



Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-866
(Related to case CZ-541)

Hearing Date: May 3rd, 2023
(Continued from April 5th, 2023)

Case Report Prepared by:

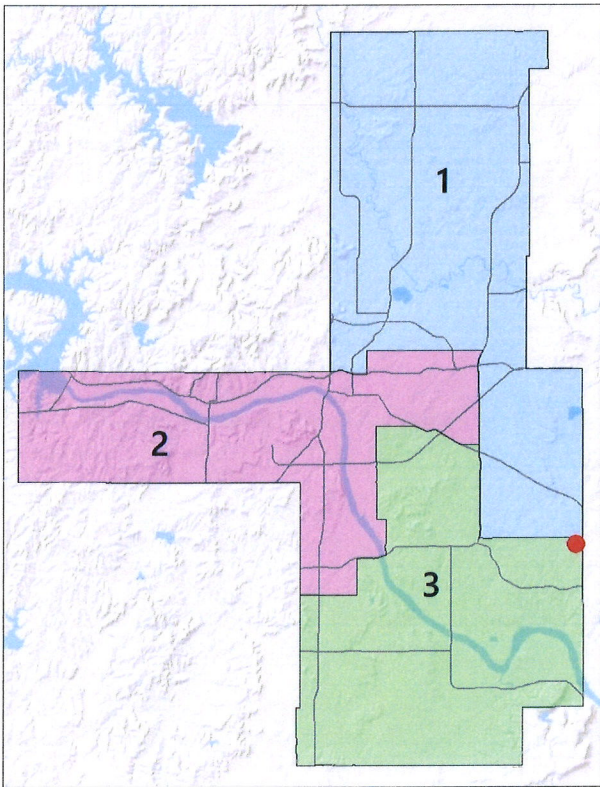
Jay Hoyt

Owner and Applicant Information:

Applicant: STP Solutions, Inc.

Property Owner: Darin & Eddinah Teeman

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Present Use: Single-Family Residence

Proposed Use: Residential

Concept summary: Rezone from AG-R to RS with a PUD overlay to permit a gated single-family residential subdivision with private streets.

Tract Size: 6.27 ± acres

Location: North of the Northwest corner of East 94th Street South and South 190th East Avenue

Zoning:

Existing Zoning: AG-R

Proposed Zoning: RS/PUD-866

Comprehensive Plan:

Land Use Map: Level 1 – Rural Residential

Stability and Growth Map: N/A

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 8424

CZM: 59

County Commission District: 3

Commissioner Name: Kelly Dunkerley

6.1

SECTION I: PUD-866

DEVELOPMENT CONCEPT: The applicant is requesting to rezone from AG-R to RS with a PUD overlay to permit a gated single-family subdivision with private streets. A rezoning is being concurrently proposed with this PUD (CZ-541). The proposed PUD will establish the allowable use as well as bulk and area requirements. The lots within the PUD area are intended to be a half acre minimum in size. The proposal lies within the Level 1 - Rural Residential designation of the City of Broken Arrow Comprehensive Plan, which has been adopted as part of the Tulsa County Comprehensive Plan. This proposal, along with the accompanying PUD are compatible with this designation.

The roadway layout shown in the applicants exhibits is preliminary and subject to change. Layout will be determined during the platting process.

EXHIBITS:

- INCOG Case map
- INCOG Aerial
- Comprehensive Plan Land Use Map
- Applicant Exhibits:
 - Statement of Intent
 - Development Standards
 - Exhibit A – Legal Description
 - Exhibit B – Conceptual Development Plan
 - Exhibit C – Topo and Aerial Map
 - Exhibit E – Surrounding Area Utility Map
 - Exhibit F – FEMA Floodplain

DETAILED STAFF RECOMMENDATION:

Uses allowed in PUD-866 are consistent with the Level 1- Rural Residential land use designation identified in the Tulsa County Comprehensive Land Use plan.

PUD-866 allows lots sizes and uses that are consistent with the anticipated future development pattern of the surrounding property;

PUD-866 is consistent with the provisions of the PUD chapter of the Tulsa County Zoning Code, therefore;

Staff recommends Approval of PUD-866 to rezone property from AG-R to RS/PUD-866.

DEVELOPMENT STANDARDS:

- Minimum Lot Size: 0.5 acres
- Maximum Building Height: 35 feet
- Minimum Building Setback from side and rear lot lines: 10 feet
- Permitted Uses: Residential single-family. No non-residential uses shall be allowed.

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Maximum Number of Dwelling Units: 12 (limited to 1 dwelling unit per ½ acre)

Vehicular & Pedestrian Circulation

The proposed roadway will be a private road with a cul-de-sac to meet fire marshal requirements. The private roadway will be 24 foot wide, hard surfaced, without curbs and drainage will be provided for by bar ditches on each side of the roadway.

SCREENING AND LANDSCAPING

Shall be in conformance with Tulsa County Zoning Code requirements.

SIGNS

One ground sign at the entrance of the road and one sign at the west side of S. 190th Ave will be in place at the subdivision. The signs shall not exceed 10 feet in height and will have a maximum surface area of 40 square feet.

All standards not established as a part of this PUD shall be per Tulsa County Zoning Code requirements for lots in an RS district.

Homeowners Association

A Homeowners Association (HOA) shall be required to be formed for the proposed subdivision to handle homeowner issues and maintenance of common areas.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is located in the Fenceline of the City of Broken Arrow and is designated as Level 1 - Rural Residential. The City of Broken Arrow's Comprehensive Plan was adopted as part of the Tulsa County Comprehensive Plan on October 6, 2020. The City initiated the Broken Arrow Next Comprehensive Plan with a horizon year of 2040 to create a cohesive vision that will accommodate future growth and maintain the city's high quality of life. The Plan was adopted by the Broken Arrow City Council on August 6, 2019 (Resolution Number 1255). The vision for the Broken Arrow Next Comprehensive Plan reflects the ideas, needs, and desires of community leaders, staff, and citizens. A variety of engagement techniques were utilized to develop this collective vision throughout the plan's development. Specific methods used to gather input included the creation of a Steering Committee and Technical Advisory Task Force, stakeholder interviews, four public workshops, design charrette, and an online survey.

Land Use Vision:

Land Use Plan map designation: Level 1 - Rural Residential

Level 1 represents the lowest intensity of land use in Broken Arrow. It is used primarily in the non-urbanized areas of Broken Arrow or to reflect established areas of very low-density residential development that may be expected to remain as an exception in urbanized areas. The principal uses in this level are either agriculturally related or single-family homes on large lots. A request for R-2, RS-2, or RS-3 zoning in the Level 1 may be in accordance with the Comprehensive Plan, provided the site

6.3

for the rezoning request is located adjacent to an arterial street, or is part of an existing R-2, RS-2, R-3, or RS-3 area which is located adjacent to an arterial street. Due to the uses allowed in this level of intensity, areas designated as Level 1 should generally be kept free of significant vehicular traffic generators and noisy or polluting uses. In addition, special consideration should be given to the manner in which Level 1 uses abut the other levels of higher intensity.

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: S 190th E Ave does not have a designation.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The subject site currently contains a single-family residence and agricultural land.

Environmental Considerations: None

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
S 190 th E Ave	None	None	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	AG-R	Level 1 – Rural Residential	N/A	Single-Family / Agricultural
South	RE	Level 1 – Rural Residential	N/A	Single-Family / Agricultural
East	AG-R	Level 1 – Rural Residential	N/A	Single-Family / Agricultural
West	RE	Level 1 – Rural Residential	N/A	Single-Family / Agricultural

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SECTION III: Relevant Zoning History

History: PUD-866 (Related to CZ-541)

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

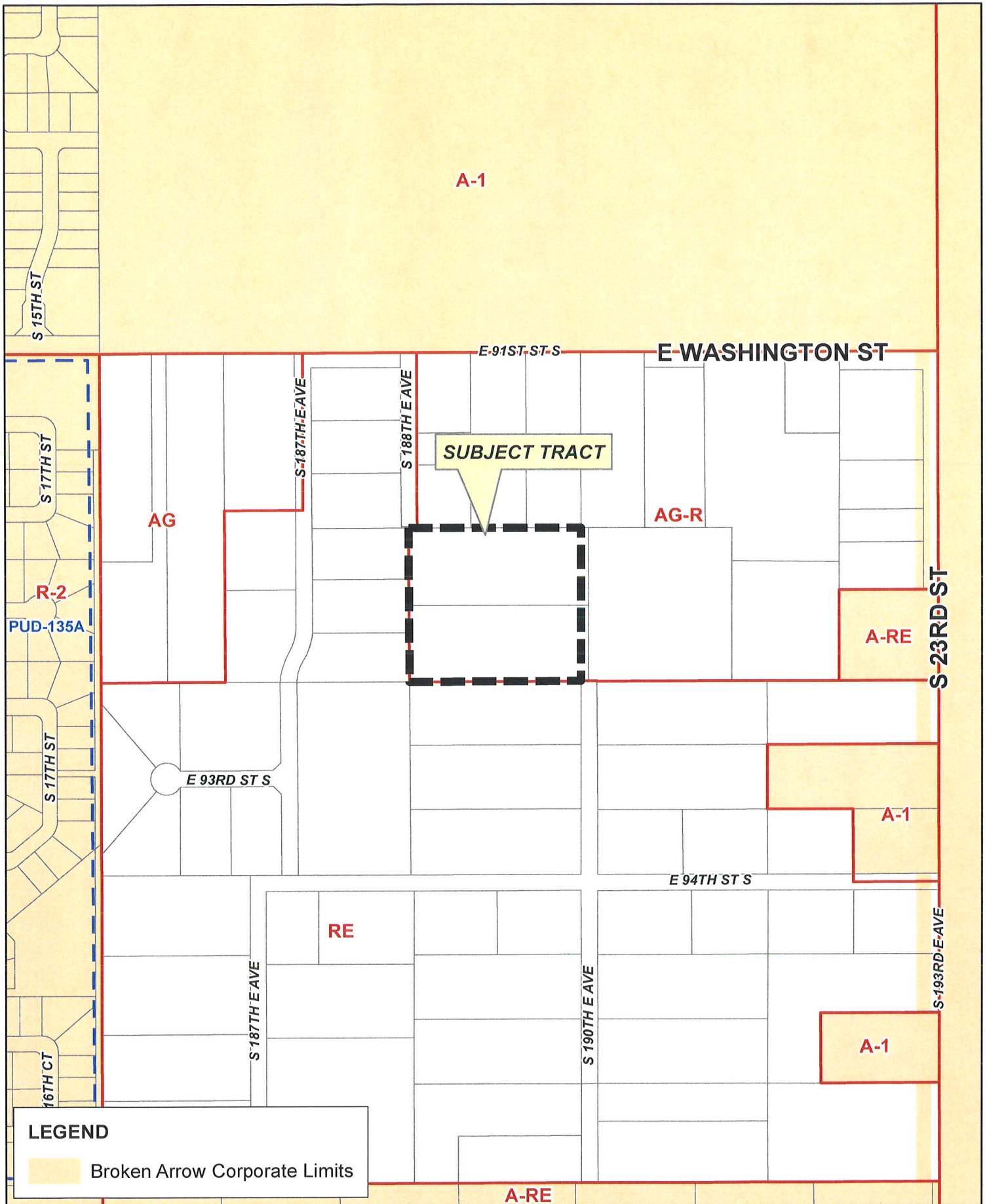
Surrounding Property:

CBOA-1282 August 1994: The Board of Adjustment **approved** a *Special Exception* to permit reduced minimum setback distance from oil and gas wells and related storage tanks to permit the construction of new dwelling unit, on property located at 9200 Block of South 187th East Avenue.

CBOA-1073 March 1992: The Board of Adjustment **approved** a *Variance* to permit a beauty shop in an AG-R zoned district & a *Variance* of the all-weather surface parking, on property located at 19122 East 91st Street South.

BOA-7142 September 1971: The Board of Adjustment **approved** a *Variance* for a modification of front footage requirements in an AG District to permit a lot split on property located at 18900 E. 91st St South.

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A-1

SUBJECT TRACT

AG

AG-R

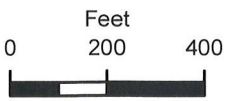
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RE

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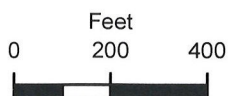
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CZ-541/PUD-866

18-14 24





Subject Tract

CZ-541/PUD-866

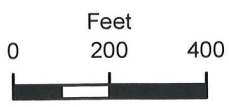
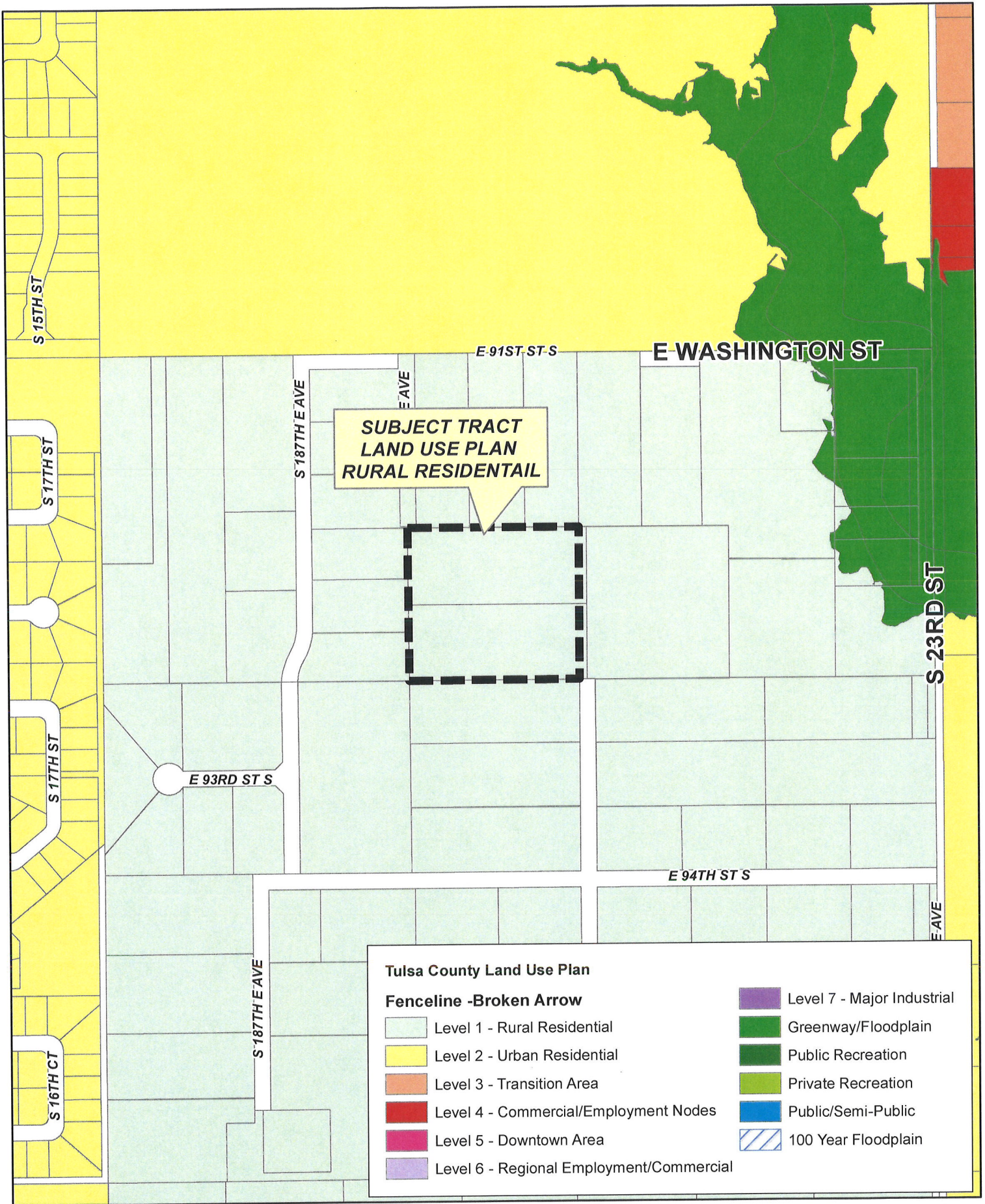
Note: Graphic overlays may not precisely align with physical features on the ground.

18-14 24

Aerial Photo Date: 2020/2021



6.7



CZ-541/PUD-866

18-14 24

G.S.





February 22, 2023

TULSA METROPOLITAN AREA PLANNING COMMISSION
INCOG – 2 West 2nd Street, Suite 800
Tulsa, OK

**PUD-XXXX
STATEMENT OF INTENT**

The proposed project is located at 9300 S. 190th Street East Ave. It is in the NW/4 of Section 24, T18N, R14E, Tulsa County. Please see attached "Plat of Survey" prepared 9/28/2011 by Sisemore Weisz & Associates, Inc. The property is 6.4 acres, more or less and has an existing one (1) story brick home. This home will remain and be incorporated into lot number 10.

1. The current zone of RE – Residential Estate District will not allow for the following requirements of this proposed development:

	<u>RE</u>			<u>Proposed Zone RS</u>	
Lot width min	=	150'	Lot width min	=	60"
Lot area one family	=	22,500 sf	Lot area one family	=	6,900 sf
Land area one family	=	26,250 sf	Land area one family	=	8,400 sf

2. This project is not within the corporate limits of to Tulsa.
3. This project will provide a greater public benefit by the rezoning to a PUD so the open space on the property can provide affordable housing to the citizens of Tulsa County.

Respectfully submitted:

Terry L. Pollock

Terry L. Pollock
STP Solutions, Inc.

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9300 ADDITION

Planned Unit Development

(PUD) #XX

Development of property located at E 94th and S 190th
Currently known as 9300 South 190th E Ave

Owner
Darin Teeman
3031 Edinburgh Dr.
Fort Smith, AR 72908

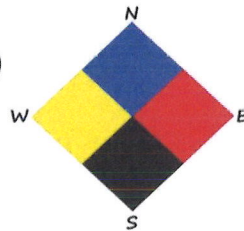
February 17, 2023

Prepared by

S.T.P.
SOLUTIONS, INC.

- ◆ ENGINEERING
- ◆ LAND SURVEYING
- ◆ GEOTECHNICAL SERVICES

7006 NW 63rd ST., SUITE 102
BETHANY, OK 73008
terry@stpsolutions.org
CELL: 405.210.3169



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A1 Proposed location of uses

A2 Development Standards

A3 Vehicular and Pedestrian Circulation

A4 Intensity of residential uses

A5 Screening and Landscaping

A6 Signs

B1 Existing Topographic character, Floodplain, Treed areas,
Slope Analysis & Soil Analysis.

B2 Utilities

Exhibits:

A Legal Description

B Conceptual Development Plan

C Existing Zoning Map

D Topo and Aerial Map

E Surrounding Area and Utility Map

F FEMA Floodplain

SECTION A:

A1 PROPOSED LOCATION OF USES

The subdivision is located at 9300 S. 190th East Ave. The subdivision will be 12 lots of approximately 0.50 acre each with a single family home to be built on 11 of the lots. Lot number 10 has an existing home on it and will become a part of the subdivision. See Exhibit B for the conceptual development plan of the property.

There will be no off-street parking allowed in this development. There will be no open spaces or public use areas.

A2 DEVELOPMENT STANDARDS

Base Zone: RS (Residential, Single-Family; see Exhibit C); Tulsa County Zoning Code (Sept. 15, 1980) and TMAPC (Feb. 21, 2018) are the standards for this PUD.

Building Height:	35 feet
Building Setback:	10 feet
Permitted Uses:	Residential single-family
Maximum building size:	4000 square feet
Auxiliary building maximum size:	2000 square feet
Maximum Number of Dwelling Units:	12 Total

A3 VEHICULAR & PEDESTRIAN CIRCULATION

The proposed roadway will be a private road with a cul-de-sac to meet fire marshal requirements. The private roadway will be 24 foot wide, hard surfaced, without curbs and drainage will be provided for by bar ditches on each side of the roadway.

This project will not allow for pedestrian circulation by sidewalks, due to the number of lots required.

A4 INTENSITY OF RESIDENTIAL USES

0.5 Dwelling units per acre. No non-residential uses shall be allowed.

6.12

A5 SCREENING AND LANDSCAPING

Screening: In conformance with TMAPC subdivision and development regulations.

Landscaping: In conformance with TMAPC subdivision and development regulations.

A6 SIGNS

One ground sign at the entrance of the road and one sign at the west side of S. 190th Ave will be in place at the subdivision. The sign shall not exceed 10 feet in height and will have a maximum surface area of 40 square feet.

SECTION B:

B1 EXISTING TOPOGRAPHIC CHARACTER; FLOODPLAIN, TREED AREAS, SLOPE ANALYSIS & SOIL ANALYSIS

The site is 6.3 acres of a grass covered area with one existing 4859 square foot, single-story existing residence. See Exhibit D for the surrounding areas and the topographic character of the property. It drains north-easterly to S. 190th Avenue. The property is not in a FEMA floodplain zone, as reflected in Exhibit F. The soil type at the property location is a Dennis-Bates-Taloka-Parson which is classified as a "clayey and loamy" type of soil.

B2 UTILITIES

Water: Existing 6" waterline at SW corner of property. This line will be extended to serve this subdivision. See Exhibit E.

Existing fire station is at address 201 E. Washington St. Broken Arrow, OK Fire Station #7, 1.2 miles west of the proposed site.

Sanitary Sewer: No public sanitary sewer serves this property. All homes will be provided with on-lot aerobic or conventional septic systems.

Stormwater Detention: Stormwater detention will be provided per incog requirements.

Gas: Existing gas line at SW corner of the property. Gas will be extended along S. 190th Avenue and to each lot on platted easements.

Electric: Electric will be provided from an overhead electric line on the east side of S. 190th Avenue. All electric to serve proposed lots shall be underground.

Legal Description

(TRACT 1)

PART OF THE NORTHEAST QUARTER BEGINNING 1669.47 FEET WEST AND 556 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER, THENCE EAST 561 FEET, SOUTH 483.86 FEET, WEST 561 FEET, NORTH 490.33 FEET TO THE POINT OF BEGINNING, LESS THE EAST 25 FEET THEREOF, AND LESS BEGINNING 1669.47 FEET WEST AND 556 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER, THENCE EAST 561 FEET, SOUTH 241.93 FEET, WEST 561 FEET, NORTH 245.16 FEET TO THE POINT OF BEGINNING, SECTION TWENTY-FOUR (24), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

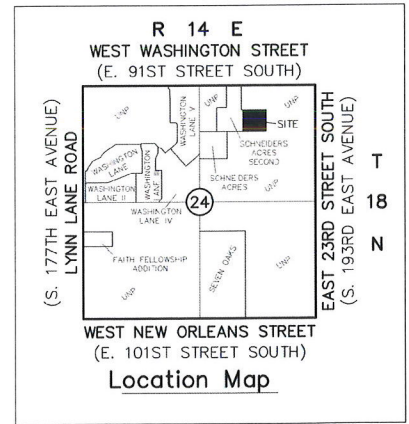
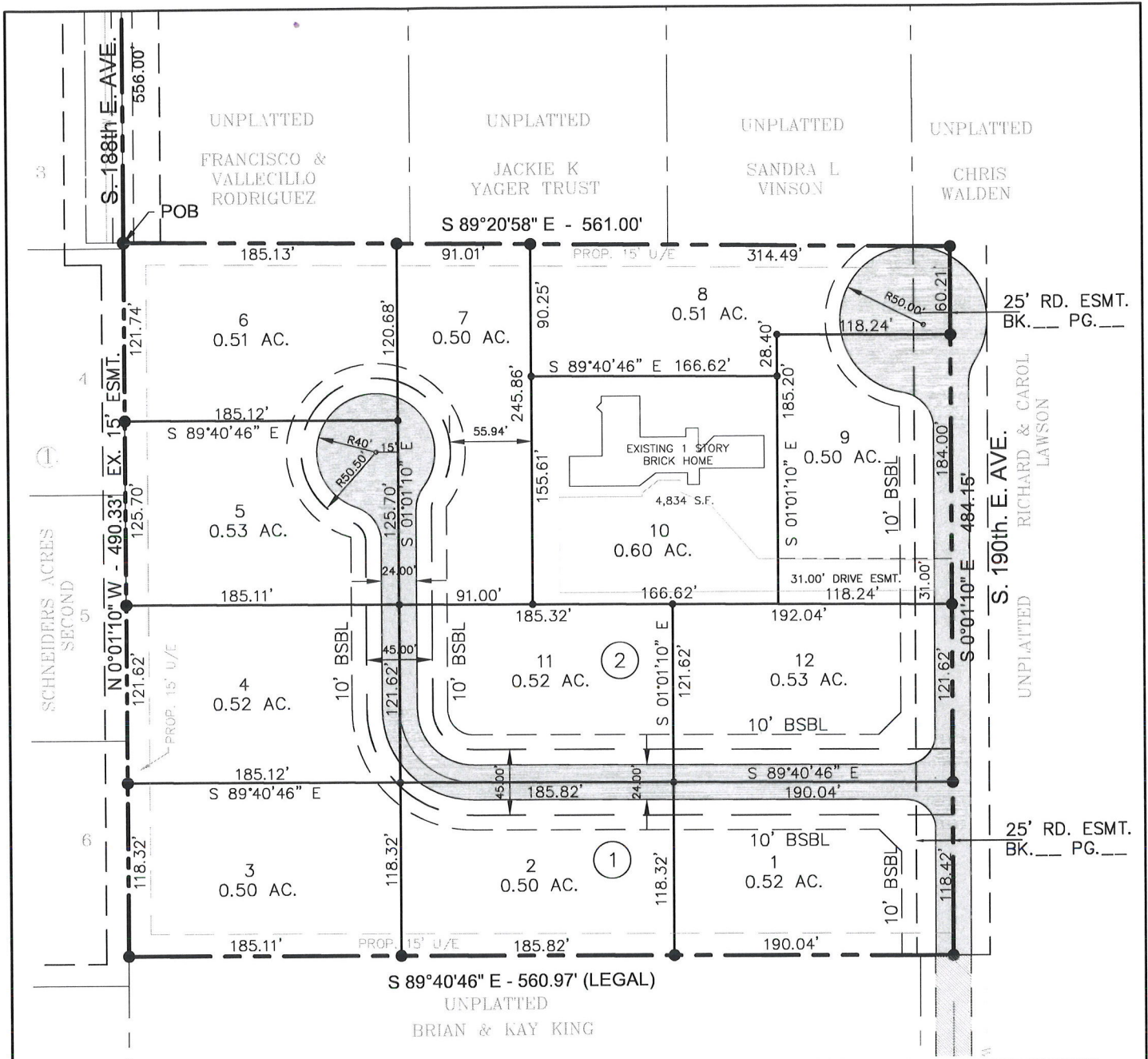
Legal Description

(TRACT 2)

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE/4) OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING FROM THE NORTHEAST CORNER OF SAID SECTION 24, THENCE WEST ALONG THE NORTH SECTION LINE A DISTANCE OF 1669.47 FEET, THENCE SOUTH 00°01'10" EAST A DISTANCE OF 556.00 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 89°20'58" EAST A DISTANCE OF 561.00 FEET, THENCE SOUTH 00°01'10" EAST A DISTANCE OF 241.93 FEET, THENCE NORTH 89°40'46" WEST A DISTANCE OF 560.97 FEET, THENCE NORTH 00°01'10" WEST A DISTANCE OF 245.165 FEET TO THE POINT OF BEGINNING; LESS THE EAST 25 FEET FOR ROADWAY EASEMET.

	DARIN TEEMAN 9300 S. 190th East Ave. Broken Arrow, OK 74012	LEGAL DESCRIPTION	
		Drawn By: TLP	Scale: None
		Checked By: DT	Date: 02/17/23
		Project No.: E22-103.1	EXHIBIT A

6.14



S.T.P. SOLUTIONS, INC.

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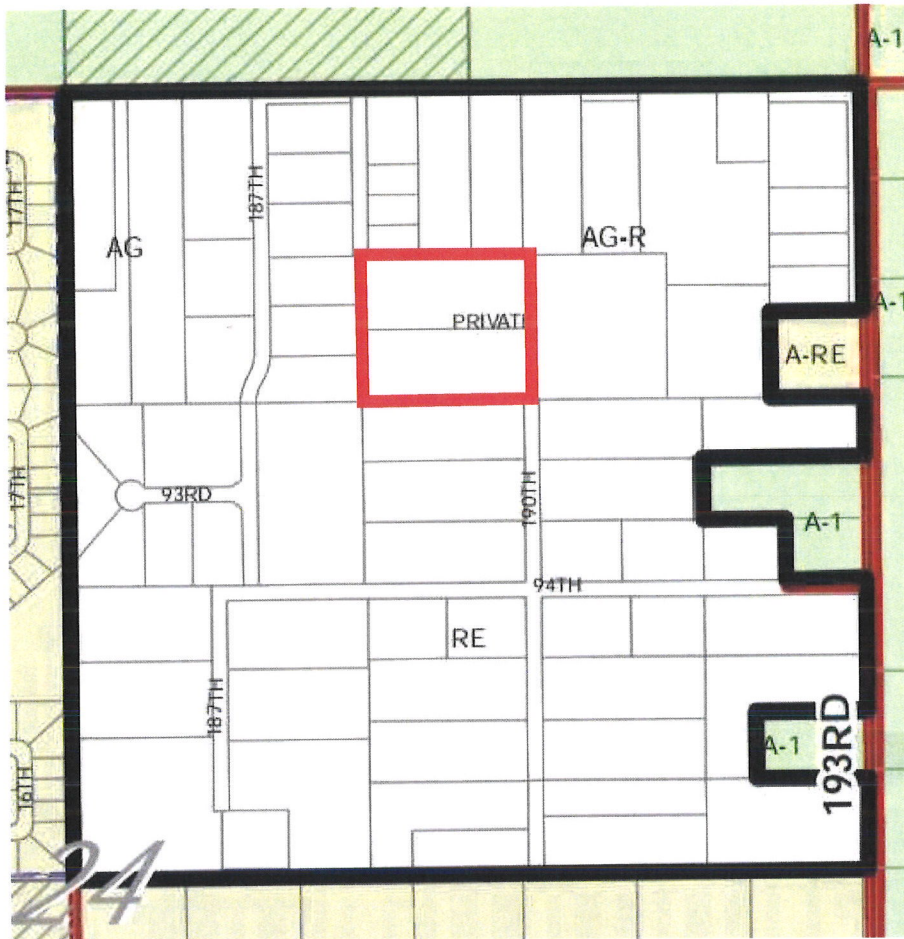
OK CA #422 A NATIVE AMERICAN OWNED FIRM

DARIN TEEMAN
9300 S. 190th East Ave.
Broken Arrow, OK 74012



CONCEPTUAL DEVELOPMENT PLAN	
Drawn By: TLP	Scale: 1"=100'
Checked By: DT	Date: 02/17/23
Project No.: E22-103.1	EXHIBIT B

6.15



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- ◆ GEOTECHNICAL SERVICES

OK CA 8422

A NATIVE AMERICAN OWNED FIRM

DARIN TEEMAN
 9300 S. 190th East Ave.
 Broken Arrow, OK 74012



EXISTING ZONING MAP

Drawn By: TLP

Scale: None

Checked By: DT

Date: 02/17/23

Project No.: E22-103.1

EXHIBIT C

6.14



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OK CA 8422

A NATIVE AMERICAN OWNED FIRM

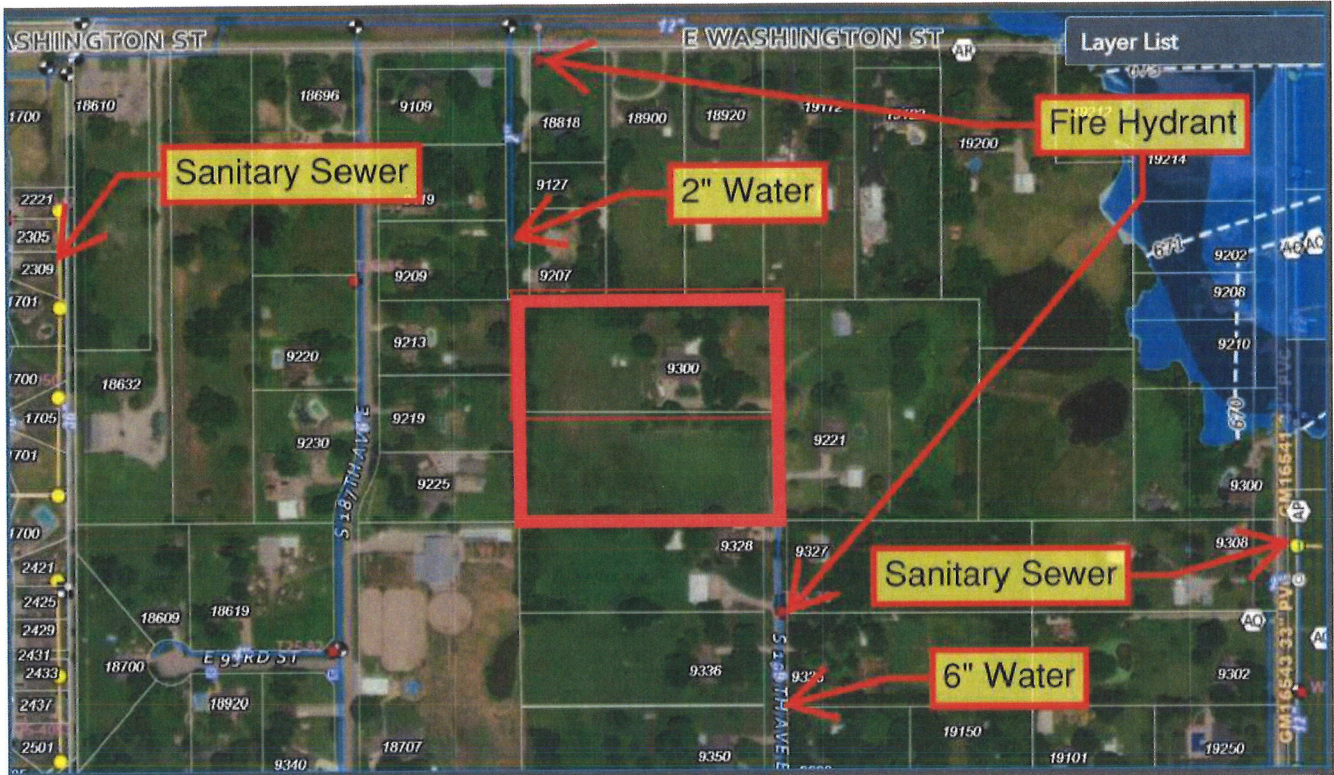
DARIN TEEMAN
 9300 S. 190th East Ave.
 Broken Arrow, OK 74012



TOPO & AERIAL MAP

Drawn By: TLP	Scale: None
Checked By: DT	Date: 02/17/23
Project No.: E22-103.1	EXHIBIT D

6.17



Please note:

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of features represented. Users of this information should conduct due diligence to ascertain the usability of the information. The City of Broken Arrow makes no warranties, expressed or implied, as to the content, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. The user of this information assumes all liability for their dependence on this information, and assumes all responsibility thereof.



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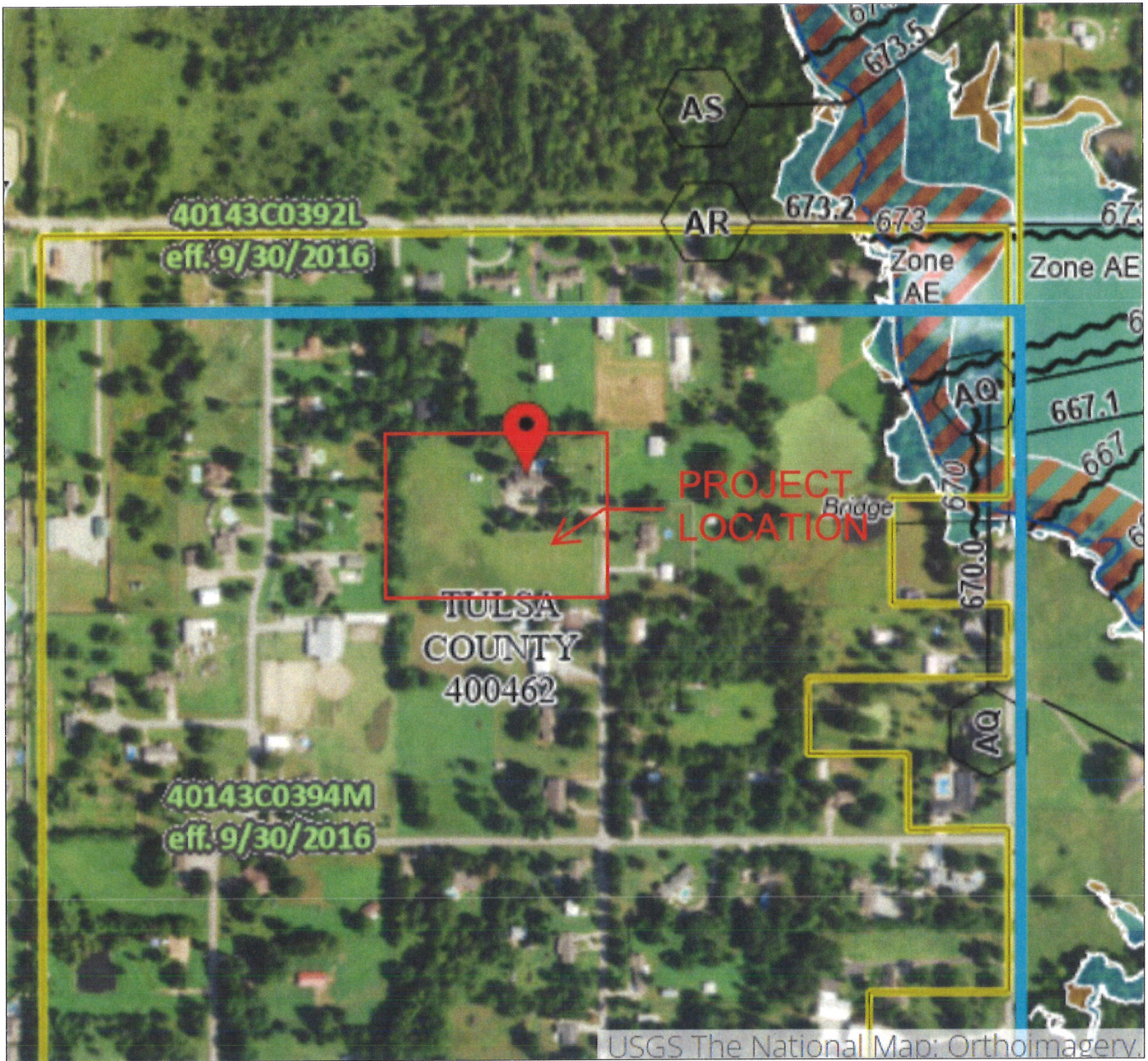
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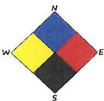
**SURROUNDING AREA
 AND UTILITY MAP**

Drawn By: TLP	Scale: None
Checked By: DT	Date: 02/17/23
Project No.: E22-103.1	EXHIBIT E

6.18



S.T.P.
SOLUTIONS, INC.



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OK CA #422

A NATIVE AMERICAN OWNED FIRM

DARIN TEEMAN
9300 S. 190th East Ave.
Broken Arrow, OK 74012



FEMA FLOODPLAIN

Drawn By: TLP	Scale: None
Checked By: DT	Date: 02/17/23
Project No.: E22-103.1	EXHIBIT F

6.19