUAL MASTER SITE PLAN



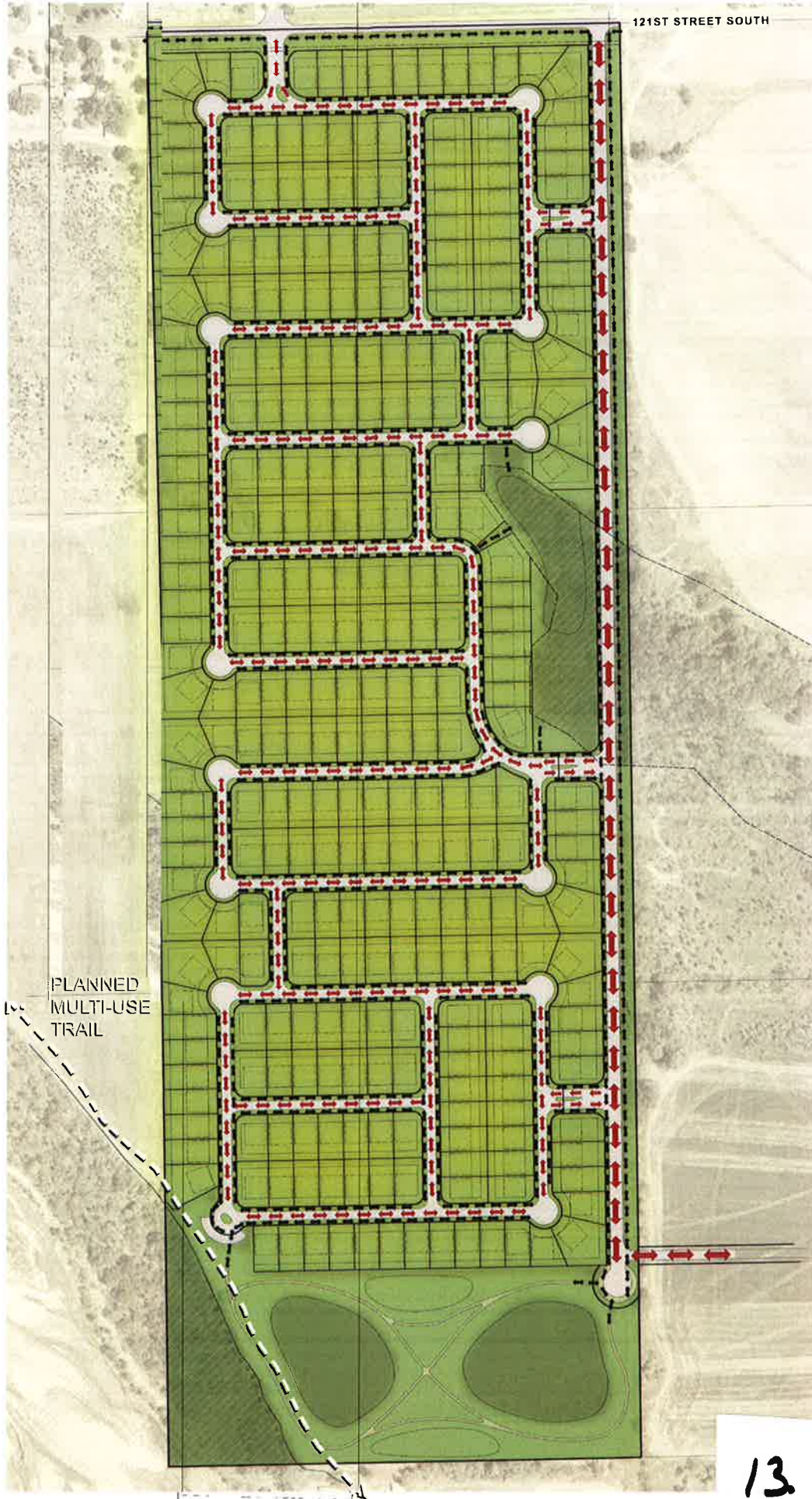
13.18

PUD NO. 803

THE ESTATES AT THE RIVER

EXHIBIT C

CIRCULATION DIAGRAM
VEHICULAR & PEDESTRIAN TRAVEL PATHS INDICATED



13 19

THE ESTATES AT THE RIVER

EXHIBIT D

ENVIRONMENTAL SOILS ANALYSIS



Map Unit Symbol	Map Unit Name	Area in ACI	Percent of ACI
7	Chockia very fine sandy loam, 0 to 1 percent slopes, rarely flooded	99.2	81.0%
27	Koomalia loamy fine sand, 0 to 1 percent slopes, frequently flooded	1.9	1.5%
29	Lutiner clay, 0 to 1 percent slopes, occasionally flooded	16.9	13.8%
53	Wynona silty clay loam, 0 to 1 percent slopes, occasionally flooded	4.1	3.4%
W	Water	0.3	0.2%
Totals for Area of Interest			100.0%

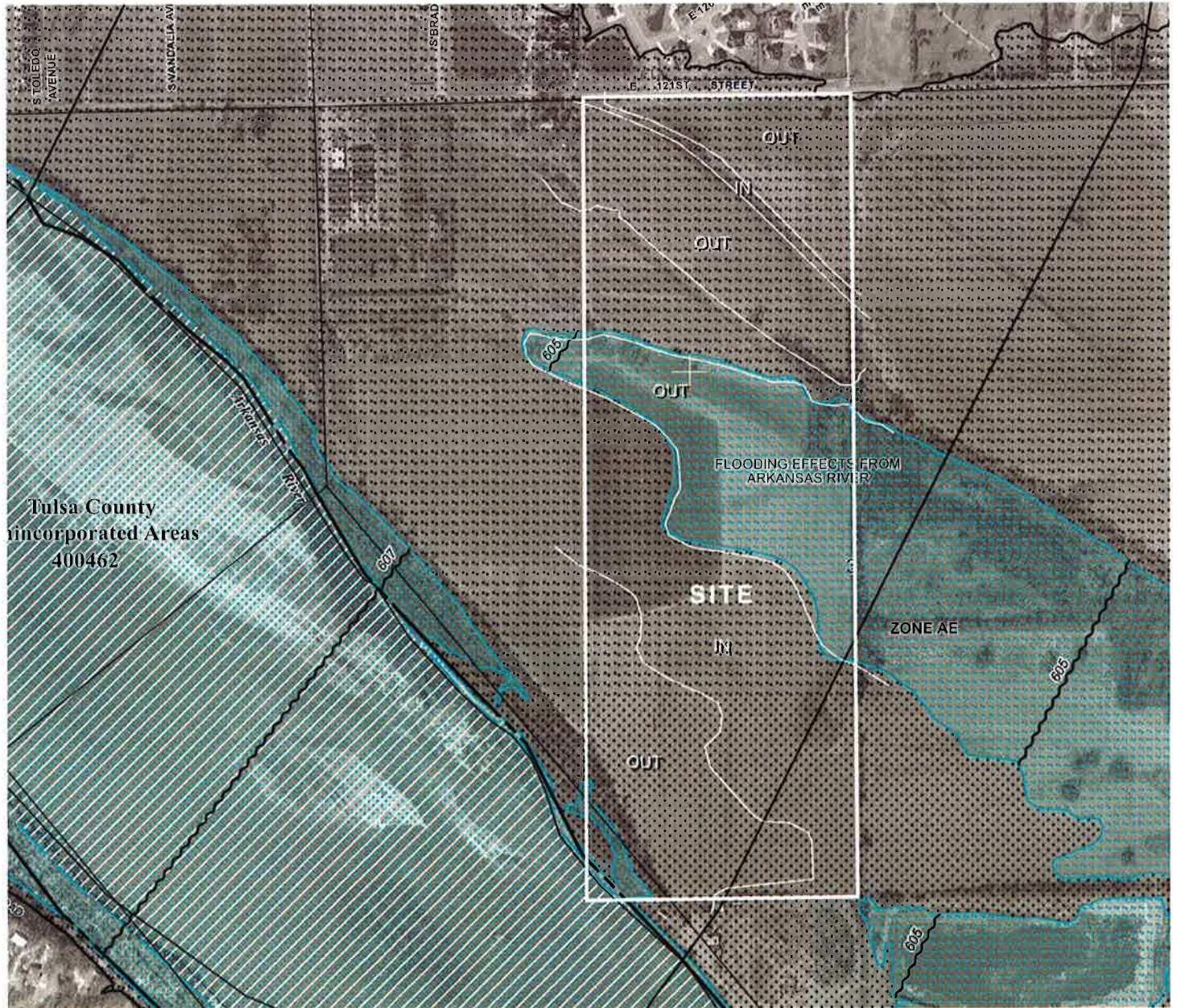
13.20

THE ESTATES AT THE RIVER

EXHIBIT E

FLOOD PLAIN MAPPING

FEMA PANEL# FM40143C0431L & TULSA REGULATORY



THE ESTATES AT THE RIVER

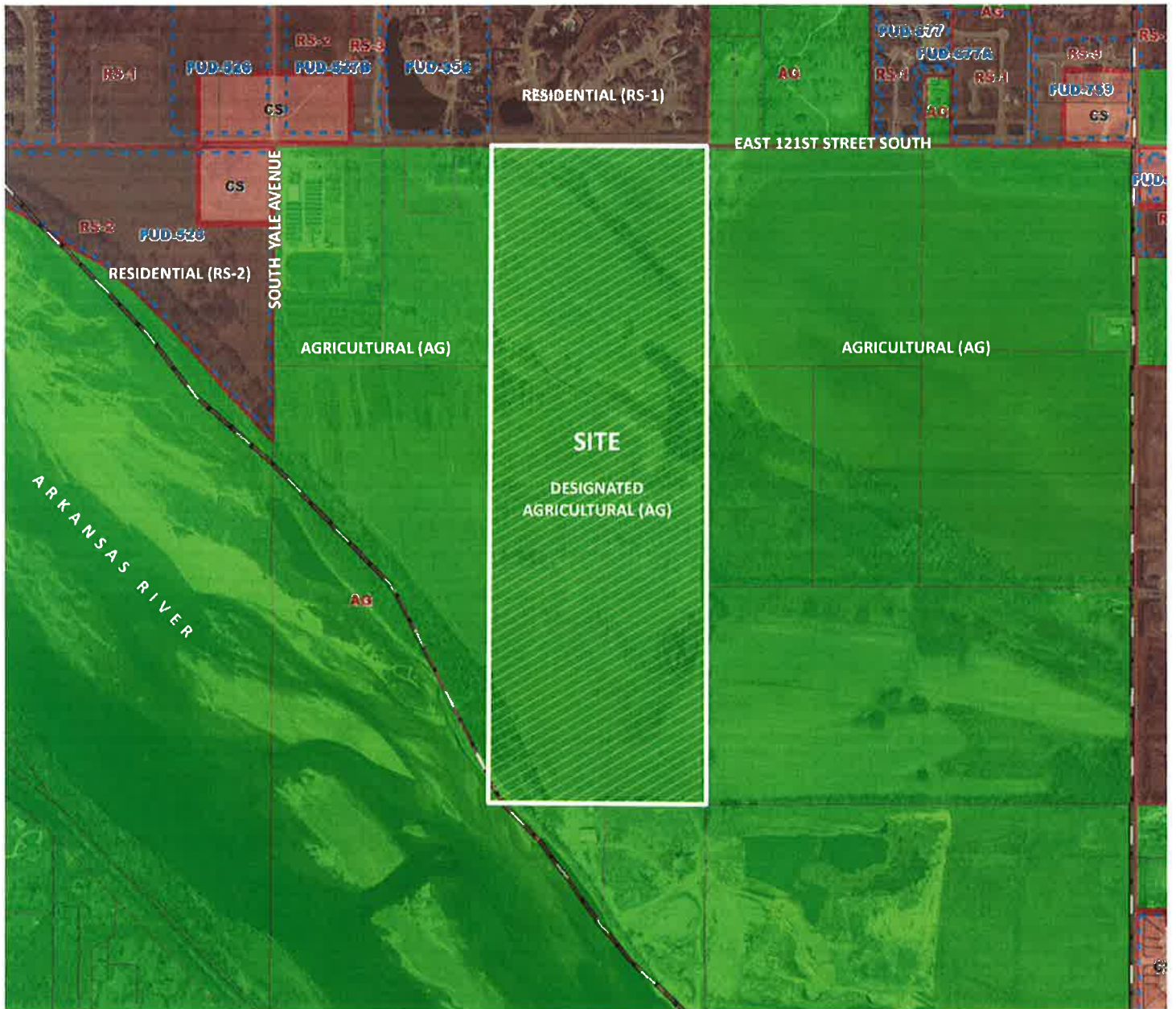
EXHIBIT F

FUTURE PEDESTRIAN ACCESSIBLE AMENITIES



THE ESTATES AT THE RIVER

EXHIBIT G CURRENT ZONING MAP INCOG GIS 2013



THE ESTATES AT THE RIVER

EXHIBIT H

COMPREHENSIVE PLAN MAP PLANITULSA 2010



III. Access and Circulation

The Estates At The River will contain a public collector street for access or East 121st Street South. Streets providing access and circulation off the collector street into each phase may be either public or private and gated based on market needs at the time of platting. public streets which are not gated.

Pedestrian (walking and bicycle) circulation will be strongly encouraged both within the development and outside in order to take advantage of nearby amenities such schools, the River Parks trail system, proposed park at the southwest corner of South Yale and 121st and the existing Fry Ditch walking trail.

In accordance with the City of Tulsa Subdivision Regulations, a sidewalk will be constructed along the property frontage of East 121st Street South, the proposed collector street as well as all internal streets. Should the project utilize private streets with gated entries, a pedestrian access gate will be incorporated into the wall/entry in order to allow residents to access all sidewalks.

As the project is currently contemplated, and shall be further refined during the platting process, the abutting property to the east shall be allowed vehicular and pedestrian access to the proposed collector street. Access points shall be identified to the collector for the abutting east property at the time it is platted. The current ownership of the abutting property to the west is held by the Muscogee (Creek) Nation. It is anticipated that the property is being considered as 'sovereign' and should such property status occur the property would not be subject to local zoning regulations. If the property has not received 'sovereign' status by the time each Phase II and Phase III develops, one stub street/reserve shall be incorporated into the plat for the abutting property to the west. If the stub street is not utilized within five (5) years after the plat is filed of record, the lot may be used for residential purposes.

IV. Environmental Analysis and Topography

The subject tract gently slopes from the northeast to the southwest direction, and towards the abutting Arkansas River. This relatively flat, vacant site is well suited for an RS-3 development of medium density lot sizes. The USDA soils report indicates that the tract is composed of 81% "Choska very fine" and 14% "Latanier clay" soils. The balance of the soil types include Kiomatia loamy fine and Wynona silty clay type soils. A geotechnical (soils report) will be prepared prior to construction and used in the design of streets and infrastructure.

V. Drainage and Utilities

A large portion of the subject tract is within FEMA flood plain zone "AE" or "X" under existing conditions. Large quantities of dirt will be taken from a proposed detention basin, in order to raise all residential lots above the minimum Base Flood Elevation (BFE). Proposed grading shall not inhibit existing overland drainage paths.

The Estates At The River will be served by City of Tulsa public utilities. An internal waterline loop will supply all lots, and each lot will connect to a City of Tulsa sanitary sewer system. Stormwater runoff will be collected onsite and discharged into the Arkansas River. Overland drainage will flow to a detention basin to the south area of the property.

VI. Existing Zoning and Land Use

The subject tract is currently zoned Agricultural (AG). It is abutted to the west, south, and east by vacant agricultural land, and to the north by an RS-1 zoned development. A new Bixby public school is proposed for a tract abutting the east property line of The Estates At The River. The PlaniTULSA Plan designates the subject tract as "New Neighborhood".

VII. Detailed Site Plan Review

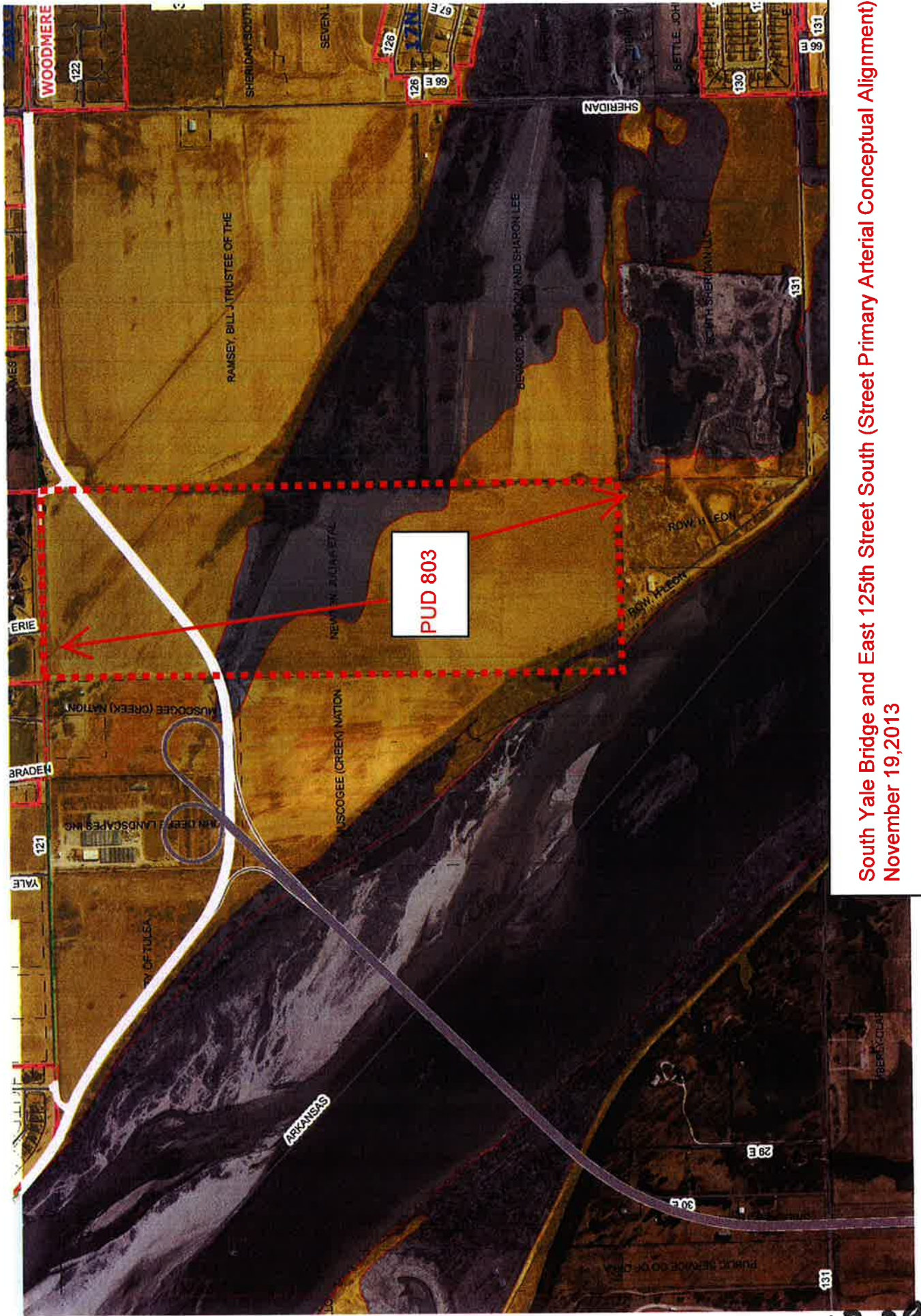
The subdivision plat filed with the Tulsa County Clerk's office shall serve as the PUD Detail Site as required by the City of Tulsa Zoning Code.

VIII. Platting Requirement

In accordance with Section 213 of the City of Tulsa Zoning Code, no building permit or occupancy permit shall be issued until a subdivision plat or plat waiver has been approved by the TMAPC.

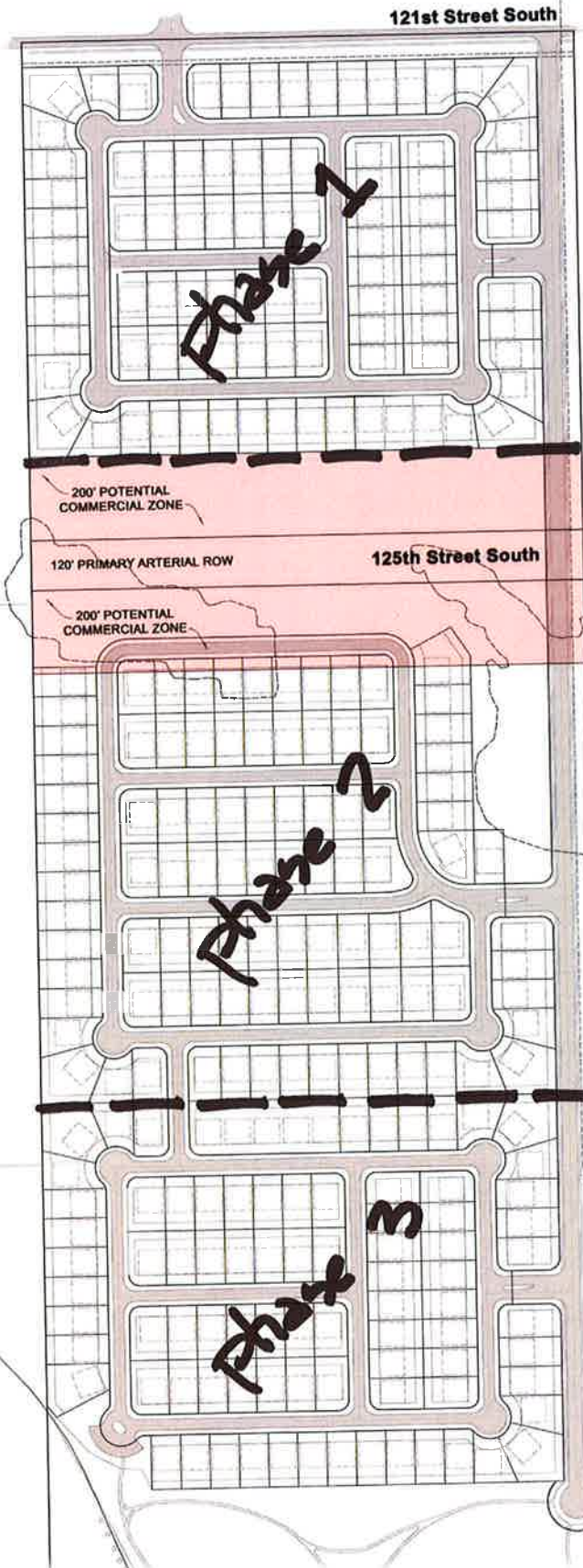
IX. Expected Schedule of Development

Development of the project is expected to commence and be completed as market conditions permit.



South Yale Bridge and East 125th Street South (Street Primary Arterial Conceptual Alignment)
November 19, 2013

1329



Conceptual 125th Street /
Arkansas River Bridge
Realignment

MUSKOGEE (CREEK)
NATION

* PLAN IS FOR REFERENCE
PURPOSES ONLY. ACTUAL STREET
LOCATION MAY VARY, OR MAY NOT BE
LOCATED ON THE SUBJECT TRACT AT
ALL.

** THIS EXHIBIT WAS CREATED WITH
INFORMATION BASED ON THE LATEST
CONCEPTUAL ALIGNMENT PROVIDED
TO THE DEVELOPER.

The Estates at the River
East of SE/c of 121st Street & Yale Avenue, Tulsa
121.329 Acres (Gross) 119.514 Acres (Net)
70' Residential lots



Tanner Consulting, LLC
Tulsa, Oklahoma
918-715-9929

13.30

**NOTICE OF HEARING BEFORE THE
TULSA METROPOLITAN AREA PLANNING COMMISSION
CITY OF TULSA, OKLAHOMA**

CASE NUMBER: Z-7243/ PUD-803

Notice is hereby given that a public hearing will be held before the Tulsa Metropolitan Area Planning Commission (TMAPC), to consider the proposed amendment to the zoning map. All persons interested in this matter may attend this hearing and present their objections to or arguments for the proposed amendment(s).

**APPLICANT: Tanner Consulting LLC (918.745.9929/
jshelton@tannerbaitshop.com)**

ACTION REQUESTED: Rezoning and Planned Unit Development

LOCATION: East of southeast corner of E. 121st St. and S. Yale Ave.

PROPERTY LEGAL DESCRIPTION: A TRACT OF LAND THAT INCLUDES GOVERNMENT LOT 3, THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4), AND GOVERNMENT LOT 6 OF SECTION THREE (3), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 3; THENCE SOUTH 00°57'49" EAST AND ALONG AND THROUGH THE EAST LINE OF LOT 3, FOR A DISTANCE OF 4,007.24 FEET TO THE SOUTHEAST CORNER OF GOVERNMENT LOT 6; THENCE SOUTH 88°52'18" WEST AND ALONG THE SOUTH LINE OF SAID LOT 6, FOR A DISTANCE OF 1,320.02 FEET TO THE SOUTHWEST CORNER OF LOT 6; THENCE NORTH 0°55'36" WEST AND ALONG AND THROUGH THE WEST LINE OF LOT 6, FOR A DISTANCE OF 4,008.25 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 3; THENCE NORTH 88°54'54" EAST AND ALONG THE NORTH LINE OF LOT 3, FOR A DISTANCE OF 1,317.43 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 5,285,092 SQUARE FEET OR 121.329 ACRES

PRESENT ZONING: AG (Agriculture)

PROPOSED ZONING: RS-3/ PUD-803 (Residential Single-family/ Planned Unit Development)

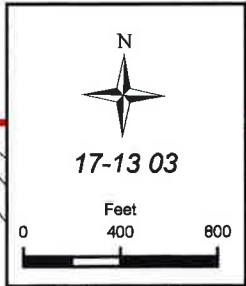
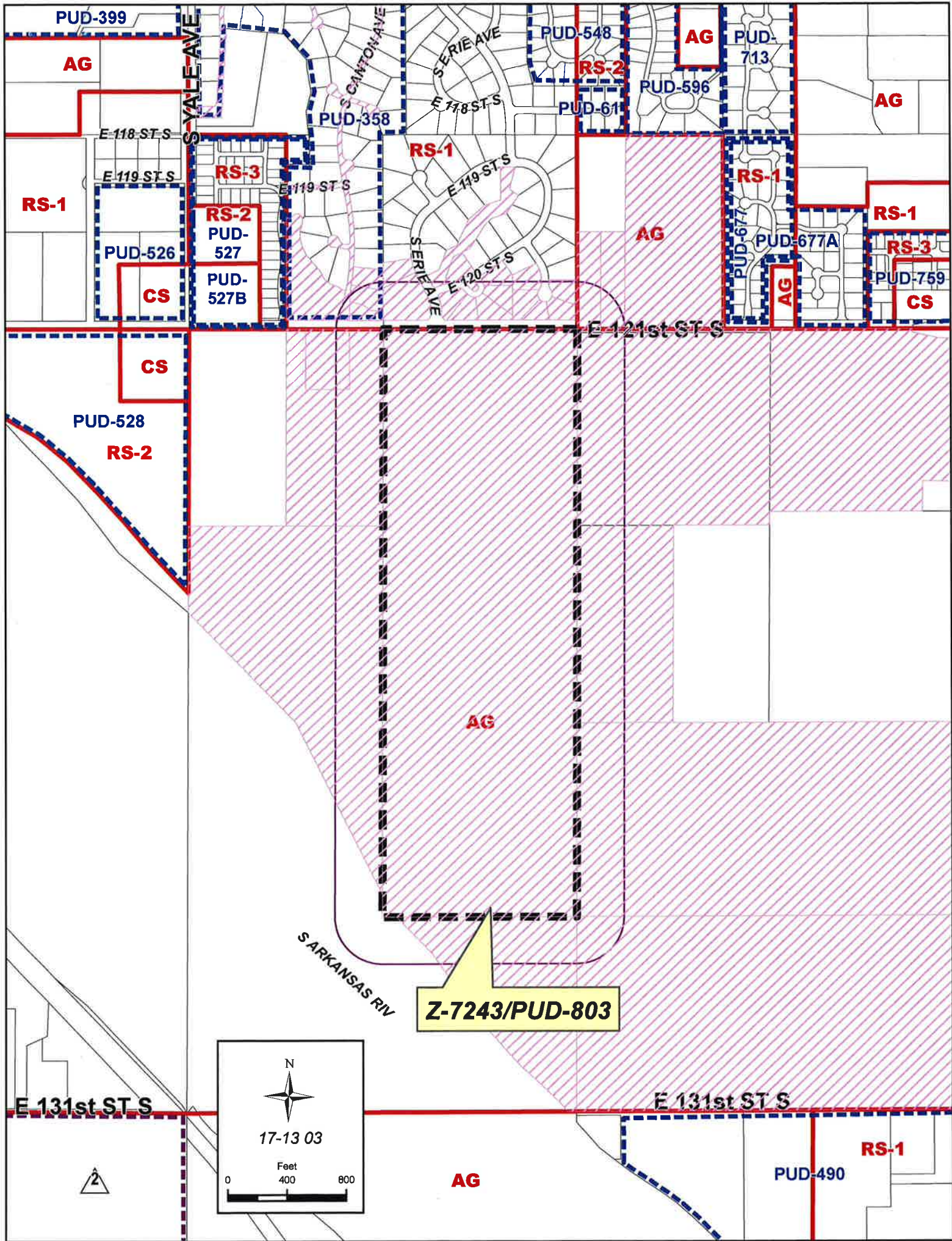
FOR: Residential development

HEARING DATE: *Wednesday, 11/6/2013 1:30 PM*

The meeting will be held at: ***City Council Chambers
2nd level, 175 East 2nd St.
TULSA, OKLAHOMA***



For more information call Dwayne Wilkerson or any zoning officer with the Tulsa Metropolitan Area Planning Commission (TMAPC) at (918) 584-7526 or to view the submitted application visit: www.tmapc.org/tmapc/Z-7243 PUD-803.pdf



2

Z-7243/PUD-803
AZADI, REZA & DINA
5407 E 120TH ST
TULSA OK 74137

Z-7243/PUD-803
BEVARD, BILLY DON & SHARON LEE
CO-TTEES MARY G BEVARD TRUST
12606 S SHERIDAN RD
BIXBY OK 74008-2304

Z-7243/PUD-80
BLANKENSHIP, KERRY L
11947 S CANTON AVE
TULSA OK 74137

Z-7243/PUD-803
CHILDS, AMY H
12019 S GRANITE AVE
TULSA OK 741378803

Z-7243/PUD-803
DEER MEADOW LLC
6122 E 61ST ST
TULSA OK 74136

Z-7243/PUD-80
DEER MEADOW LLC
6122 E 61ST ST
TULSA OK 74136

Z-7243/PUD-803
ELIAS, ERIC PAUL & HEATHER JO
9959 E 51ST ST
TULSA OK 74146

Z-7243/PUD-803
GANN, K DALE AND SUSAN V
11941 S CANTON AVE
TULSA OK 74137

Z-7243/PUD-80
HAMPTON OAKS HOMEOWNERS ASSOC
C/O RANDY SCHMITZ
11821 S FULTON AVE
TULSA OK 74137

Z-7243/PUD-803
HAMPTON OAKS HOMEOWNERS ASSOC
C/O RANDY SCHMITZ
11821 S FULTON AVE
TULSA OK 74137

Z-7243/PUD-803
HAMPTON OAKS HOMEOWNERS ASSOC
C/O RANDY SCHMITZ
11821 S FULTON AVE
TULSA OK 74137

Z-7243/PUD-80
HUNTERS HILL PROPERTY
OWNERS ASSOC INC
PO BOX 517
BIXBY OK 74008

Z-7243/PUD-803
HUNTERS HILL PROPERTY OWNERS
ASSOC INC
PO BOX 517
BIXBY OK 74008

Z-7243/PUD-803
HUNTERS HILL PROPERTY OWNERS
ASSOC INC
PO BOX 517
BIXBY OK 74008

Z-7243/PUD-80
INGRAHAM, STACY
PO BOX 1153
JENKS OK 74037

Z-7243/PUD-803
INGRAHAM, STACY
PO BOX 1153
JENKS OK 74037

Z-7243/PUD-803
IVERS, BROCK A & MICHELLE H
12018 S GRANITE AVE
TULSA OK 74137

Z-7243/PUD-80
LOVE, ADRIAN S & SUE ANN
5406 E 120 ST
TULSA OK 74137

Z-7243/PUD-803
MACLEOD, MARCIA M & CAMERON S
12012 S GRANITE AVE
TULSA OK 74137

Z-7243/PUD-803
MAXWELL, DIANE H & WILLIAM S TTEE
DIANE H MAXWELL TRUST
11936 S ERIE AVE
TULSA OK 74137

Z-7243/PUD-80
MAYOZA, JAMES C
C/O JENNY NEEL
6122 E 61ST ST
TULSA OK 74136

Z-7243/PUD-803
MORGAN, SCOTT A
12025 S GRANITE AVE
TULSA OK 74137

Z-7243/PUD-803
MUSCOGEE (CREEK) NATION
PO BOX 580
OKMULGEE OK 74447

Z-7243/PUD-80
MUSCOGEE (CREEK) NATION
PO BOX 580
OKMULGEE OK 74447

Z-7243/PUD-803
MUSCOGEE (CREEK) NATION
PO BOX 580
OKMULGEE OK 74447

Z-7243/PUD-803
NEWTON, JULIA A ETAL
C/O PAUL NEWTON AGENT
2510 PEPPER TREE CIR
MCKINNEY TX 750703732

Z-7243/PUD-80
NOVOTNY, NANCY K REV TRUST
5420 E 120TH ST
TULSA OK 74137

Z-7243/PUD-803
POWELL, JIMMY D JR & JESSICA M
5402 E 120TH ST S
TULSA OK 74137

Z-7243/PUD-803
RAMSEY, BILL J TRUSTEE
BILL J RAMSEY TRUST
PO BOX 40
BIXBY OK 74008

Z-7243/PUD-80
SANDERS, CALVIN S & JO S
5410 E 120 ST
TULSA OK 74137



SOUTH SHERIDAN LLC
10219 S CANTON AVE
TULSA OK 74137

Z-7243/PUD-803

WILLIAMS, GREG S & LARA
7040 S YALE
TULSA OK 74136

Z-7243/PUD-803

Z-7243/PUD-803

Z-7243/PUD-803

Z-7243/PUD-803

Z-7243/PUD-803

Z-7243/PUD-803

Z-7243/PUD-803

Z-7243/PUD-803

Phil Lakin Jr.
District 8 City Councilor
175 E. 2nd St.
4th Floor
Tulsa, OK 74103

Ron MacLeod
Hampton Oaks HOA
12012 S Granite Ave.
Tulsa OK 74137

13/PUD-803

Z-7243/PUD-803

Z-7243/PUD-803

Z-7243/PUD-803

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Z-7243/PUD-803

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Z-7243/PUD-803

Z-7243/PUD-803

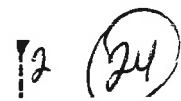
Z-7243/PUD-803

Z-7243/PUD-803

Z-7243/PUD-803



Bend along line to
expose Pop-up Edge™



asy Peel Labels
Template 5160

**NOTICE
OF PUBLIC HEARING FOR PROPOSED ZONING CHANGE**

CASE NUMBER: Z-7243/ PUD-803

CURRENT ZONING: AG (Agriculture)

**PROPOSED ZONING: RS-3/ PUD-803 (Residential Single-family/ Planned
Unit Development)**

FOR: Residential development

TRACT SIZE: 122± acres

**LOCATION: East of southeast corner of E. 121st St. and S. Yale
Ave.**

PUBLIC HEARING

City Council Chambers

2nd level, 175 East 2nd Street

Tulsa, OK

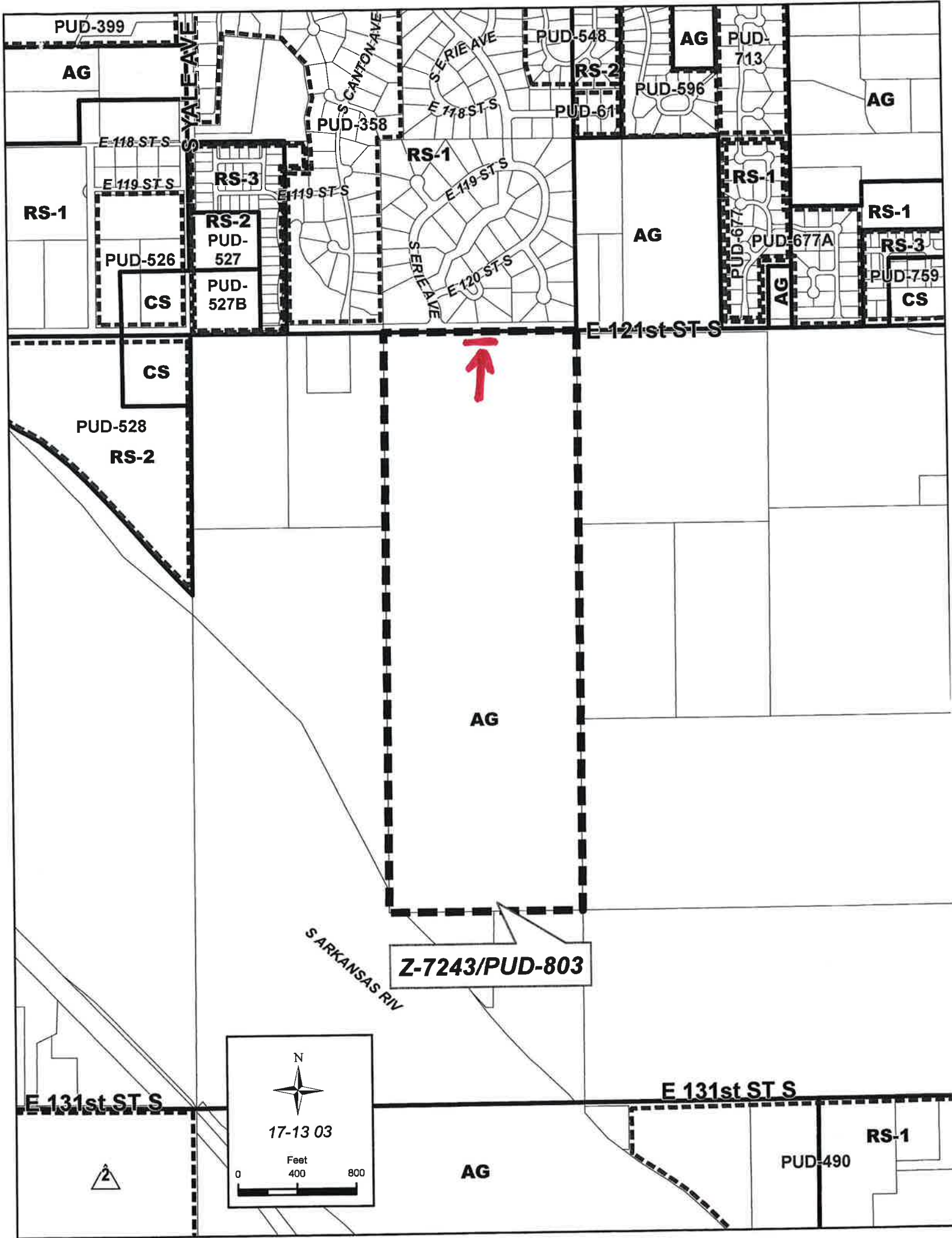
ON: *Wednesday, 11/6/2013*

TIME: 1:30 *p.m.*

TULSA METROPOLITAN AREA PLANNING COMMISSION

Call 584-7526 or visit: www.tmapc.org





PUD-399

AG

E-118-ST-S

E-119-ST-S

RS-1

PUD-526

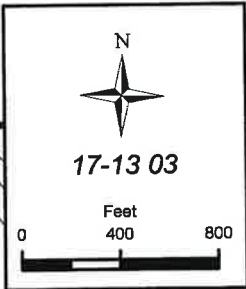
CS

CS

PUD-528

RS-2

E-131st-ST-S



S ARKANSAS RIV

Z-7243/PUD-803

AG

E 131st ST S

PUD-490

RS-1

PUD-358

RS-1

E-119-ST-S

E-120-ST-S

SERIE AVE



PUD-548

RS-2

PUD-611

PUD-596

AG

PUD-713

RS-1

PUD-677A

AG

RS-1

RS-3

PUD-759

CS

AG

AG

NOTICE

OF A PUBLIC HEARING

FOR A PROPOSED ZONING CHANGE

CASE NUMBER: Z-7243 / PUD-803

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FOR: Residential Development

TRACT SIZE: 122 +/- acres

LOCATION: East of southeast corner of E.

121st St.-and S. Yale Ave.

PUBLIC HEARING

City Council Chambers

2nd level, 175 East 2nd Street

Tulsa, OK

ON: Wednesday, 11/6/2013

TIME: 1:30 p.m.

TULSA METROPOLITAN AREA PLANNING COMMISSION

Call: 584-7326 or Visit: www.tmapc.org

10/16/2013

PUBLISHER'S AFFIDAVIT

172328

Published in the Tulsa Business & Legal News, Tulsa, Tulsa County, Oklahoma, October 16, 2013

Z-7243/PUD-803 W/MAP

PUBLICATION DATE(S)
10/16/13

CASE NUMBER: Z-7243/PUD-803 W/MAP

NOTICE OF HEARING BEFORE THE TULSA METROPOLITAN AREA PLANNING COMMISSION CITY OF TULSA, OKLAHOMA

CASE NUMBER: Z-7243/ PUD-803

Notice is hereby given that a public hearing will be held before the Tulsa Metropolitan Area Planning Commission (TMAPC), to consider the proposed amendment to the zoning map. All persons interested in this matter may attend this hearing and present their objections to or arguments for the proposed amendment(s).

APPLICANT: Tanner Consulting LLC (918.745.9929 / jshelton@tannerbaitshop.com)

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PRESENT ZONING: AG (Agriculture)

PROPOSED ZONING: RS-3/ PUD-803 (Residential Single-family/ Planned Unit Development)

FOR: Residential development

HEARING DATE: Wednesday, 11/6/2013 1:30 PM

The meeting will be held at: **City Council Chambers
2nd level, 175 East 2nd St.
TULSA, OKLAHOMA**

For more information call **Dwayne Wilkerson** or any zoning officer with the Tulsa Metropolitan Area Planning Commission (TMAPC) at (918) 584-7526 or to view the submitted application visit: www.tmapc.org/tmapc/Z-7243_PUD-803.pdf

AD NO: 00172328

LEGAL NOTICE

STATE OF OKLAHOMA
COUNTY OF Tulsa

} SS

I, of lawful age, being duly sworn, am a legal representative of Tulsa Business & Legal News of Tulsa, Oklahoma, a daily newspaper of general circulation in Tulsa, Oklahoma, a newspaper qualified to publish legal notices, advertisements and publications as provided in Section 106 of Title 25, Oklahoma Statutes 1971 and 1982 as amended, and thereafter, and complies with all other requirements of the laws of Oklahoma with reference to legal publications. That said notice, a true copy of which is attached hereto was published in the regular edition of said newspaper during the period and time of publication and not in a supplement, on the ABOVE LISTED DATE(S)

Representative Signature

Subscribed to and sworn to me this 17th day of October, 2013.

Notary Public
Carmen Tapp

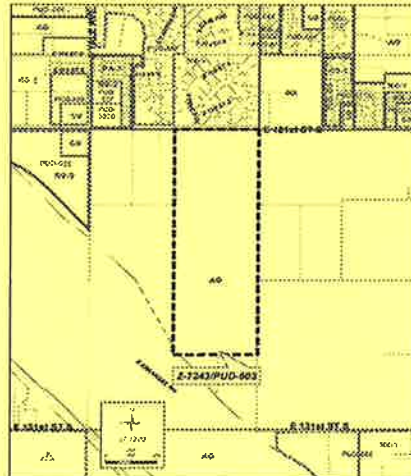
My commission number: 06011683

My commission expires: December 8, 2014

Customer #: 00007512

Customer: INCOG

Publisher's Fee: 197.00



**CARMEN TAPP
NOTARY PUBLIC
STATE OF OKLAHOMA
COMMISSION NO. 06011683
EXPIRES 12-8-2014**

INCOG

Two West 2nd Street #800
 Tulsa, OK 74103-3116
 (918)584-7526 Fax: (918)583-1024
 www.Incog.org

Receipt No. **225148**

RECEIPT

Customer

Name **TANNER CONSULTING**

Date: **09/25/13**

Qty	Description	Number	Unit Price	TOTAL
TMAPC RECEIPTS				
	Accelerated release of a Building Permit (Preliminary)		\$ 500.00	
	Access Change		50.00	
	Alternative Landscape Compliance		150.00	
	Appeal to District Court		100.00	
	BOA - City		500.00	
	BOA - County		500.00	
	Corridor Detail Plan		200.00	
	Corridor Detail Plan/Minor Revision		25.00	
	Corridor Landscape Plan		100.00	
	Corridor Plan/Minor Amendment		400.00	
	Corridor Sign Plan		100.00	
	Corridor Development Plan		25.00	
	Form-Based Code Administrative Review		200.00	
	Lot Combinations		100.00	
	Lot Splits		100.00	
	Plat - Final		250.00	
	Plat - Minor Subdivision		920.00	
	Plat - Preliminary		1,225.00	
	Plat-Reinstatement (Preliminary)		1,225.00	
	Plat-Sketch (Preliminary)		100.00	
	Plat - Subdivision (Preliminary)		250.00	
	Plat - Waiver		1,110.00	
	PUD - Landscape Plan		100.00	
1	PUD	PUD-803	1,670.00	\$1,670.00
	PUD - Major Amendment		700.00	
	PUD - Minor Amendment		400.00	
	PUD - Minor Revision to Landscape Plan		100.00	
	PUD - Minor Revision to Sign Plan		25.00	
	PUD - Minor Revision to Site Plan		25.00	
	PUD - Sign Plan		100.00	
	PUD - Site Plan		200.00	
1	Zoning - City	Z-7243	1,670.00	\$1,670.00
	Zoning - County		400.00	
	Zoning Letter		10.00	
			0.00	
	TOTAL TMAPC RECEIPTS			\$3,340.00
INCOG RECEIPTS				
	Map Request		\$ 10.00	
	Map Research Request		60.00	
	Maps-corporate limits		5.00	
	Maps-flood		1.00	
1	Publication in Newspaper	Z-7243	275.00	\$275.00
1	Signs	Z-7243	125.00	\$125.00
1	Postage & Property Owners Mailing	Z-7243	52.00	\$52.00
	Other		0.00	
	Postage		0.00	
	Publications		0.00	
	Scanning (site plan)		20.00	
	Copies-Plat map		5.00	
	Copies-Xerox Color copy		0.50	
	Copies-Xerox copies 1/2 sheet 8-1/2 x 11		0.50	
	Copies-Xerox copies 1/4 sheet 8-1/2 x 11		0.25	
	Zoning Atlas		150.00	
	Zoning Atlas and CD		250.00	
	Zoning Atlas digital CD		150.00	
	Zoning Code		40.00	
	Zoning Code Amendments-2013		15.00	
	Zoning Research		20.00	
	TOTAL INCOG RECEIPTS			\$452.00
	TOTAL DUE			\$3,792.00

Payment Details

Cash

Check No. **5180**

DISC MC VISA

Fee Waived

Credit Card Charge \$0.00
 5% credit card fee \$0.00
TOTAL AMOUNT PAID \$3,792.00
 Receipt taken by: **BILLIE DAVIDSSON**