

REQUEST FOR ACTION: ORDINANCE

Version: 01/27/2014

AGENDA FOR: ☒ MAYOR ☒ COUNCIL AUTHORITY: ☐ TMAPC DATE: November 9, 2021
Tulsa City Clerk's Office: 596-7513 or 596-7514

FOR INFORMATION CONTACT:

DEPARTMENT: TMAPC

CONTACT NAME: Susan Miller

ADDRESS: 2 West 2nd St. Ste. 800, Tulsa, OK 74103

TELEPHONE: (918) 579-9470

SUBJECT: Rezoning from AG to RS-5

ORDINANCE TYPE: REZONING LAND

BA or CT #:

AMENDMENT OF ORD#:

TRO TITLE:

TRO SUBTITLE:

PLANNING DISTRICT:

ZONING #: 7623

SSID:

PUD #:

PROP/NON-PROP: P

COUNCIL DISTRICT: 6

SUMMARY:

Existing Zoning: AG Proposed Zoning: RS-5 (Appeal)

Location: South and East of the southeast corner of East Admiral Place & South Lynn Lane Road

Applicant: Malcolm E. Rosser IV 321 S. Boston Ave. Suite 500 Tulsa, OK 74103 918-592-9871 mac.rosser@crowdunlevy.com

Owner: The School of Ozarks Inc PO Box 17 Point Lookout, MO

The applicant is requesting to rezone approximately 89.62 acres from AG to RS-5 with an optional development plan to allow single family residential development with wide range of lot sizes. Development of 90-acre parcel is for residential single-family homes, with a variety of lot sizes. Density is proposed to be lower at the boundary of the property to protect existing adjoining residential properties, and higher toward the center of the property. Overall density will be lower due to significant floodplain areas on the property that will limit the amount of developable area in the property. Lot and building regulations identified in the provisions of the optional development plan allow larger lot sizes than minimum RS-5 requirements, but smaller lot sizes than the abutting properties. TMAPC recommended denial of the application and the applicant has submitted an appeal to the City Council.

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 October 20, 2021 TMAPC voted 8-0-0 to recommend Denial of rezoning from AG to RS-5

DEPARTMENT HEAD APPROVAL:

CITY ATTORNEY APPROVAL:

BOARD APPROVAL:

MAYORAL APPROVAL:

OTHER:

DATE:

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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ORDINANCE

Dept: *TMAPC*

BA,
CT or
MT #: * *

Subject:

REZONING FROM AG TO RS-5

Ordinance Type:

REZONING LAND

Num of Ord Amen -ded	Zone Num	Planning District
* *	*7623*	* *

SSID #:	PUD #:
* *	* *

TRO TITLE:	TRO Subtitle	Prop/ Non- Prop.
* *	* *	* P *



Malcolm E. Rosser IV
Direct Tel: (918) 592-9838
Direct Fax: (918) 599-6328

November 4, 2021

VIA HAND DELIVERY

Office of the City Clerk
Attn: Christina Chappell
175 E. 2nd Street
City of Tulsa, Oklahoma 74103

Recording Secretary
Tulsa Metropolitan Area Planning Commission
Attn: Kim Sawyer
2 West 2nd St., Suite 800
Tulsa, Oklahoma 74103

FILED
CITY OF TULSA
STATE OF OKLAHOMA
2021 NOV -4 PM 2:14
OFFICE OF THE
CITY CLERK

Re: Zoning Application Case No. Z-7623 with Optional Development Plan; Request
for Consideration by Tulsa City Council

Dear City Clerk and TMAPC Recording Secretary:

The undersigned is the applicant in the referenced zoning application (the "Application"). On October 20, 2021, the Tulsa Metropolitan Area Planning Commission (the "Commission") voted to recommend denial of the Application. Pursuant to Section 70.030-E(4) of the Tulsa Zoning Code, the undersigned hereby requests a public hearing by the Tulsa City Council. In support of this request, I am providing the following additional information:

Before the Commission meeting, we set up a general informational meeting with all the neighbors and we also had numerous discussions with neighborhood leaders concerning the application.

At the Commission, we had initially proposed RS-5 zoning with an optional development plan that would limit lot widths to 50 feet on the perimeter of the property and 35 feet on the interior. It became clear that the Commission would not be inclined to approve that plan, so during the meeting I called and talked to the developer to come up with an alternative. We went back

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DALLAS • 2525 McKinnon St., Ste. 425 • Dallas, TX 75201 • T: 214.420.2163 • F: 214.736.1762

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Based on input from some of the neighbors and further discussions with the developer, I think there is a good chance that we could present a proposal to the City Council that would be acceptable. As part of that process, I would first like to meet with Councilor Dodson and any other councilors that might want to have input on this proposal. I believe it would be very helpful for the council to have all this additional information so they can see what we would like to do.

We strongly believe that this proposed development will be a good thing for that area.

I understand that upon receipt of this request, the Commission will transmit the application and its report and recommendations to the City Council. Please let me know if you require any additional information from me.

Very truly yours,

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Malcolm E. Rosser IV

MER:tls



Debra L. Pascoe, ACP
Paralegal

500 Kennedy Building
321 S. Boston Ave.
Tulsa, OK 74103

T: 918.592.9871
F: 918.599.6396
E: debra.pascoe@crowedunlevy.com

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Tulsa**
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City of Tulsa, OK
FINANCE
175 E 2nd Street
Tulsa, OK 74103
(918) 596-7659
Welcome

002034-0012 Java C.

11/04/2021 02:20PM

MISCELLANEOUS
TMAPC - PLANNING & ZONING
(311055)

2022 Item: 311055
TMAPC - PLANNING &
ZONING (311055)

Payment Id: 133945

15.00

Subtotal
Total

15.00

CHECK

15.00

Check Number 00117675

15.00

Change due

15.00

Paid by: CROWE & DUNLEVY

0.00



Thank you for your payment

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Direct Fax: (918) 599-6328

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002034-0012 Java C.

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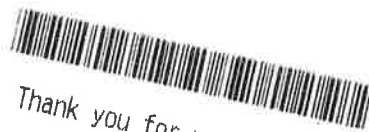
Check Number 00117675

15.00

Change due

0.00

Paid by: CROWE & DUNLEVY



Thank you for your payment

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Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7623 with optional development plan

Hearing Date: October 20, 2021
(Continued from October 6, 2021)

Case Report Prepared by:

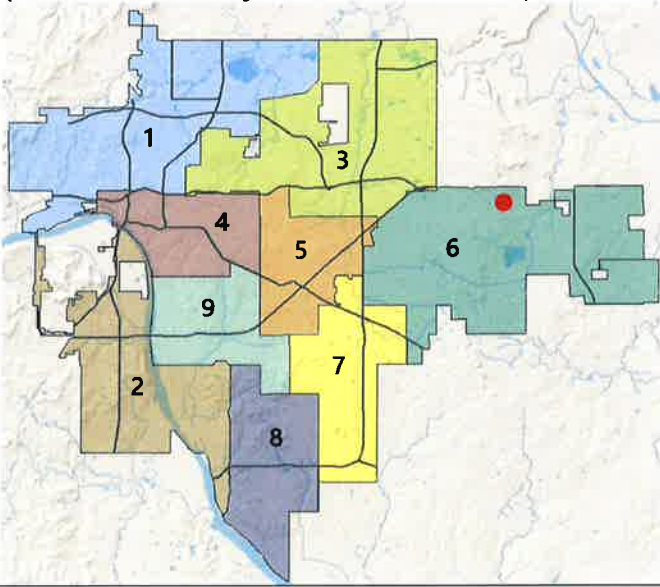
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Malcolm E. Rosser IV

Property Owner: The School of the Ozarks Inc

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Residential New Home Development

Concept summary: Rezone to allow single family residential development with wide range of lot sizes that are consistent with the new neighborhood land use designation in the comprehensive plan.

Tract Size: 89.62 \pm acres

Location: South and East of the southeast corner of East Admiral Place & South Lynn Lane Road

Zoning:

Existing Zoning: AG

Proposed Zoning: RS-5 with optional development plan

Comprehensive Plan:

Land Use Map: New Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9401
CZM: 40

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: Stan Sallee

51

SECTION I: Z-7623

APPLICANTS DEVELOPMENT CONCEPT:

Development of 90-acre parcel for residential single-family homes, with a variety of lot sizes. Property is currently zoned AG. Density will be lower at the boundary of the property, to protect existing adjoining residential properties, and higher toward the center of the property. Overall density will be lower due to significant floodplain areas on the property that will limit the amount of developable area in the property.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map

Applicant Exhibits:

- Lot size concept drawings

Neighborhood Engagement

- Petition
- Emails
- Photographs of surrounding properties
- Flood maps and photographs

DETAILED STAFF RECOMMENDATION:

Z-7623 requesting RS-5 zoning allows single family residential uses that are compatible with the existing surrounding properties and,

Lot and building regulations identified in the provisions of the optional development plan allow larger lot sizes than minimum RS-5 requirements, but smaller lot sizes than the abutting properties. The lot sizes identified in the optional development plan are consistent with the anticipated future development pattern of the surrounding property and,

The optional development standards defined in Section II is consistent with the development plan standards defined in the Tulsa Zoning Code and,

Lot and building regulations in Z-7623 are consistent with the New Neighborhood land use designation of the Comprehensive Plan therefore,

Staff recommends Approval of Z-7623 to rezone property from AG to RS-5 with the provisions outlined in the optional development plan defined below.

SECTION II: OPTIONAL DEVELOPMENT PLAN

The optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in an RS-5 district with its supplemental regulations, except as further refined and restricted below. All use categories, subcategories or specific uses and residential building types that are not listed in the following permitted uses categories are prohibited:

5.2

PERMITTED USE CATEGORY

- A) RESIDENTIAL
Household Living (if in allowed building type identified below)
Single household
- B) PUBLIC, CIVIC, AND INSTITUTIONAL
Natural Resource Preservation
Safety Service
Utilities and Public Service Facility (minor)
Wireless Communication Facility (building or tower-mounted antenna)
- C) COMMERCIAL
Lodging (short-term rental)
- D) AGRICULTURAL
Community Garden

RESIDENTIAL BUILDING TYPES

Single household
Detached house
~~Patio Home~~
~~Cottage house development~~

LOT SIZE RESTRICTIONS

A) Lots abutting the exterior boundary of the subject property will have a minimum lot width (as determined under Section 90.060 of the Tulsa Zoning Code) of 50 feet, a minimum lot area (as determined under Section 90.020 of the Tulsa Zoning Code) of 5,500 square feet and a minimum lot area per unit (as determined under Section 90.030 of the Tulsa Zoning Code) of 5,500 square feet.

B) Lots not abutting the exterior boundary of the subject property will have a minimum lot width (as determined under Section 90.060 of the Tulsa Zoning Code) of 35 feet, a minimum lot area (as determined under Section 90.020 of the Tulsa Zoning Code) of 3,850 square feet and a minimum lot area per unit (as determined under Section 90.030 of the Tulsa Zoning Code) of 3,850 square feet.

OPEN SPACE

The areas that include the flood plain as illustrated on the concept plan provided will remain undisturbed except where street crossings, multipurpose trails, utilities and where stormwater detention areas are required. The vegetative undergrowth, trash, flood debris may be cleared and cleaned but tree cover in these areas will remain undisturbed.

SECTION III: Neighborhood Engagement

The applicant sponsored a public meeting for discussion about the planned residential project and has had discussions outside the public meeting with some of the interested neighborhood associations and surrounding property owners.

During the process leading up to the planning commission meeting staff has also independently met with members of the surrounding properties.

Amended 5.3 2-7-23

Staff Summary: Property owners in the surrounding community are generally opposed to the lot sizes being proposed. It is clear that the surrounding property owners are not opposed to residential development and generally support development with AG-R sized lots as an effort to integrate residential uses into the rural residential area especially along Lynn Lane.

Much of the opposition included discussions about lack of public infrastructure that will not support increased population and housing density. Lynn Lane (S. 177th East Avenue) and 11th street are flooded during heavy rain events.

SECTION IV: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: *The site abuts existing neighborhood land uses and is bisected by a flood plain that will significantly affect site development opportunities. The abutting properties were developed with stub streets that anticipated street connectivity. The RS-5 district supports small lots but also allows a variety of home ownership options and is consistent with the New Neighborhood land use designation*

Land Use Vision:

Land Use Plan map designation: New Neighborhood

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

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

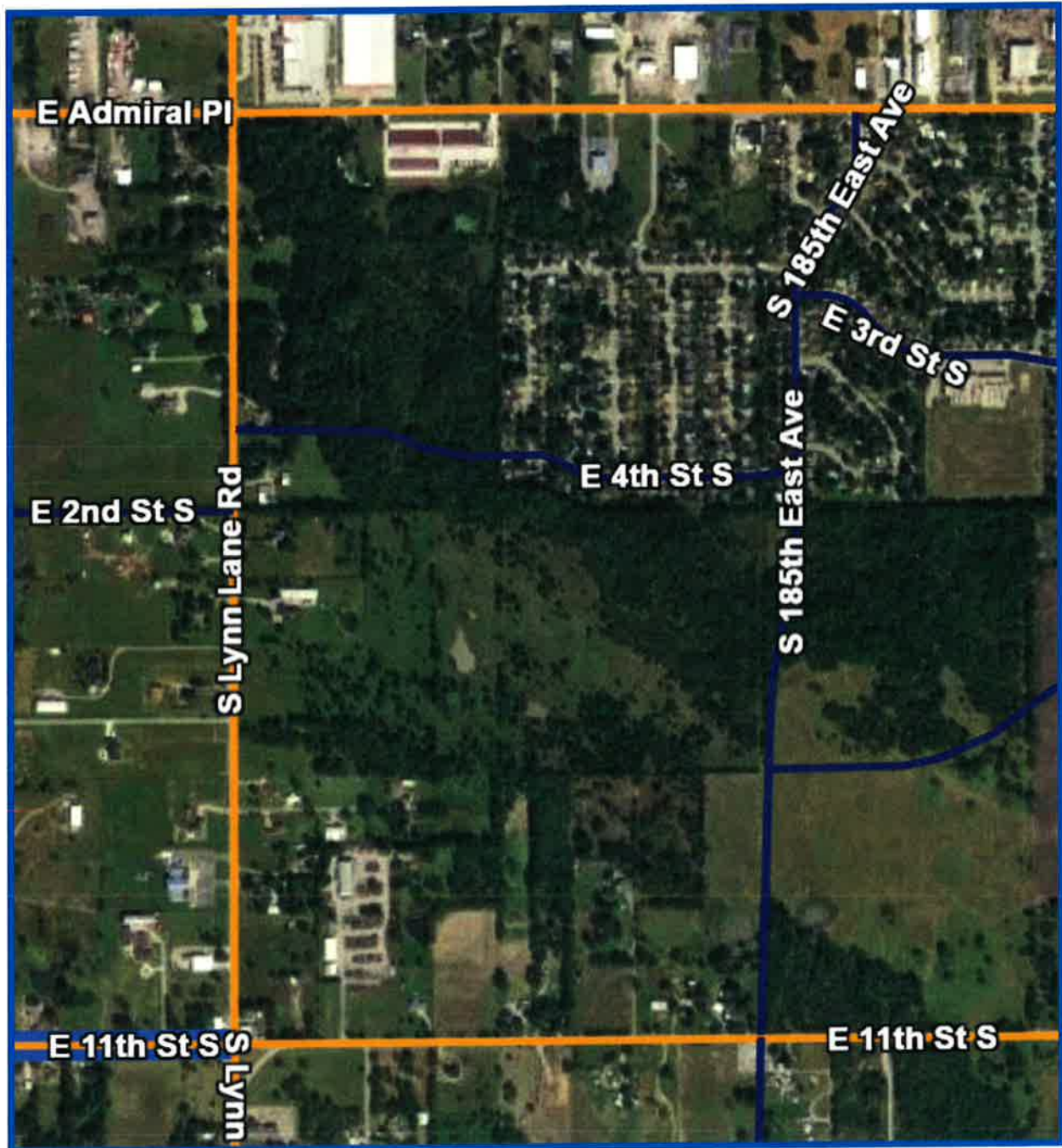
Major Street and Highway Plan:

South Lynn Lane Road and East 11th Street are both considered a secondary arterial and planned for 4 lane traffic as population increases. Street right of way will be dedicated for that

planned arterial street construction during the subdivision compliance process. Staff is not aware of immediate plans for widening of Lynn Lane.

4th Street is considered a residential collector and the major street and highway plan and currently stubs into the east boundary of this site. The collector street requires a minimum of 60 feet of street right-of-way and wider pavement than the minimum residential street section.

East 4th Street and South 185th East Avenue are considered a residential collector. 4th street will be constructed as part of this planned development but will end up in a different configuration than shown on the major street and highway plan.



Trail System Master Plan Considerations: The trail system master plan does not provide guidance for trail plans in the flood plain area however the regulatory flood plain provides an opportunity for developers to include park and trail amenities that can be used by the surrounding property owners.

Small Area Plan: This site is included in the East Tulsa Neighborhood plan that was adopted in 2005. That plan has not been included in the current Tulsa Comprehensive plan however the plan is still referenced as part of any zoning consideration if it is included in the detailed study area. This site is approximately 2 miles east of the detailed study so no additional recommendations are included in the zoning analysis.

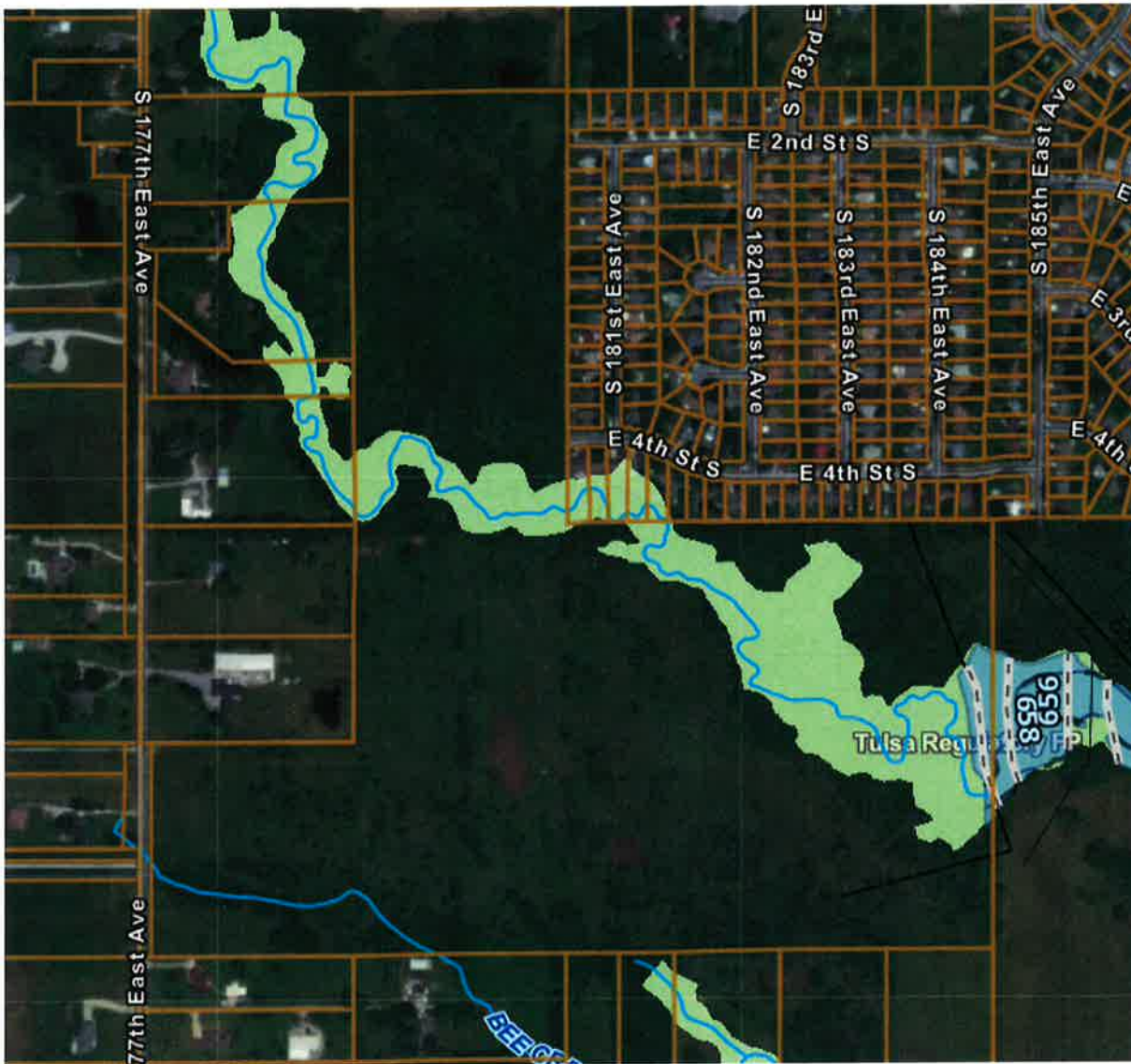
Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is undeveloped with rolling terrain and a mix of wooded areas and open fields on the north and east portions of the site and in the spunky creek tributary flood plain areas.*

Environmental Considerations: This site is bisected by a tributary of Spunky Creek and the site design will be affected regulatory flood plain. Current flood maps show the FEMA flood hazard mapping ending near the east edge of this property. Preservation of the natural character of the flood plain and drainage areas is an important part of the development plan for this site. Preservation of the open space as illustrated on the concept plan included in this staff report is part of the Optional Development Plan standards in Section II.



Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Lynn Lane Road	Secondary Arterial	100 feet	2
East 2 nd Street South	None	50 feet	2
East 4 th Street South	Residential Collector	60 feet	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	RS-1 and RS-3	Mixed Use Corridor and existing neighborhood	Stability where the existing neighborhood abuts the site: Growth in all other locations	Single family residential in the northeast quadrant of the site Undeveloped elsewhere
East	RD, RS-3 and AG	Existing and New Neighborhood	Stability where the existing neighborhood abuts the site: Growth in all other locations	Single family residential in the northeast quadrant of the site Undeveloped elsewhere
South	RS-3 and AG	New Neighborhood	Growth	Large lot undeveloped and residential
West	RS-1 and AG	New Neighborhood	Growth	Large lot undeveloped and residential

SECTION V: Relevant Zoning History

Subject Property:

ZONING ORDINANCE: Ordinance number 11818 dated June 26, 1970, established zoning for the subject property.

Surrounding Property:

Z-7327 June 2016: All concurred in approval of a request for *rezoning* a 4.6+ acre tract of land from AG/OL to CS on property located East of SE/c South 177th East Ave. and East Admiral PI N.

BOA-20554 August 2007: The Board of Adjustment **approved** a *Variance* to permit minimum average lot width required in the AG district (Section 303), per plan, with condition for a copy of the right-of-way dedication to be submitted for the record after City Council approval; finding the hardship to be topographic because of the nature of the drainage and existing pond and finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; on property located at 345 South Lynn Lane Road East.

BOA-19817 May 2004: The Board of Adjustment **approved** a *Special Exception* to permit a church and accessory uses in an AG zoned district, with conditions: no daycare center or school; comply with all codes and meet all requirements of Storm Water Management Department and Department of Environmental Quality regarding sewage system, on property located at 944 South 177th East Avenue.

Z-5719 June 1982: All concurred in **approval** of a request for *rezoning* a 4.59+ acre tract of land from RS-1 to CS & AG on property located East of the SE corner of South 177th East Avenue and East Admiral Place.

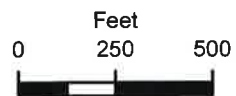
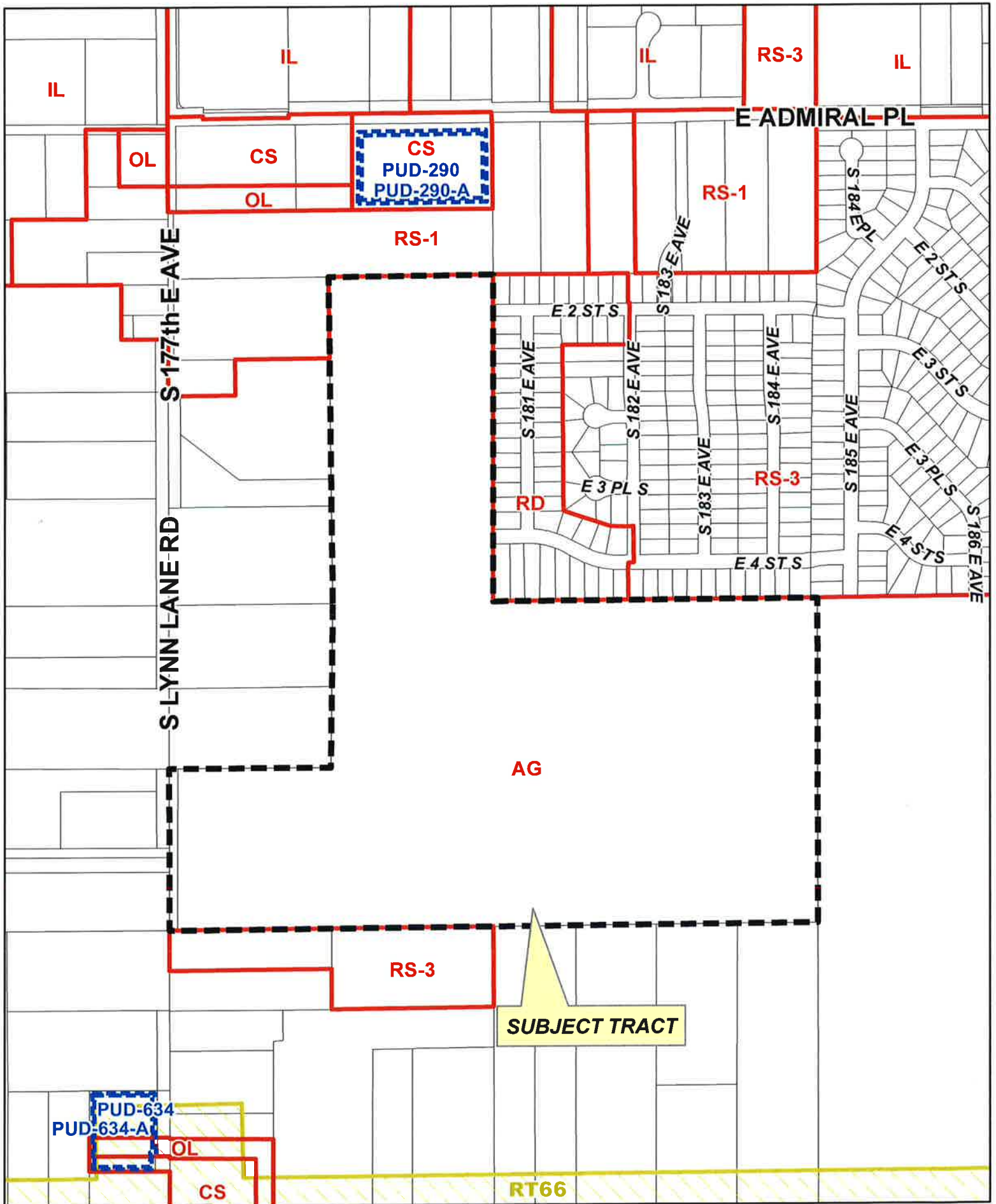
BOA-9891 March 1978: The Board of Adjustment **approved** a *Variance* to permit the rear yard requirements from 20' to 16' per plot plan submitted, on property located at 18106 East 3rd Street.

BOA-9460 April 1977: The Board of Adjustment **approved** a *Variance* to permit the side yard requirements from 10' to 5' to permit 5' on each side of the structures, subject to the elevations of Lots 17-21, Block 7, being approved by the City Engineer, in an RD District, on property located at South 181st East Avenue between 2nd Street and 4th Street.

5.8

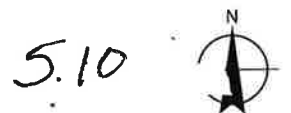
BOA-4891 December 1965: The Board of Adjustment **grants** a *permission* to permit off street parking for church use in a U-2-A District on Lots 17 through 24, inclusive, Block 11, Capitol Hill Second Addition, on property located at Lots 17-24, Block 11, Capitol Hill 2nd ADDN.

10/6/2021 1:00 PM



Z-7623

19-14 01





0 250 500
Feet



Subject
Tract

Z-7623

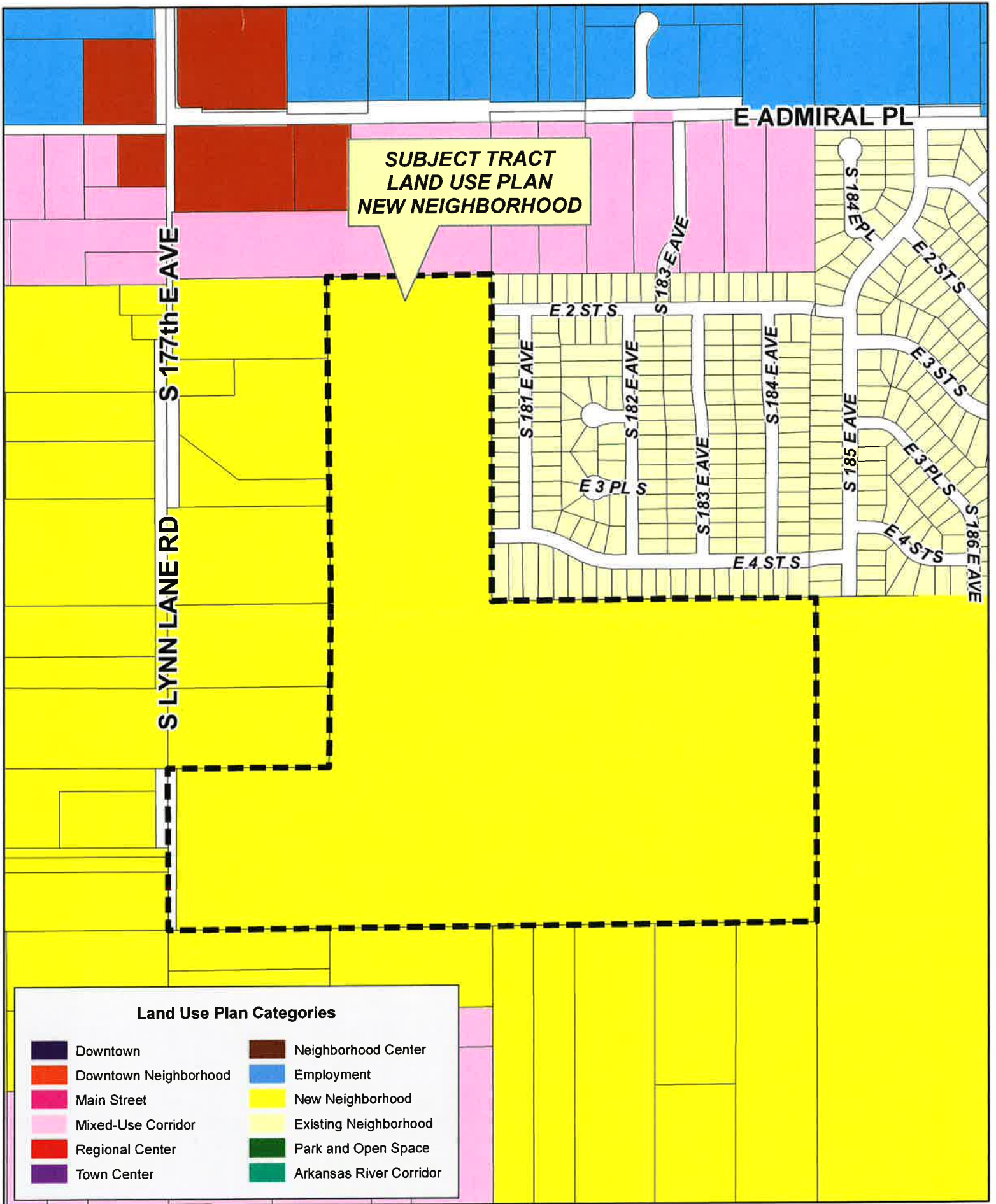
19-14 01

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

Aerial Photo Date: 2020/2021

5.11

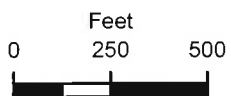
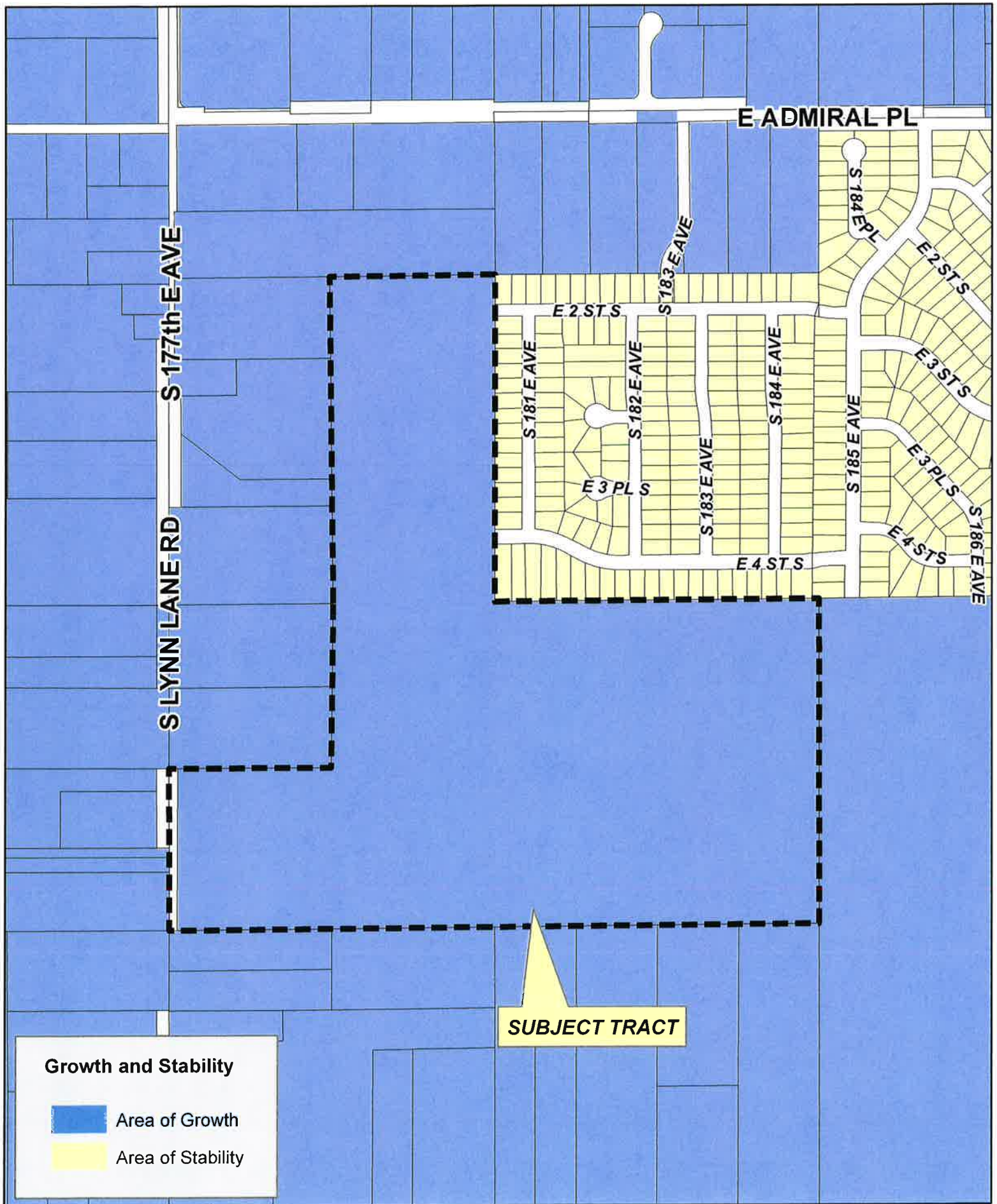




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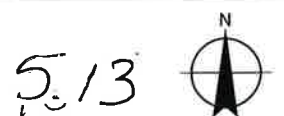
19-14 01





Z-7623

19-14 01





Legend



35' Wide Lots
(Minimum)



50' Wide Lots
(Minimum)



Tulsa
Regulatory
Floodplain

Conceptual Masterplan

177th East Avenue & Admiral
October 12, 2021
Project 21150



Tanner Consulting LLC
177th East Avenue & Admiral
October 12, 2021
Project 21150
5322 SOUTH LEWIS AVENUE, TULSA, OKLAHOMA 74105-6539

5.14

NEIGHBORHOOD ENGAGEMENT

Lynn Lane Neighborhood Association recommendations (Bruce Denny)

Petition opposing RS-5 zoning

Email Correspondence

Photographs of neighborhood

Photographs of street flooding and flood plain maps

LYNN LANE NEIGHBORHOOD ASSOCIATION

Bruce Denny 905 S. Lynn Lane Road Tulsa, Ok 74108 bcdenny@cox.net (918) 350-8341

To: Dwayne Wilkerson, Principal Planner City of Tulsa (918) 579-9475 dwilkerson@incog.org

Re: Z-7623 AG to RS-5

The LLNA steering group met yesterday evening on 10/11/2021 and discussed in detail Z-7623.

We are property owners and professionals, are in touch with the area and we want to see property values increase, not decrease. Our group is composed of builders, architects, engineers and doctors; we are experienced and have vision.

The consensus is RS-5 simply doesn't fit, is much higher density than surrounding areas, is not needed and has too many negative possibilities.

We recommend AG-R zoning, single family, detached homes on 1 acre or more.

This would be a positive addition to the City of Tulsa with up-scale home sites that would provide stability and typically a larger tax base for the City of Tulsa with a smaller drain on Police/Fire/EMS services compared to a lot of smaller tract houses and multi-family housing units that likely would require more services and expenses and would likely not be as positive.

As you know, there are many problems with existing storm water issues and your previous staff comments stated that storm water studies ended on the east side of the property in question. I can assure you that Bee Creek at 700 S. Lynn Lane Road produces rushing water over the road with a sustained heavy rain, an area that neighbors call "Lynn Lane Pond".

This area is in the Spunky Creek drainage basin. In July of 2021, Oak Grove and Rolling Hills Fire Departments rescued 2 teen boys from the rushing storm water crossing 11th St east of 193rd; their flooded-out car floated down the creek; they could have easily drowned!

Storm water and low-lying areas with a lot of limestone produce a lot of non-absorbed run-off water, then add to that roof tops and concrete; this may be just an area that is un-safe, un-feasible to build; we're not against new neighborhoods: just make them good neighborhoods.

Heavy traffic moves too fast now on 2 lane roads, much of which is heavy truck traffic. Our water line on Lynn Lane breaks at least once a year and many are without tap water.

If this area can be built on at all, it must be so done carefully. The City of Tulsa has received national awards for making positive steps concerning storm water; this is definitely a problem area. We want to make Tulsa a positive place to live and play in.

Bruce Denny LLNA

5.16

Wilkerson, Dwayne

From: Carol Best <bestfriendvh@sbcglobal.net>
Sent: Tuesday, October 12, 2021 2:25 PM
To: Wilkerson, Dwayne
Cc: Dist6@tulsacouncil.org
Subject: zoning case Z-7623

I live on Lynn Lane Road (535) so will be directly effected by any zoning changes. I have numerous concerns about the proposed zoning change. My main concerns are stormwater management as the roads in this area flood on a regular basis already any time it rains hard and while Malcom Rosser said that any development can't ADD to the run off, we are having problems before they ever do anything. As far as the proposed retention ponds and such- that if fine if no one in the development adds storage sheds, patios, extra wide driveways, etc. We all know that will happen in any development. Since there are not street lights on the roads around the area in question, when driving at night, you generally are going to end up in the middle of the flooded areas before you even realize it. There are not any signs indicating most of the areas that are prone to flooding.

I would certainly like to see stormwater management studies done on the area in question before any zoning changes are allowed. The area residents that I have talked to and I have not been able to find any recent studies on this area.

I know we have had pictures submitted showing the houses in this area including the new homes being built and the proposed RS-5 does not fit with that in any way. Even the residents that I have spoken to in Rolling Hills (which is RS-3) are not happy with the idea of houses/lots that are half the size of their houses/lots. I believe whole heartedly that a much better fit for the current established residences would be Ag-R with 1 acre lots and single family detached homes.

I also have horses and a number of the other residents that would be up against the proposed development have horses, goats, chickens and other livestock that we are concerned about the affects of the proposed development. According to what Malcom Rosser presented to us, I could potentially have 4-5 houses along the back edge of my pasture and horses and livestock are considered "an attractive nuisance" or similar- where if the kids decide to climb over the fence to pet, feed, ride, or tease the horses without permission and get hurt, I am still liable for their injuries. I am not okay with that.

I also have concerns about traffic, we have 2 lane roads with 4 way stop signs and a "temporary" one lane bridge that has been awaiting repairs for over a year. If 200 to 400 new houses are added, there traffic will be out of control.

I have many other concerns but I realize that some of the above and many of my other concerns are out of your scope in decision making.

Thank you for reading this! Feel free to contact me with any questions you have.

Carol Best, DVM

Wilkerson, Dwayne

From: Jim Turner <JTurner@cyntergy.com>
Sent: Tuesday, October 12, 2021 10:26 AM
To: Wilkerson, Dwayne
Cc: Dist6@tulsacouncil.org; Miller, Susan; Julie Nelson; Jeff Turner; BB Turner
Subject: Zoning Case Z-7623

Hi Dwayne - hope all is well with you. I am writing to give my family's input on this case. I am representing my father's living trust. His name is Bobby Burton Turner and his address is 631 South Lynn Lane. His property is probably the most affected of anyone near the development as he could have a large number of houses backing up to his property on two full sides.

We feel the zoning change is not appropriate because of the negative affect it will have on not only his property but the entire area. This is due to an inappropriately high density of residential possible in RS-5. As with most of the folks living in the area, my parents moved there for the large lot sizes, low densities and agricultural potential supporting large animals. None of these would mix well with high density residential.

All of the recent residential development has been larger houses on larger lots. The 50-year-old development of houses to the north (Rolling Hills) is not at all a good example of recent residential development trends in the area. We would consider supporting residential with a much larger lot size such as ½ to 1 acre.

Additionally, the Comprehensive Plan designations of "Stability" and "Change" areas is also flawed as it ignores (or possibly occurred before) most, if not all, of the positive recent residential development. How is a Small Area plan done? Is that an option we should pursue?

We would also like the following to be studied much more before any development is considered:

Storm Water - the natural creek that flows through the subject area is large and has a huge flow. The stormwater impact on the surrounding area would be huge with this much development, regardless of mitigation from retention. Water flow is an existing, documented problem on both Lynn Lane and 11th. This dense of a development would make it worse.

Traffic - traffic along Lynn Lane is pretty dangerous. In the current state, cars travel at high speed and the road is a narrow two lane road with no runoff or turn lanes. Both intersections at 11th and Admiral are not signalized. We request a traffic study along Lynn Lane and 11th to study the impact of the increased traffic. Traffic from Rolling Hills that is limited to Admiral access only would spill onto Lynn Lane and potentially 11th from the plan I have seen.

Lighting - the local street lighting is insufficient for the current traffic load much less an increased load.

Utilities – My father's place has routine water line breaks along Lynn Lane, power outages, and there is no sanitary sewer.

Noise - many of the local residents moved to the area for the peaceful rural nature of low density development with lots of space between houses. Hundreds of new houses in the middle of the acreages would have a negative effect on the overall quality of living.

Thank you for your help, please let me know if you have any questions. My cell phone is below.

JAMES E. TURNER, AIA

PRINCIPAL | CHIEF ADMINISTRATION OFFICER

D: 918.346.6806

O: 918.877.6000

M: 918.688.1768

WWW.CYNTERGY.COM | IT'S RELATIONSHIPS WE BUILD

Wilkerson, Dwayne

From: Matt Edwards <edwardsgc@sbcglobal.net>
Sent: Tuesday, October 12, 2021 4:56 PM
To: Wilkerson, Dwayne; Bruce Denny
Subject: Z-7623

Mr. Wilkerson

My name is Matt Edwards, I live at 530 S Lynn Lane Road in Tulsa. I also own 532 S. Lynn Lane Road.

I purchased 10 acres about 10 years ago that had an older run down house on it at 532 s lynn lane road and completely remodeled it. I then split 3.5 acres off the 10 acres at 532 and built a large custom built home and its address became 530. At that time this area was really starting to change. Older properties were being remodeled and 5 to 10 acre lots were being developed into nice size custom homes. The area continues to develop in that direction with several new large homes being built in just the past two years.

Lynn Lane and part of 11th street to the East of Lynn Lane were really starting to become a little gem for this side of town. People were making a sizable investment to develop these small acreage lots. In the past two years the houses that have been constructed are in the 500-700 thousand range. My house and the smaller house I own next to me have a total value of around 900 thousand in todays market.

Everyone making the investment in the area knew the prominent existing zoning was AG so the thought of sinking a lot of money in this area of town was risky but we thought we were giving up the luxury of South Tulsa for a little piece of the country, in the city.

Now we are faced with this request for a change in zoning. The zoning they are requesting, R5, is the the least restrictive of all the residential zoning codes. Rezoning to this density would be like me wanting to go to downtown Tulsa and ask to rezone a city block from what it is now to AG. Would that make sense? Of course not. A house and a barn in the middle of an existing downtown city district would be ridiculous. The most obvious reason being a house and barn don't FIT the existing developed area. I feel like that's what the developer is trying to do in my area.

We have lets say 20 properties on acreages, many with livestock, and they want to back up lots against some of these existing pastures that house these livestock. Existing fencing just isn't sufficient to keep small children or pets out of the way of, in some cases, dangerous and/or expensive animals. How is that ever going to work?

If you, or the board aren't familiar with this particular area, the Casino in Catoosa has really affected the area pretty hard. It has brought a lot of not so nice people into the area. In the past 5 years I've had both my personal vehicles stolen, my house broke into, two trailers stolen, and an atv stolen. This Saturday night they broke into my truck and stole my tools. I always felt this area with large plots of land sort of acted as a "buffer" between the City of Tulsa and the Casino. You start putting high density developments here and you are really opening the doors for crime to move further into Tulsa from this direction.

I get we cant stop or expect to stop progress. All my neighbors know things are going to change but we have all invested large sums of money into making this part of Tulsa BETTER and I dont see R5 zoning in this area bringing any value to this part of our City.

As a native Tulsan of 57 years, I care about the City and want it to be the best it can be. I understand more housing is needed I just wish some common sense could be used and that the developer would make the lots 1 acre so we at least have some chance of getting houses built that match what we have already started building here over these past 10 years.

The attorney for the applicant told us that the only way to make this development financially feasible is to get as many houses built and crammed in there as possible. (Maybe not his exact words but that's the jest of it) Its all dollars and cents with them. Build a ton of small cracker box houses, or in R5 zoning, duplexes for that matter, build them cheap, make their money and move on. Is that how we want zoning changes to work? Its all about how to make money and forget about the investments that have already been made in that community? I hope not.

Speaking of the applicants attorney, the residents of this area cannot get any answers to what type of project this is even going to be. R5 zoning can be just about anything except mobile homes. We have asked for lot sizes, values of the proposed homes, type of homes, type of construction, etc. The fact we cant get any of these details leads us only to believe they have something planned that they know we would be upset about so they are choosing to try and get this zoned and once they get R5 they know we cant do anything about it.

I know you have a comprehensive plan your working with and your hands are tied so to speak. I get it. It fits the plan so you cant really object to the reasoning behind their request. 'I'm hoping that the voices of the Lynn Lane residents will be heard at some point in this process and the City, the developer, and the existing residents can land on some type of zoning that protects the area and the value of the houses that have been built here.

Of course the R5 zoning not fitting this area is my major concern, we as a group also have a whole host of other reasons we think R5 is not appropriate. We have existing storm water flooding that drains thru that area, we are concerns about increased traffic from this new development and the traffic that will now have access to this new development from Rolling Hills. Water line breaks on Lynn Lane that are becoming about an every 90 day event, (Check with the water dept. They are VERY familiar with this one mile strip of road) and several other items I'm sure that will be brought up during our time to be heard at City Hall.

Thank you for taking the time to read this. If you have any suggestions on how my voice can be better heard please let me know. Please feel free to forward this email to anyone at the City that you feel may need to hear my objection.

Thanks Matt Edwards Stay Green, Inc. 532 S. Lynn Lane Road Tulsa, OK 74108 P: 918-693-6590 F: 918-437-1334
email: edwardsgc@sbcglobal.net

Sawyer, Kim

2-7623

From: Wilkerson, Dwayne
Sent: Thursday, October 14, 2021 8:17 AM
To: Sawyer, Kim
Subject: Fwd: Lynn Lane Z7623

Sent from my iPhone

Begin forwarded message:

From: "Wilkerson, Dwayne" <DWilkerson@incog.org>
Date: October 14, 2021 at 8:16:04 AM CDT
To: Nikki Burress <nikkilburress@gmail.com>
Subject: Re: Lynn Lane Z7623

Thanks for your email and sorry I have missed your calls. I am out of the office today and tomorrow and am happy to talk in more detail when I return.

Dwayne

Sent from my iPhone

On Oct 13, 2021, at 8:17 PM, Nikki Burress <nikkilburress@gmail.com> wrote:

Dear Mr. Wilkerson,

I have left a couple of voicemails for you concerning Z7623 and Mr. Denny. He does not represent all of Lynn Lane and there is not a Lynn Lane Association. There is a very small group, but they do not represent the land owners like my father that has been on Lynn Lane since 1949 and several other homeowners have been for 20 plus years and are connected to the actual land borders. Please feel free to call me if you would like to discuss this further.

Please send any and all communications or updated reports to me so we may continue to work with you and Mr. Rosser and hopefully find a plan that works for everyone.

Below is a copy of an email I sent to Mr. Rosser

Thank you
Nikki Capshaw Burress
918-629-8792

Dear Mr. Rosser,

I have not received the updated proposed plan you gave to Mr. Wilkerson or his responses or concerns. Could you please forward all of this to me as soon as possible?

I shared my concerns with you concerning Bruce Denny and would appreciate if we could be given the information directly.

Also, I may have some photographs that may interest you concerning the storm water run off from the recent storms.

Thank you again for everything!

Nikki Burress
(918)629-8792

Sent from my iPad

2-7623

September 22, 2021

Tulsa Planning Office at INCOG.

2 West. 2nd Street, 8th floor.

Tulsa, Oklahoma 74103

FILE COPY

To Whom It May Concern:

We are writing to you as concerned citizens. We have lived in our house for 24 years. A developer is trying to buy the 90 acres next door to us, and is trying to have the 90 acres re-zoned as RS-5. It is our understanding that with the RS-5 zoning the lot sizes are very small. Which would result in very small houses and/or apartments and way too many dwellings on one piece of land. All of our neighbors are concerned by this possibility. We are all members of the Lynn Lane Neighborhood Association.

Obviously with 300-400 new houses comes a lot of serious problems. For example: water issues, sewer issues, traffic issues, flooding, and more crime. Some of this land is in a flood zone. The developer's plan will result in way too many houses for a small area. This 90 acres has always been zoned as agricultural. This land is around 7th and Lynn Lane Road (177th East Avenue) in the city of Tulsa. It is located south and east of the current Rolling Hills area, south of Admiral between Lynn Lane and 193rd East Avenue. The zone hearing is being held October 6th, 2021.

Many of our neighbors have voiced negative opinions as we all live on acreages. Most everyone lives out here to have peace, quiet, and space. All the people own 2.5 to 10 plus acres that they have built new homes on. A development of this nature will drop property values and damage our serene way of life. This will affect several citizens.

We are asking for your assistance in getting this zoning process stopped and leave this land as agricultural. Thank you for your time and prompt attention to this matter.

Sincerely,

Mary Mangrum and Kim Harris

723 South Lynn Lane Road

Tulsa, Oklahoma 74108

918-234-3069

5.24

FILE COPY

Sat, Oct 2 3:52 PM

Valorey Totten
to Bruce Denny

Re: Proposed housing addition in Tulsa and impact to Catoosa
Rolling Hills

2-7623

yes - I will make that correction when I speak with them on Tuesday. Doing this and tax returns is a bit of a challenge.

Thank you for the proof read

On Saturday, October 2, 2021, 03:42:14 PM CDT, Bruce Denny <bcdenny@cox.net> wrote:

P.S. I noticed you said RS -3 in your text; i think you mean RS-5 ? Bruce

Sent from my iPhone

On Oct 2, 2021, at 3:39 PM, Bruce Denny <bcdenny@cox.net> wrote:

Thank you Valorey! Every effort to get an actual representative from any of those agencies at the meeting on Wednesday would be very important. Thank you so much! Bruce

Sent from my iPhone

On Oct 2, 2021, at 3:11 PM, Valorey Totten <valoreytotten@yahoo.com> wrote:

I did send this request for representation to City of Catoosa Planner, Eddie Faulkner, City of Catoosa Councilman for Rolling Hills, Fred Williams and also to Greg Miller, Assistant Fire Chief for Rolling Hills Fire Department.just fyi in case they call you

----- Forwarded Message -----

From: Valorey Totten <valoreytotten@yahoo.com>

To: Fred Williams <fwilliams@cityofcatoosa.org>; Eddie Faulkner <efaulkner@cityofcatoosa.org>; Greg Miller <rockinmranch23@yahoo.com>

Sent: Saturday, October 2, 2021, 03:05:35 PM CDT

Subject: Proposed housing addition in Tulsa and impact to Catoosa Rolling Hills

Bruce Denny of the Lynn Lane Neighborhood Association (918) 350-8341 is leading the charge to reject this rezoning request from AG to ~~RS-3~~ for various reasons. Please feel free to call him directly as he is very interested in having representation from the City of Catoosa and Rolling Hills to assist in the protest at the City of Tulsa on October 6, 2021. Meeting is at 175 E 2nd St Tulsa, OK 74103 at 1pm.

RS-5


5.25

I personally have property in Tulsa County and Wagoner County that are already effected by the water problems that are inherent in this area. Catoosa residents in Rolling Hills areas have previously witnessed the negative impact when development in the City of Tulsa has impacted the City of Catoosa drainage issues.

My opposition at this time to this rezoning request is because of the following issues:

There have not been any reports submitted by engineers on surface drainage impact. There should be at least a drainage impact study reporting the land use and hydrologic changes with storage capacity specifications to alleviate negative impact to downstream flooding.

This proposed housing addition straddles flood plain areas at many points. The floodplain maps have not been updated in this area for years as there was no population impacted. I think there should be an updated flood plain study before any development.

To my knowledge, there was not been any notification of this zoning change to City of Catoosa or Wagoner County government officials. The proposed number of additional residents at  zoning level would certainly impact shared resources such as police and fire. Although this is City of Tulsa, the fire departments of Rolling Hills and Catoosa would be requested to respond as they are the closest departments and often share emergency response.

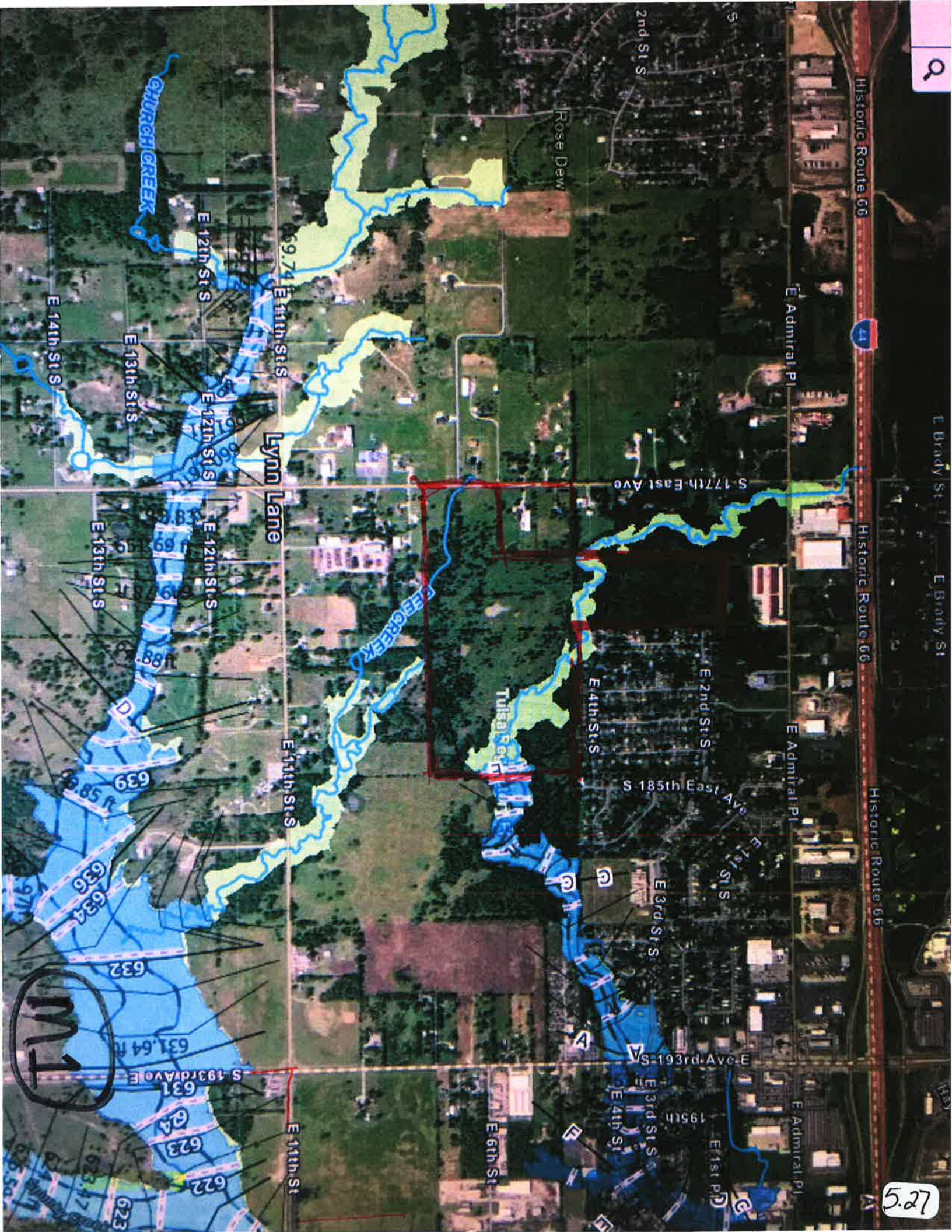
RS-5

The flooding issues are already present on the major streets and increased traffic will create more stalled cars in deep water creating wrecks and water rescue situations both in Tulsa and Wagoner counties.

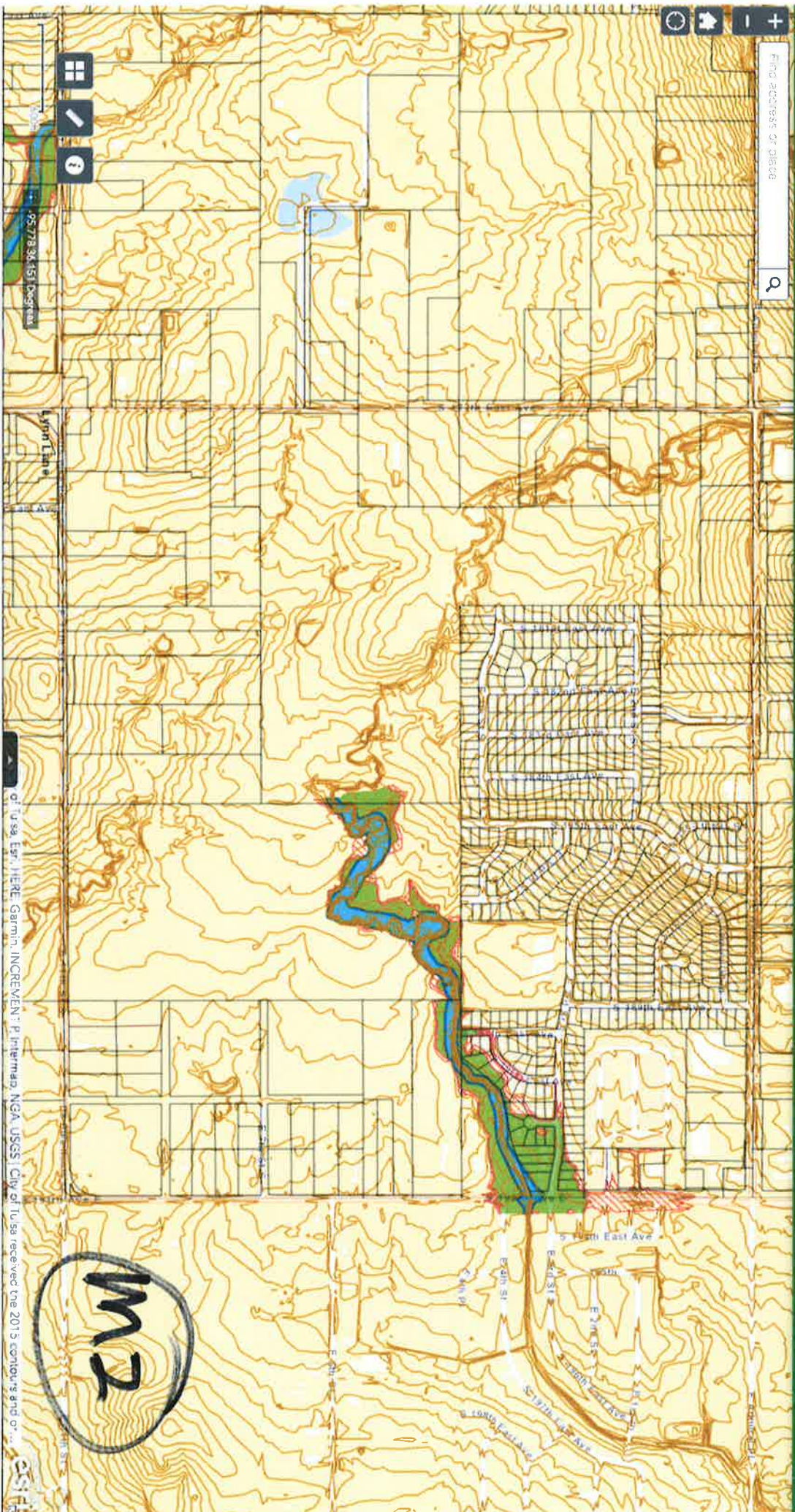
<Lynn Lane New Housing Addition_000213.pdf>

<Topography map of proposed area_000214.pdf>

<E 6th s193 flood n (5).JPG>



M1





264
Total
Approx

Lynn Lake

Admiral A

58

17

16

⑨

17

2nd Street

1836

29

185th St


③

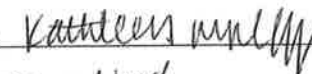
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"NO THANKS" to Re-zoning request Z-7623!

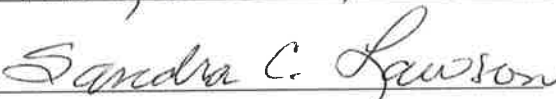
We oppose re-zoning an 89 acre Agricultural area south of Admiral and east of Lynn Lane Rd to High Density Residential houses! (AG to RS-5)

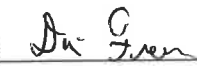
This is the absolute smallest size lot that can be had in the City of Tulsa, *less than HALF* the size of lots in Rolling Hills!! This could be over 500 or more houses!! It's too intense, we've already got storm-water run-off issues and we don't need MORE traffic!

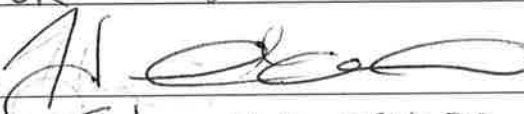
Name Dallas Mullican Signature 
Address 2095 182nd E Ave Tulsa, OK 74108


Name Kathleen Mykeloff Signature 
Address 18203 E. 2nd St. Tulsa, OK 74108

Name Joseph Lovett Signature 
Address 18130 E. 2nd St. Tulsa, OK 74108

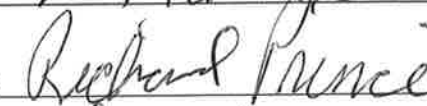
Name SANDRA LAWSON Signature 
Address 18103 E 2ND ST TULSA, OK 74108

Name Darin Freeman Signature 
Address 18116 E 2nd St. Tulsa, OK 74108

Name Almendarez Signature 
Address 227 S. 183rd E. Ave Tulsa, OK 74108

Name Phyllis Maxwell Signature 
Address 231 S. 183rd E. Ave. Tulsa, OK 74108

Name Jack Stafford Signature 
Address 245 So. 183rd East Ave, Tulsa, OK 74108

Name Richard Prince Signature 
Address 261 S 183rd E. AVE TULSA OK 74108

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Name Billy Tiffey II Signature Billy Tiffey II
Address 265 S 183 E Ave Tulsa OK 74108

Name Connie Smith Signature Connie Smith
Address 18404 E 4th St 74108

Name Jody Roseburg Signature Jody Roseburg
Address 18322 E 4th St Tulsa OK 74108

Name Larry Youngblood II Signature Larry Youngblood II
Address 265 S 184th East Ave Tulsa OK 74108

Name Scott Tribble Signature Scott Tribble
Address 269 S 184th E. Ave.

Name Lynn A Mitchell Signature Lynn A Mitchell
Address 251 S 184th East Ave Tulsa OK 74108

Name Rebekah L Hope Mitchell Signature Rebekah L Hope Mitchell
Address 251 S 184th East Ave Tulsa OK 74108

Name Timothy R. Mitchell Jr. Signature Timothy R. Mitchell Jr.
Address ~~18404~~ 251 S 184th East Ave Tulsa OK 74108

Name Sean Griffith Signature Sean Griffith
Address 241 S 184th East Ave Tulsa, OK 74108

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Name Cody McInturf Signature Cody McInturf
Address 18418 E 4th St Tulsa OK 74108

Name Alyssa McInturf Signature Alyssa McInturf
Address 18418 E. 4th St. Tulsa, OK 74108

Name Tommy Dougherty Signature Tommy Dougherty
Address 419 S. 185th E. Ave Tulsa, OK 74108

Name James Peterson Signature James Peterson
Address 350 S 185th E Ave Tulsa 74108

Name ROSE BARNES Signature Rose Barnes
Address 336 S. 185th E. AVE - TULSA 74108-2100

Name EDWARD BARNES Signature Edward Barnes
Address 336 S. 185th EAST AVE TULSA, OK 74108

Name Scott Berger Signature Scott Berger
Address 320 S 185th E Ave

Name Jason Levin Signature Jason Levin
Address 211 S 185th E Ave 74108

Name Cynthia Hernandez Signature Cynthia Hernandez
Address 18508 East 2nd Street Tulsa OK 74108

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Name Robbie Wayne Signature [Signature]
Address 217 S. 185th E AVE. Tulsa, OK 74108

Name Alisha Wayne Signature [Signature]
Address 217 S. 185th E AVE Tulsa, OK 74108

Name Edith Millsap Signature [Signature]
Address 18522 East 2nd ST. Tulsa OK 74108

Name Terrod Millsap Signature [Signature]
Address 18522 E 2nd St.

Name Shuntana Shaw Signature [Signature]
Address 18532 E. 2nd St. Tulsa OK 74108

Name John Nixon Signature [Signature]
Address 18540 E 2nd St Tulsa, OK 74108

Name James Pendegast Signature [Signature]
Address 155 184 E PL 74108

Name Brenda Wilmore Signature [Signature]
Address 18550 E 2nd St

Name Kristen Wells Signature [Signature]
Address 18554 e 2nd St + Tulsa, OK 74108

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Name Venus A Little Signature Venus Little
Address 18117 E. 3rd St. Tulsa 74108

Name Devon Evette Dittant Signature Devon E Dittant
Address 262 S 181st E Ave Tulsa 74108

Name Roman Jasinski Signature Roman Jasinski
Address 5414 S. Gillette Tulsa, OK. 74105

Name Andre Smith Signature Andre Smith
Address 1323 N. 94th E Ave Tulsa, OK 74105

Name JoAnn Lewis Signature JoAnn Lewis
Address 18104 East 4th

Name Ivan Arroyo Signature Ivan Arroyo
Address 181108 E 4th St Tulsa OK 74108

Name Jason A. Parsons Signature Jason A. Parsons
Address 409 S 185th Tulsa OK 74108


Name Heather Parsons Signature Heather Parsons
Address 409 S. 185th E. Ave Tulsa OK 74108


Name Dawn Wells Signature Dawn Wells
Address 406 S. 185 E ave TULSA OK 74108

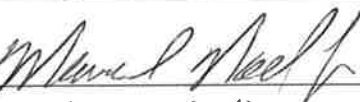
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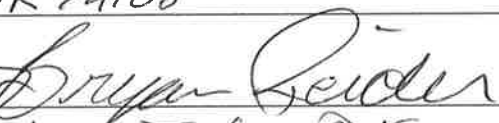
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Name Tony McVay Signature 
Address 219 S 181st E Ave Tulsa OK 74108


Name Lisa Wilke Signature 
Address 213 S 181st E Ave Tulsa OK 74108


Name Manuel Noel Jr Signature 
Address 204 S 181st E Ave Tulsa, OK 74108

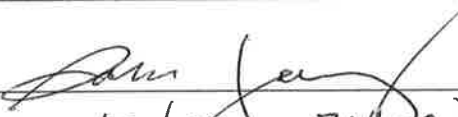
Name Ubaldo Herrera Signature 
Address 205 S 181st E Ave Tulsa OK 74108

Name Bryan Reider Signature 
Address 208 S 181st East Ave Tulsa OK 74108

Name Brandon Bowline Signature 
Address 228 S 181st E Ave Tulsa OK 74108

Name Pauline Lettermann Signature 
Address 236 S 181st E Ave Tulsa OK 74108

Name Lori Phelps Signature 
Address 242 So 181st E Ave

Name Sam Young Signature 
Address 250 S 181 E Ave Tulsa 74108

"NO THANKS" to Re-zoning request Z-7623!

We oppose re-zoning an 89 acre Agricultural area south of Admiral and east of Lynn Lane Rd to High Density Residential houses! (AG to RS-5)

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Name Donna Willhoite Signature Donna Willhoite
Address 256 S. 181st Ave. Tulsa, OK. 74108

Name Daniel Bettge Signature D. Bettge
Address 18119 E. 4th St.

Name Patrice Plunlee Signature Patrice Plunlee
Address 18125 E. 4th St.

Name Michael Toy Signature MP
Address 18131 E. 4th Street

Name Doug Barr Signature Doug Barr
Address 341 So. 182nd E. Ave

Name Mark Sommer Signature Mark Sommer
Address 18118 E 3rd Place

Name Julia Traugott Signature Julia Traugott
Address 18107 E 5th Pl Tulsa


Name TED JACOBS Signature Ted Jacobs
Address 18110 E 3rd


Name Austin Gari Signature Austin Gari
Address 227 S 182nd E Ave

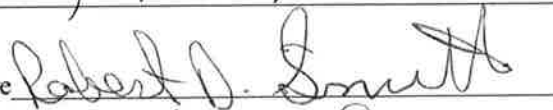
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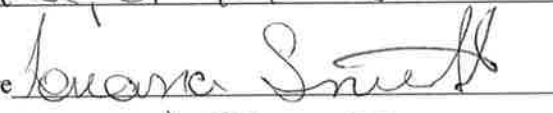
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Name Michael David Kisamore Signature 
Address 237 S. 184 E. AVE Tulsa OK 74108


Name MICHAEL J. KISAMORE Signature 
Address 237 S. 184 E. AVE. TULSA, OK 74108


Name Robert D. Smith Signature 
Address 231 S. 184 E. Ave Tulsa, OK 74108

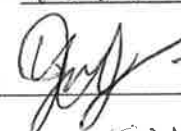

Name Louana Smith Signature 
Address 231 S. 184 E. Ave Tulsa, OK 74108

Name Emmanuel Lujano Signature 
Address 18319 E. 2nd St Tulsa OK

Name MaRefugio Haro V. Signature 
Address 18319 E. 2nd St Tulsa OK

Name Bradley Louis Signature 
Address 18028 E 4th St.

Name Kelsey Moody Signature 
Address 18028 E. 4th St.

Name  Justin Hooper Signature 
Address 18210 E. 2nd St.

"NO THANKS" to Re-zoning request Z-7623!

We oppose re-zoning an 89 acre Agricultural area south of Admiral and east of Lynn Lane Rd to High Density Residential houses! (AG to RS-5)

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Name Brock Clark Signature Brock Clark
Address 236 S 183rd East Ave Tulsa 74106

Name PAUL CACY Signature Paul Cacy
Address 241 S. 183 Rd E. Ave Tulsa, OK 74108

Name Susan Atkinson Signature Susan Atkinson
Address 246 South 183rd E Ave

Name Tom Burk Signature Tom Burk
Address 246 South 183rd E. Ave

Name Michael Morrison Signature Michael Morrison
Address 270 S. 183rd E Ave

Name Darrell Barnoski Signature Darrell Barnoski
Address 18304 E 4th St

Name Miles Hill Signature Miles Hill
Address 270 S 184th E Ave

Name Jennifer Slump Signature Jennifer Slump
Address 270 S. 184th E. Ave

Name Joni Koteba Signature Joni Koteba
Address 262 S. 184th E Ave

"NO THANKS" to Re-zoning request Z-7623!

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Name Dusty Bailey Signature [Signature]
Address 18112 E 3rd Place, Tulsa OK 74108

Name Linda Corrie Signature Linda Corrie
Address 18108 E. 3rd St

Name Saul Romero Signature [Signature]
Address 215 S 182ND EAST AVE TULSA OK 74108

Name Beth Happer Signature Beth Happer
Address 214 S 182nd East Ave TULSA OK 74108

Name ROBERT MILLER Signature [Signature]
Address 115 S. 183 E AVE TULSA, OK 74108

Name NAOMI COLLIER Signature Naomi Collier
Address 18127 E 2 ST TULSA OK 74108

Name Linda Brown Signature Linda Brown
Address 218 S 183rd EAST AVE 74108

Name Oliver Herley Signature [Signature]
Address 234 S 183rd East Ave 74108

Name Kevin Hansen Signature [Signature]
Address 237 S 183rd E ave

"NO THANKS" to Re-zoning request Z-7623!


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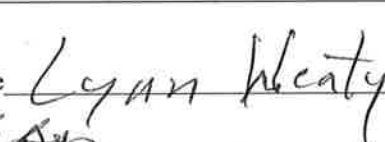
Name Tony H. Shelton Signature 
Address 355 S. 185th E. Ave


Name Shiraine Miller Signature 
Address 355 S. 185th E Ave

Name Jason Shelton Signature 
Address 355 S. 185th E. Ave

Name Spencer Bridgman Signature 
Address 341 S. 185th E Ave

Name Timothy Tyree Signature 
Address 331 S 185th E AVE

Name Lynn Wheaty Signature 
Address 321 S 185th E Ave

Name Mike Read Signature 
Address 311 S. 185 E AVE

Name Randy Burchfield Signature 
Address 229 S 185th E. Ave

Name Ruth Cook Signature 
Address 244 S. 185 E Ave

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Name JOSE E LANDAZURI Signature Jose E Landazuri
Address 18027 E 2nd TULSA OK 74108

Name Travis Moore Signature Travis Moore
Address 2915 S. 181st Ave Tulsa. OK. 74108

Name Amy Calico Signature A Calico
Address 245 S. 181st E. Ave Tulsa OK 74109

Name Barbara Lubbs Signature Barbara Lubbs
Address 231 S. 101st Ave

Name Lindsay Moser Signature Moser
Address 261 S 181st Ave

Name E. R. Roberts Signature Eric Roberts
Address 18114 E. 4th Pl.

Name Becky Tubby-Drake Signature Becky Tubby Drake
Address 18128 E 4th ST.

Name Mary Conder Signature Mary Conder
Address 337 S 182nd E Ave Tulsa 74108

Name Dorothy Conder Signature Dorothy Conder
Address 337 S 182nd Ave TULSA 74108

"NO THANKS" to Re-zoning request Z-7623!

We oppose re-zoning an 89 acre Agricultural area south of Admiral and east of Lynn Lane Rd to High Density Residential houses! (AG to RS-5) This is the absolute smallest size lot that can be had in the City of Tulsa, less than HALF the size of lots in Rolling Hills!! This could be over 500 or more houses!! It's too intense, we've already got storm-water run-off issues and we don't need MORE traffic!

Name Bob Wheeler Signature Bob Wheeler

Address 19801 E 11TH Tulsa

Name Kevin Brewer Signature Kevin Brewer

Address 267 S. 181ST E. Ave Tulsa

Name Jamie Arroyo Signature Jamie Arroyo

Address 18110 E. 4TH St. Tulsa, OK 74108 6

Name Ivan Arroyo Signature _____

Address 18110 E. 4TH St. Tulsa, OK 74108

Name Joy Engles Signature Joy Engles

Address 18522 E 11TH St Tulsa OK 74108

Fortner Name Vince Fortner Signature Vince Fortner

Address 18227 E 11TH St Tulsa, OK 74108

Name Brandi Holland Signature Brandi Holland

Address 18227 E. 11TH St Tulsa, OK 74108

Name Jose A Robledo Signature Jose A Robledo

Address 18010 E 11TH St Tulsa OK 74108

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Name Ximera Kubledo Signature Ximera Kubledo
Address 18010 E 11th St Tulsa OK 74108

Name Albert Crowe Signature Albert Crowe
Address 905 S 193rd E. Ave. Tulsa, OK.

Name Sid Schmokey Signature Sid Schmokey
Address 17702 E. Admiral Pl. 74015

Name Angie Schmokey Signature Angie Schmokey
Address 17702 E. Admiral Pl 74015

Name Roy Strong Signature Roy Strong
Address 525 S Lynn Lane, Tulsa, OK

Name Glen Whitworth Signature Glen Whitworth
Address 343 S. Lynn Lane 74108

Name Herberta Whitworth Signature Herberta Whitworth
Address 343 South Lynn Lane Tulsa OK

Name Sergiane Adibi Signature Sergiane Adibi
Address 728 S. Lynn Lane rd Tulsa OK. 74108

Name Donna Mae Jasasna Signature Donna Mae Jasasna
Address 17220 E Admiral Plc. Tulsa OK 74116

"NO THANKS" to Re-zoning request Z-7623!

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Name Kellie Ellis Signature Kellie Ellis
Address 250 S. 183 E. Ave Tulsa OK 74108

Name Timmy Ellis Signature Timmy Ellis
Address 250 S. 183 E. Ave Tulsa OK 74108

Name Maranda Brown Signature Maranda Brown
Address 317 S. 182nd E Ave Tulsa OK 74108

Name Todd Brown Signature Todd Brown
Address 317 S. 182nd E Ave Tulsa OK 74108

Name Jessica Brown Signature Jessica M Brown
Address 317 S 182nd E Ave Tulsa, OK 74108

Name Beverly Arthur Signature Beverly Arthur
Address 183rd 08 E. Wth St. S. Tulsa, OK 74108

Name Carol Best Signature Carol Best
Address 535 S Lynn Lane Rd Tulsa OK 74108

Name Bruce Denny Signature Bruce Denny
Address 905 S. Lynn Lane Road

Name CLAUDIA DENNY Signature Claudia Denny
Address 905 S. Lynn Lane Road Tulsa OK 74108

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Name Janeen Zillman Signature Janeen Zillman
Address 18579 E 3rd St 18579 E. 3rd St.
74108

Name John Downing Signature John Downing
Address 18585 E. 3rd St, Tulsa OK 74108

Name Sarah Rothman Signature Sarah Rothman
Address 18585 E 3rd St Tulsa OK 74108

Name _____ Signature _____
Address _____

Name _____ Signature _____
Address _____

Name _____ Signature _____

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Name Justin Steed Signature [Signature]
Address 242 S 184 E Ave

Name Pete Galin Signature Pete Galin
Address 245 S 184th

Name JEWLS Steed Signature JEWLS
Address 242 S. 184th E AVE Tulsa, OK 74108

Name NICOLE Steed Signature [Signature]
Address 236 S 184 E AVE Tulsa, OK 74108

Name Kyle Dunagan Signature K.D.
Address 236 S. 184th E. AVE Tulsa, OK 74108

Name Tommy Shew Signature [Signature]
Address 228 So. 184th E Ave

Name Craig Shew Signature Craig Shew
Address 228 S. 184th E Ave

Name _____ Signature _____
Address _____

Name _____ Signature _____
Address _____

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Name Régina Sparks Signature Régina Sparks
Address 17302 E Admiral pl Tulsa OK 74116

Name Dana Henson Signature Dana Henson
Address 726 S. Lynn Lane Rd. Tulsa, OK. 74108

Name Nathan Henson Signature Nathan Henson
Address 722 S. Lynn Lane Rd Tulsa, ok 74108

Name Candace Henson Signature Candace Henson
Address 722 S. Lynn Lane Rd Tulsa, ok 74108

Name Jason Henson Signature Jason Henson
Address 724 S Lynn Lane Road, Tulsa, OK, 74108

Name Theresa Henson Signature Theresa Henson
Address 724 S. Lynn Lane Rd. Tulsa, OK 74108

Name _____ Signature _____
Address _____


Name _____ Signature _____
Address _____

Name _____ Signature _____
Address _____

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Name BOB B. TURNER Signature 

Address 631 S. LYNN LANE

Name _____ Signature _____

Address _____

Name _____ Signature _____

Address _____

Name _____ Signature _____

Address _____

Name _____ Signature _____

Address _____

Name _____ Signature _____

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Name John P. Jones Signature John Paul Jones
Address 17220 Admiral P4 Tulsa OK 74112

Name Derrick Roberts Signature [Signature]
Address 17515 E 11th St Tulsa 74108

Name _____ Signature _____

Address _____

Name _____ Signature _____

Address _____

Name _____ Signature _____

Address _____

Name _____ Signature _____

Address _____

Name _____ Signature _____

Address _____

Name _____ Signature _____

Address _____

Name _____ Signature _____

Address _____

I oppose ZONING CHANGE REQUEST Z-7623! (AG to RS-5)

Name Beverly Chesney Signature Beverly Chesney
Address 18105 E 11th St. Tulsa, OK 74108

Name David Chesney Signature D J Chesney
Address 18105 E 11th Tulsa, OK 74108

Name Linda M. Moss Signature Linda M. Moss
Address 18224 E. 4th St. Tulsa, OK 74108

Name _____ Signature _____
Address _____

Name _____ Signature _____
Address _____

Name _____ Signature _____
Address _____

Name _____ Signature _____
Address _____

Name _____ Signature _____
ADDRESS _____

Name _____ Signature _____
Address _____


Yes, I've seen the water!! (Z- 7623)

How many neighbors have seen the storm waters running and standing high as 6in, 8in and 1 foot **OVER** the roads??

(Check all that apply)

- A) ☒ 700 S. Lynn Lane Road (Bee Creek)?
B) ☒ The intersection of 11th and Lynn Lane Road?
C) ☐ 18700 E. 11th St (Bee Creek)?
D) ☒ Near Lee's Feed Store @ 19015 E. 11th Street?
E) ☒ South 193rd (County Line Road) near 3rd Street?
F) ☐ In the back yards near E. 181st and S. 4th street?
G) ☐ Many neighbors can verify their property remains soft & soggy most of the year!!

Other areas of concern or comments:

Name Albert Crowe Signature 
Address 905 S 193rd E Ave. Tulsa OK.

We are neighbors & friends just like you that want to protect & preserve our property!

If you would like to help, get signatures or more info contact: Lynn Lane Neighborhood Assoc.
Bruce Denny. (918) 350-8341 bcdenny@cox.net

SEEN Flooding

ALBERT C ROWE

Yes, I've seen the water!! (Z- 7623)

How many neighbors have seen the storm waters running and standing high as 6in, 8in and 1 foot **OVER** the roads??

(Check all that apply)

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B) ☒ The intersection of 11th and Lynn Lane Road?
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E) ☒ South 193rd (County Line Road) near 3rd Street?
F) ☐ In the back yards near E. 181st and S. 4th street?
G) ☐ Many neighbors can verify their property remains soft & soggy most of the year!!

Other areas of concern or comments:

Just east of my house is seen as much as much 3 feet over road.

Name

Bon Willet

Signature

[Signature]

Address

1901 E 11th Sub A

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Bruce Denny. (918) 350-8341 bcdenny@cox.net

Yes, I've seen the water!! (Z- 7623)

How many neighbors have seen the storm waters running **OVER** the roads a **FOOT DEEP** or more??

(Check all that apply)

- A) ☐ 700 S. Lynn Lane Road (Bee Creek)?
- B) ☐ The intersection of 11th and Lynn Lane Road?
- C) ☐ 18700 E. 11th St (Bee Creek)?
- D) ☐ Near Lee's Feed Store @ 19015 E. 11th Street?
- E) ☒ South 193rd (County Line Road) near 3rd Street?
- F) ☐ In the back yards near E. 181st and S. 4th street?
- G) ☒ Many neighbors can verify their property remains soft & soggy most of the year!!

Other areas of concern:

400 by 300 ft AREA over a foot deep
when we get heavy rain, 5 or 6 times a year

Name David Chesney Signature David Chesney

Address 18105 E 11th

Be at the TMAPC ZONING meeting on Oct 6, 2021 at 1:00 pm and show your support!!

We are neighbors & friends just like you that want to protect & preserve our property!

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Bruce Denny. (918) 350-8341 bcdenny@cox.net

Yes, I've seen the water!! (Z- 7623)

How many neighbors have seen the storm waters running and standing high as 6in, 8in and 1 foot **OVER** the roads??

(Check all that apply)

- A) ☒ 700 S. Lynn Lane Road (Bee Creek)?
B) ☒ The intersection of 11th and Lynn Lane Road?
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F) ☐ In the back yards near E. 181st and S. 4th street?
G) ☐ Many neighbors can verify their property remains soft & soggy most of the year!!

Other areas of concern or comments:

Name

Bill Lenard

Signature

Bill Lenard

Address

19015 E. 11th St Tulsa OK 74108

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Bruce Denny. (918) 350-8341 bcdenny@cox.net

Yes, I've seen the water!! (Z- 7623)

How many neighbors have seen the storm waters running and standing **OVER** the roads??

(Initial all that apply)

- A) ☐ 700 S. Lynn Lane Road (Bee Creek)?
- B) ☒ The intersection of 11th and Lynn Lane Road?
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- G) ☒ Many neighbors can verify their property remains soft & soggy most of the year!!

Other areas of concern or comments:

Lynn Lane at Admiral!

Name

Donna Mae Jaxarra
John P. Jones

Signature

Donna Mae Jaxarra
John P. Jones

Address

17220 E. Admiral Plc. Tulsa
OK 74116

We are neighbors & friends just like you that want to protect & preserve our property!

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Bruce Denny. (918) 350-8341 bcdenny@cox.net

R9-29

Yes, I've seen the water!! (Z- 7623)

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(Initial all that apply)

- A) ☒ 700 S. Lynn Lane Road (Bee Creek)?
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- D) ☒ Near Lee's Feed Store @ 19015 E. 11th Street?
- E) ☒ South 193rd (County Line Road) near 3rd Street?
- F) ☒ In the back yards near E. 181st and S. 4th street?
- G) ☒ Many neighbors can verify their property remains soft & soggy most of the year!!

almost every time it rains hard!

Other areas of concern or comments:

I was unable to mow my ditcher for a year because too wet

Name Carol Best, Drm Signature Carol Best Drm

Address 535 S Lynn Lane Road

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Bruce Denny. (918) 350-8341 bcdenny@cox.net

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F) ☐ In the back yards near E. 181st and S. 4th street?
G) ☐ Many neighbors can verify their property remains soft & soggy most of the year!!

Other areas of concern or comments:

Name Ragina Sparks Signature Ragina Sparks
Address 17302 E Admiral Pl. Tulsa OK 74114

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Bruce Denny. (918) 350-8341 bcdenny@cox.net

5.57

There is a stormwater drain on the east side of my property. When it rains it floods my property and will not drain to the creek that it is intended to go to. This has been an ongoing issue since 1992. I've reached out many times for help from the city. I'm Tired of IT!

Yes, I've seen the water!! (Z- 7623)

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(Check all that apply)

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F) ☐ In the back yards near E. 181st and S. 4th street?
G) ☐ Many neighbors can verify their property remains soft & soggy most of the year!!

Other areas of concern or comments:

Name Strong Roy Signature Roy A Strong
Address 525 S Lynn Lane Rd Tulsa, ok

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Bruce Denny. (918) 350-8341 bcdenny@cox.net

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F) ☐ In the back yards near E. 181st and S. 4th street?
G) ☒ Many neighbors can verify their property remains soft & soggy most of the year!!

Other areas of concern or comments:

Name Bruce Denny Signature Bruce Denny
Address 905 S. LYNN LANE ROAD

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Bruce Denny. (918) 350-8341 bcdenny@cox.net

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F) ☐ In the back yards near E. 181st and S. 4th street?
G) ☒ Many neighbors can verify their property remains soft & soggy most of the year!!

Other areas of concern or comments:

Name

Nathan Henson

Signature



Address

722 S. Lynn Lane Rd Tulsa, OK 74108

We are neighbors & friends just like you that want to protect & preserve our property!

If you would like to help, get signatures or more info contact: Lynn Lane Neighborhood Assoc.

Bruce Denny. (918) 350-8341 bcdenny@cox.net

Yes, I've seen the water!! (Z- 7623)

How many neighbors have seen the storm waters running and standing high as 6in, 8in and 1 foot **OVER the roads??**

(Check all that apply)

- A) ☒ 700 S. Lynn Lane Road (Bee Creek)?
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Other areas of concern or comments:

Because the ground is clay, the water stays until it runs off or evaporates. Water is not absorbed into the ground.

Name Jason Henson Signature 

Address 724 S Lynn Lane Rd

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Other areas of concern or comments:

Name

Dana Henson

Signature

Dana Henson

Address

7216 S. Lynn Lane Rd. Tulsa, OK. 74108

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Other areas of concern or comments:

Name Candace Henson Signature Candace Henson
Address 722 S. Lynn Lane Rd. Tulsa, OK 74108

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Other areas of concern or comments:

Name

CLAUDIA DENNY

Signature



Address

905 So Lynn Lane Rd Tulsa Ok 74108

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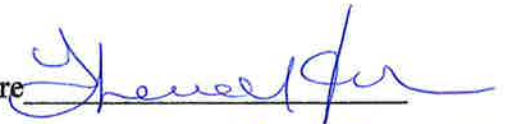
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Other areas of concern or comments:

Name

Theresa Henson

Signature



Address

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5.65


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Other areas of concern or comments:

Name Randy Burchfield Signature 
Address 229 So 185th E. Ave.

We are neighbors & friends just like you that want to protect & preserve our property!
If you would like to help, get signatures or more info contact: [Lynn Lane Neighborhood Assoc.](#)
Bruce Denny. (918) 350-8341 bcdenny@cox.net

5.66

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Other areas of concern or comments:

Name Bruce E Denny Signature Bruce E Denny
Address 262 S 181st E Ave Tulsa 74108

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Bruce Denny. (918) 350-8341 bcdenny@cox.net*

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Other areas of concern or comments:

Name Jina ONeal Signature Jina ONeal
Address 18131 E 4th St Tulsa OK 74108

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Other areas of concern or comments:

Name Venus A Little Signature 
Address 18117 E. 3rd St. Tulsa, OK 74108

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Other areas of concern or comments: ADDRESS FROM 330 S. 185th E. AVE TO 346 S. 185th E. AVE. FLOODS WHEN IT IS HEAVY RAIN. WILL GO UP TO TOP OF CURB.

Name ROSE BARNES Signature Rose Barnes

Address 336 S. 185th E. AVE - TULSA, OKLAHOMA

We are neighbors & friends just like you that want to protect & preserve our property!

If you would like to help, get signatures or more info contact: Lynn Lane Neighborhood Assoc.

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Other areas of concern or comments:

Name Luth Cook Signature Luth Cook
Address 244 S. 185 E Ave Tulsa, OK 74108

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Other areas of concern or comments:

Bred's (918) 527.5282

Name

Bred Loomis

Signature

Bred Loomis

Address

18028 E 4th St

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Other areas of concern or comments:

185th E Ave Yards Stay Wet Weeks after a rain

Name Justin A. Parsons

Signature 

Address 409 S 185th E Ave Tulsa OK 74108

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Other areas of concern or comments:

18104 East 4th

Name *J Lynn L* Signature *JOANN Lewis*
Address *18104 East 4th*

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Other areas of concern or comments:

Name Greg Burns Signature 
Address 720 So. Lynn Lane, Tulsa, OK, 74108

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Other areas of concern or comments:

Name Justin Hoop Signature 

Address 18210 E. 2nd St.

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Other areas of concern or comments:

Name W 917 Amy Signature [Signature]
Address 18110 E 4th St Tulsa OK 74108

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Other areas of concern or comments:

Name

Cody McInturf

Signature



Address

18418 E 4th St Tulsa OK 74108

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Other areas of concern or comments:

Name Dawn Wells Signature Dawn Wells
Address 406 S. 185 E ave 74108 TUSA OK

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** I live this several times a year!*

Other areas of concern or comments:

Name Dennis Henson Signature Dennis Henson
Address 726 S. Lynn Lane Rd., Tulsa OK 74108

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Other areas of concern or comments:

Name Lisa Wilke Signature *Lisa Wilke*

Address 23 S 181st E AVE TULSA OK 74108

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Other areas of concern or comments:

Name Darren Conder Signature 
Address 337 S 182nd St Tulsa 74108

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Other areas of concern or comments:

Name

Sommer Daugherty

Signature

Sommer Daugherty

Address

419 S. 185th E. Ave Tulsa, OK 74108

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Other areas of concern or comments:

Name Susan Atkinson Signature Susan Atkinson

Address 246 South 183rd E Ave

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Other areas of concern or comments:

Name *Bruce Denny* Signature *Bruce Denny*
Address *242 S 184th E Ave*

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Other areas of concern or comments:

Name Mary Conder Signature Mary D Conder
Address 337 E 18th 2nd Ave Tulsa OK 74108

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If you would like to help, get signatures or more info contact: Lynn Lane Neighborhood Assoc.

Bruce Denny. (918) 350-8341 bcdenny@cox.net

5.85

Yes, I've seen the water!! (Z- 7623)

How many neighbors have seen the storm waters running and standing high as 6in, 8in and 1 foot **OVER** the roads??

(Check all that apply)

- A) ☒ 700 S. Lynn Lane Road (Bee Creek)?
B) ☐ The intersection of 11th and Lynn Lane Road?
C) ☐ 18700 E. 11th St (Bee Creek)?
D) ☒ Near Lee's Feed Store @ 19015 E. 11th Street?
E) ☒ South 193rd (County Line Road) near 3rd Street?
F) ☒ In the back yards near E. 181st and S. 4th street?
G) ☒ Many neighbors can verify their property remains soft & soggy most of the year!!

Other areas of concern or comments:

Name

Eric Roberts

Signature



Address

18114 E. 4th Pl.

We are neighbors & friends just like you that want to protect & preserve our property!

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G) [] Many neighbors can verify their property remains soft & soggy most of the year!!

Other areas of concern or comments:

Name Brock Clark Signature Bu Clark
Address 2365 183rd E ave Tulsa 74128

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Other areas of concern or comments:

Name Michael Morrison Signature Michael Morrison

Address 270 S. 183rd E Ave

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(Initial all that apply)

- JWL* A) ☒ 700 S. Lynn Lane Road (Bee Creek)?
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Other areas of concern or comments:

Name Joel W. Lacey Signature Joel W. Lacey
Address 18592 Est 7th

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R9-29

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Other areas of concern or comments:

Name Shuana Shaw Signature Shuana Shaw

Address 18537 E 2nd St. Tulsa OK 74108

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Other areas of concern or comments:

Name JOSE E LAMAZURI Signature Jose E Lamas

Address 18027 E 2nd St

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Other areas of concern or comments:

Name Richard Prince Signature Richard P.
Address 241 S. 183rd E Ave Tulsa OK 74108

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Other areas of concern or comments:

Name Teresa Tiffney Signature Teresa Tiffney
Address 265 S 183rd E Ave Tulsa, OK 74108

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Other areas of concern or comments:

Name Donna Wheelhite Signature Donna Wheelhite
Address 256 S. 181st East Ave. Tulsa OK 74108

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Other areas of concern or comments:

Name James Padegant Signature James Padegant

Address 15 S 184 E PL 74108

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If you would like to help, get signatures or more info contact: Lynn Lane Neighborhood Assoc.
Bruce Denny. (918) 350-8341 bcdenny@cox.net R9-29



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2.21.2018





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2.21.2018

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E 6TH ST
19300

S 193RD E AV
500

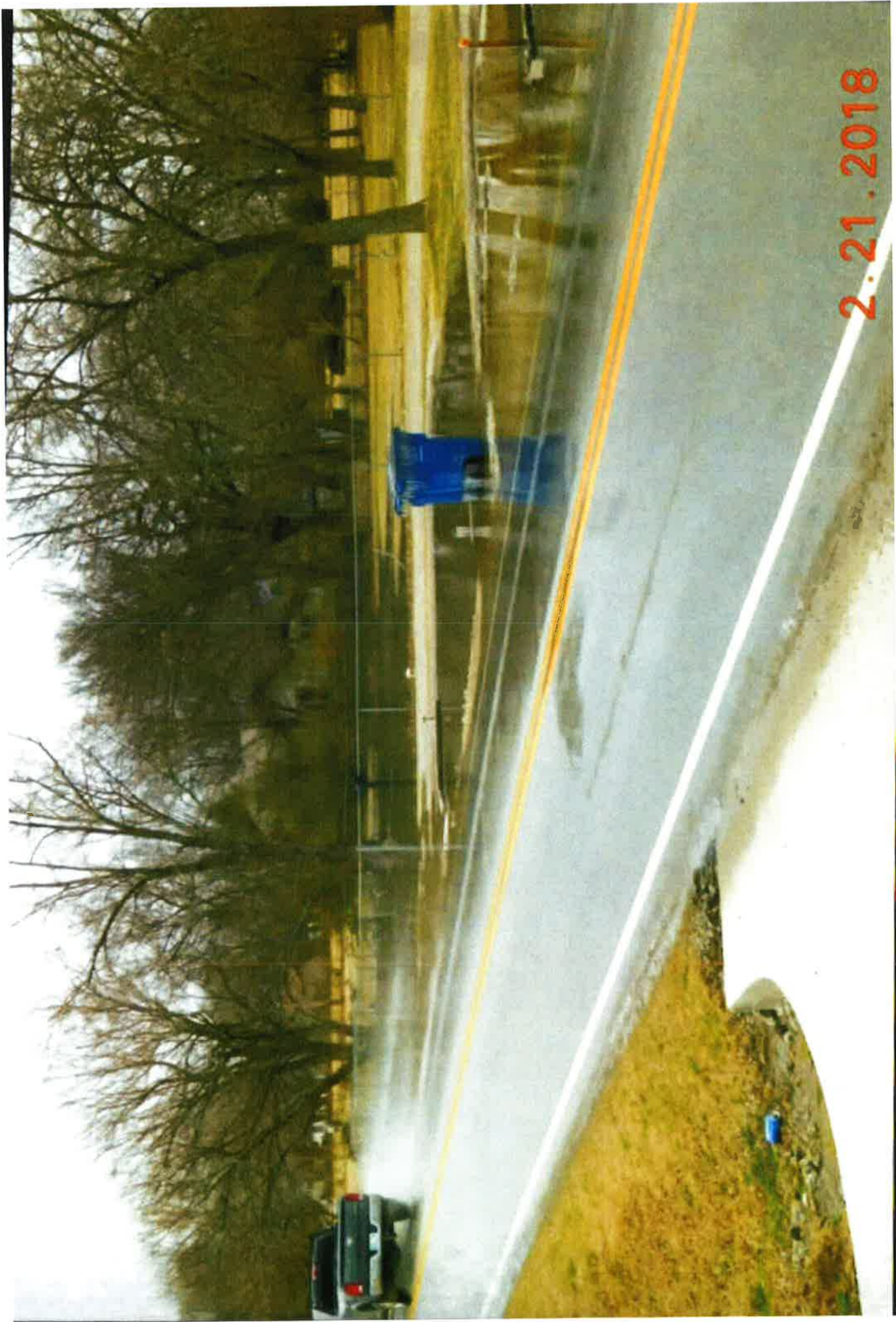
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S 193RD E AV
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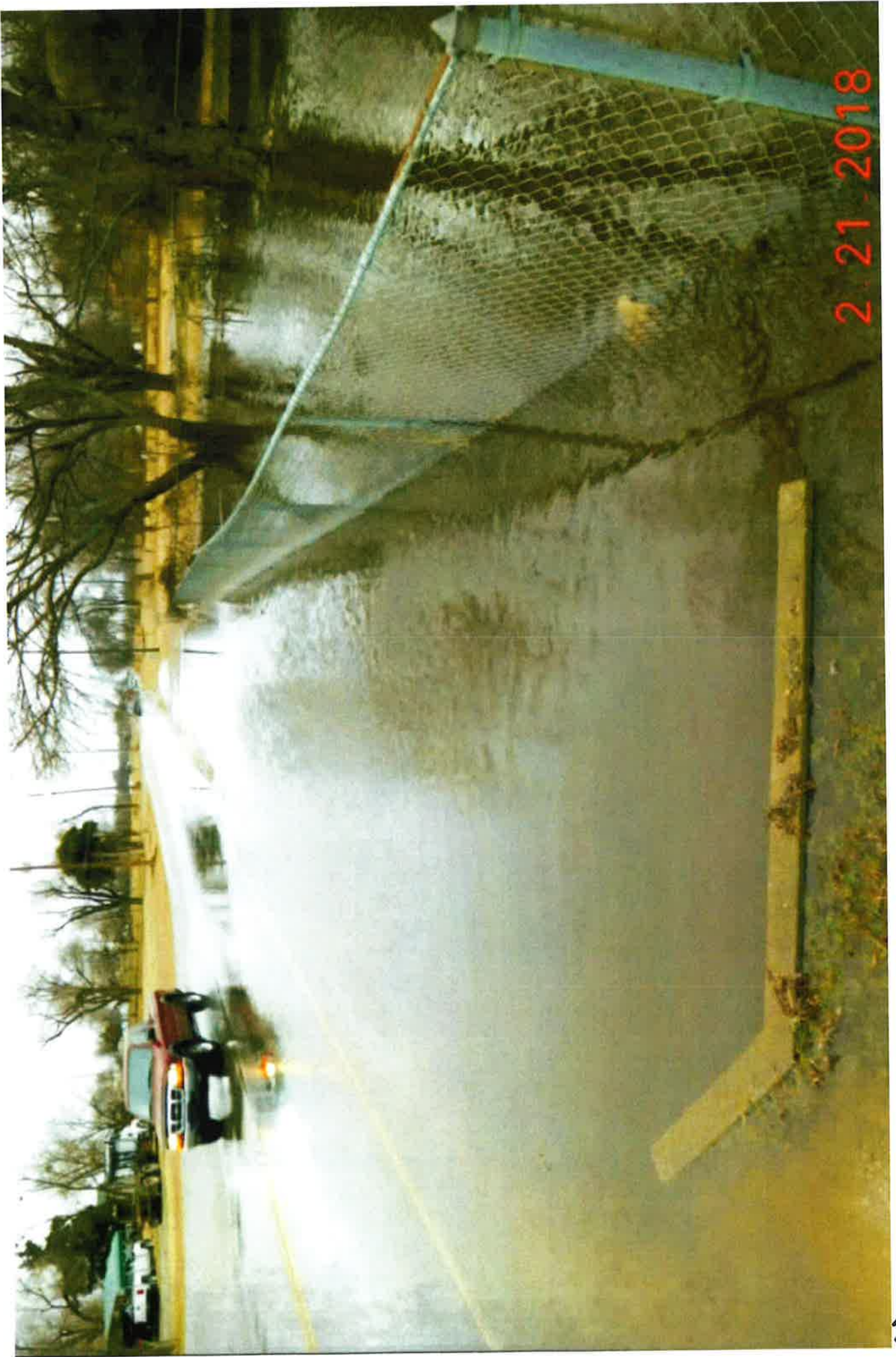


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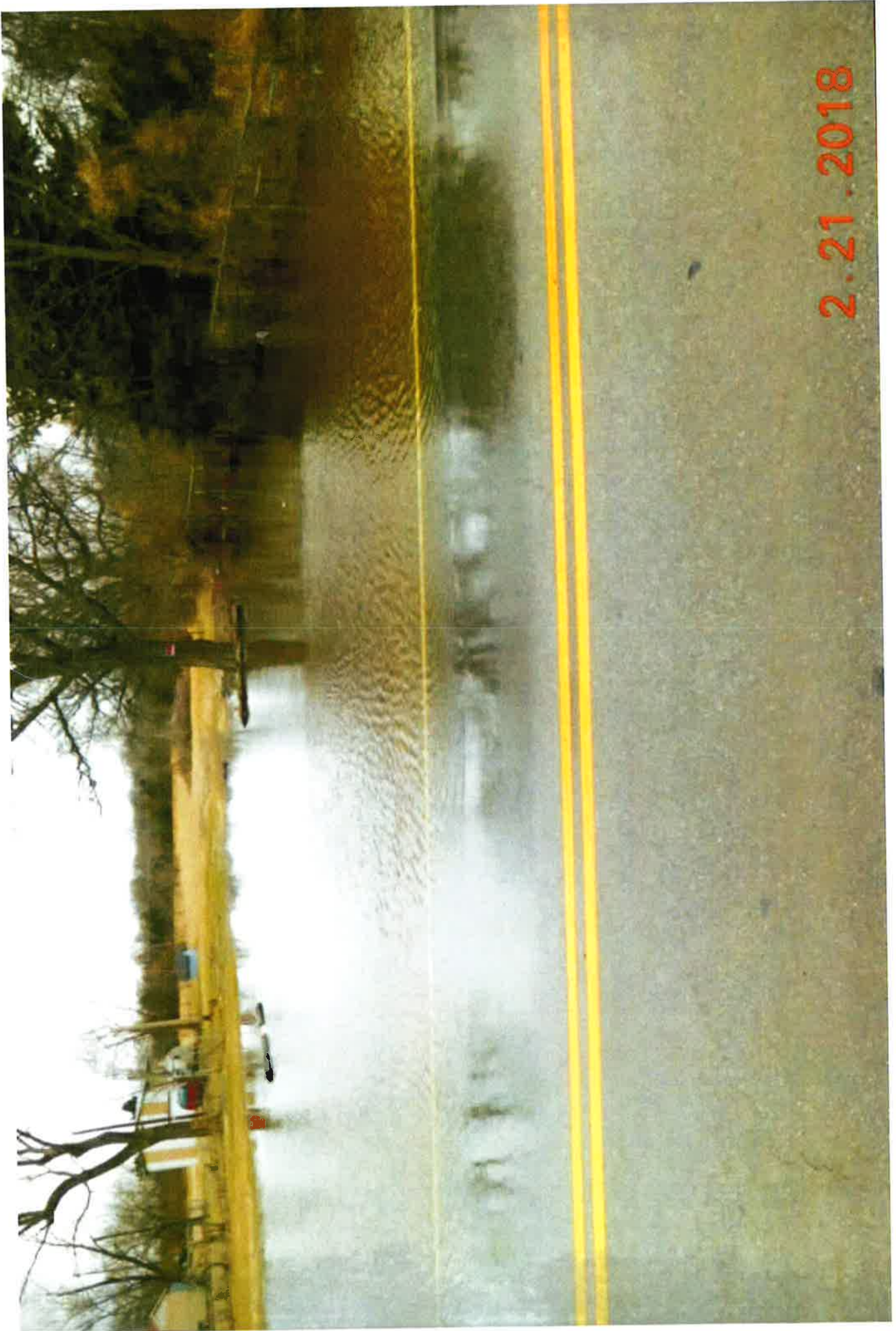


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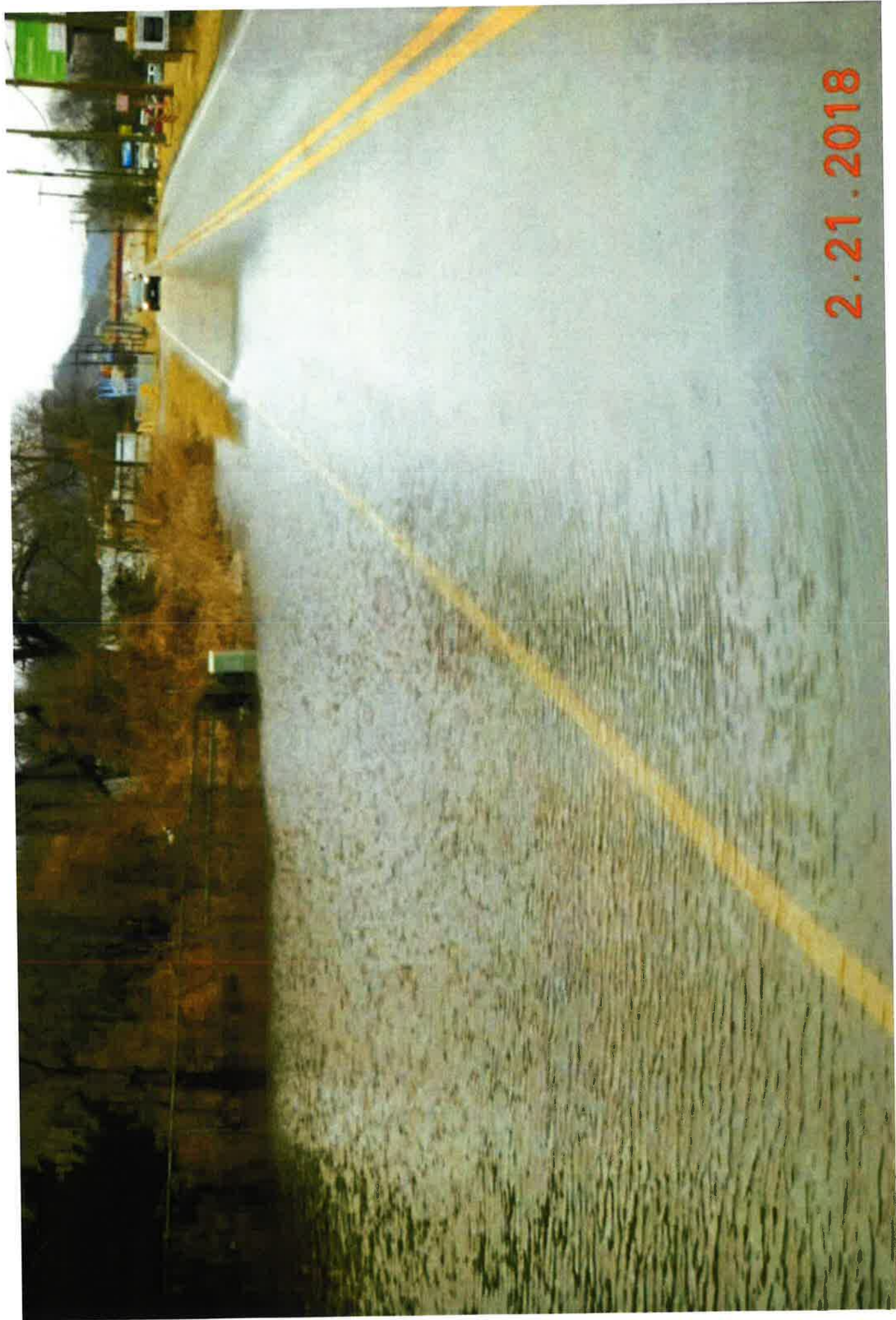
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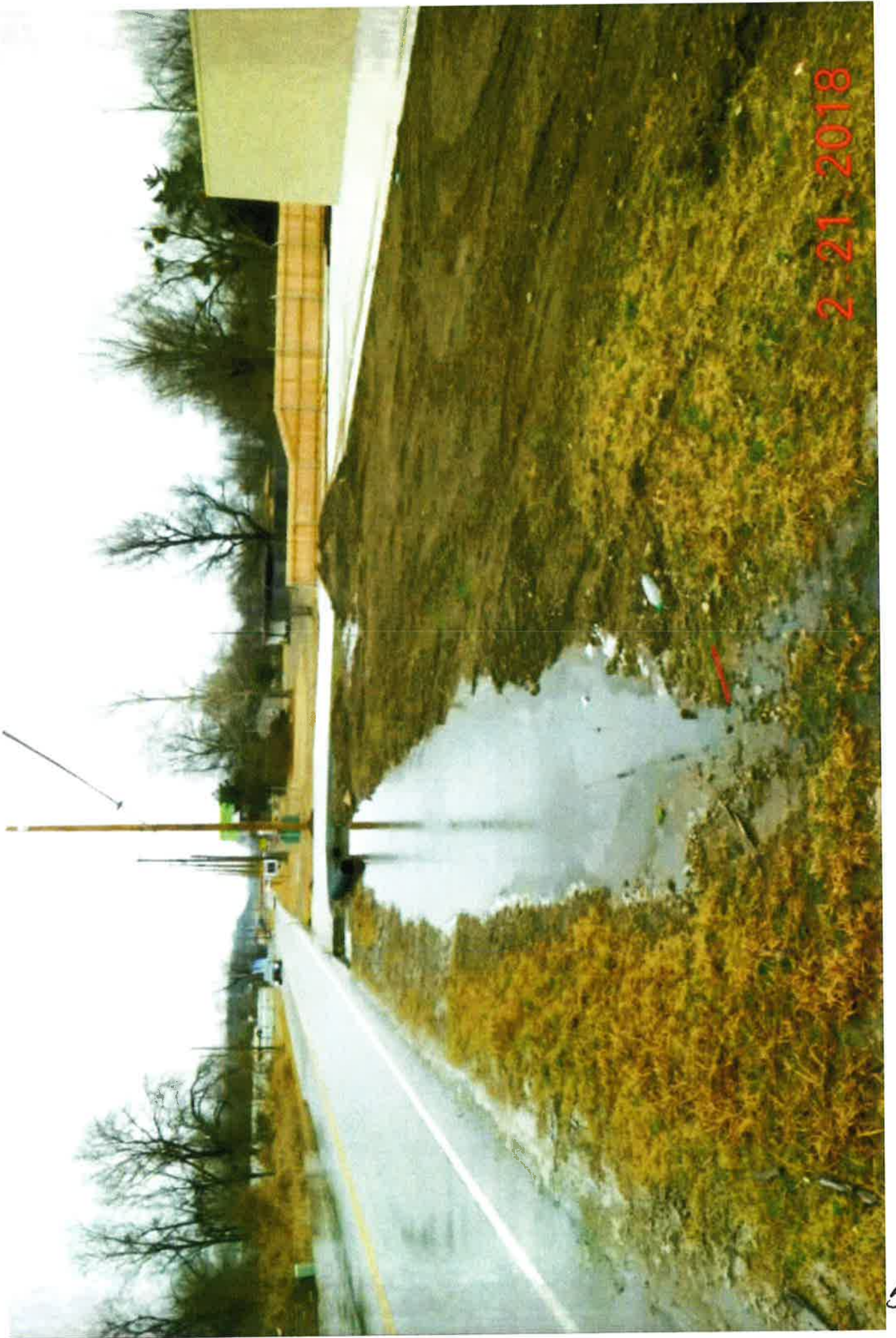




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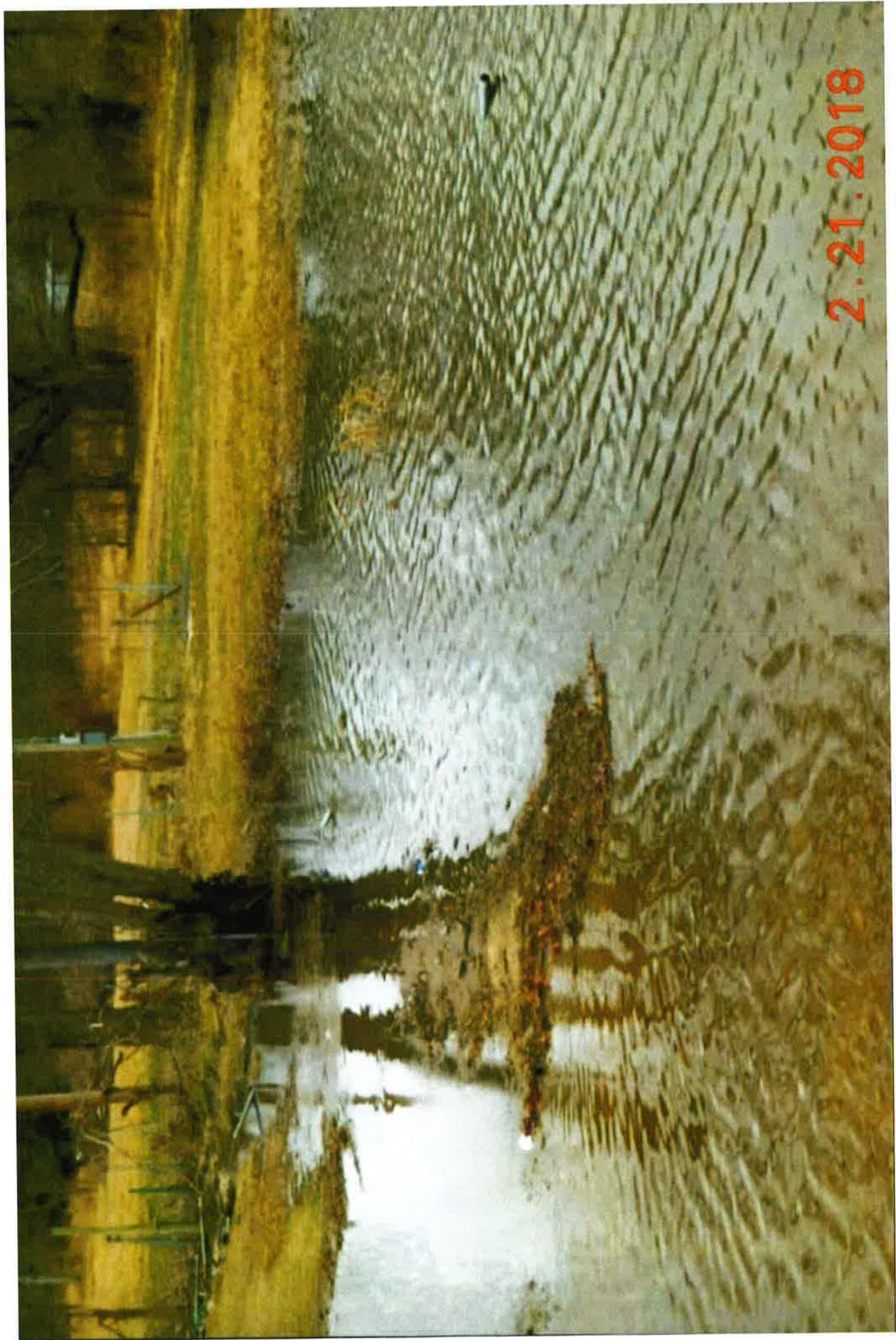
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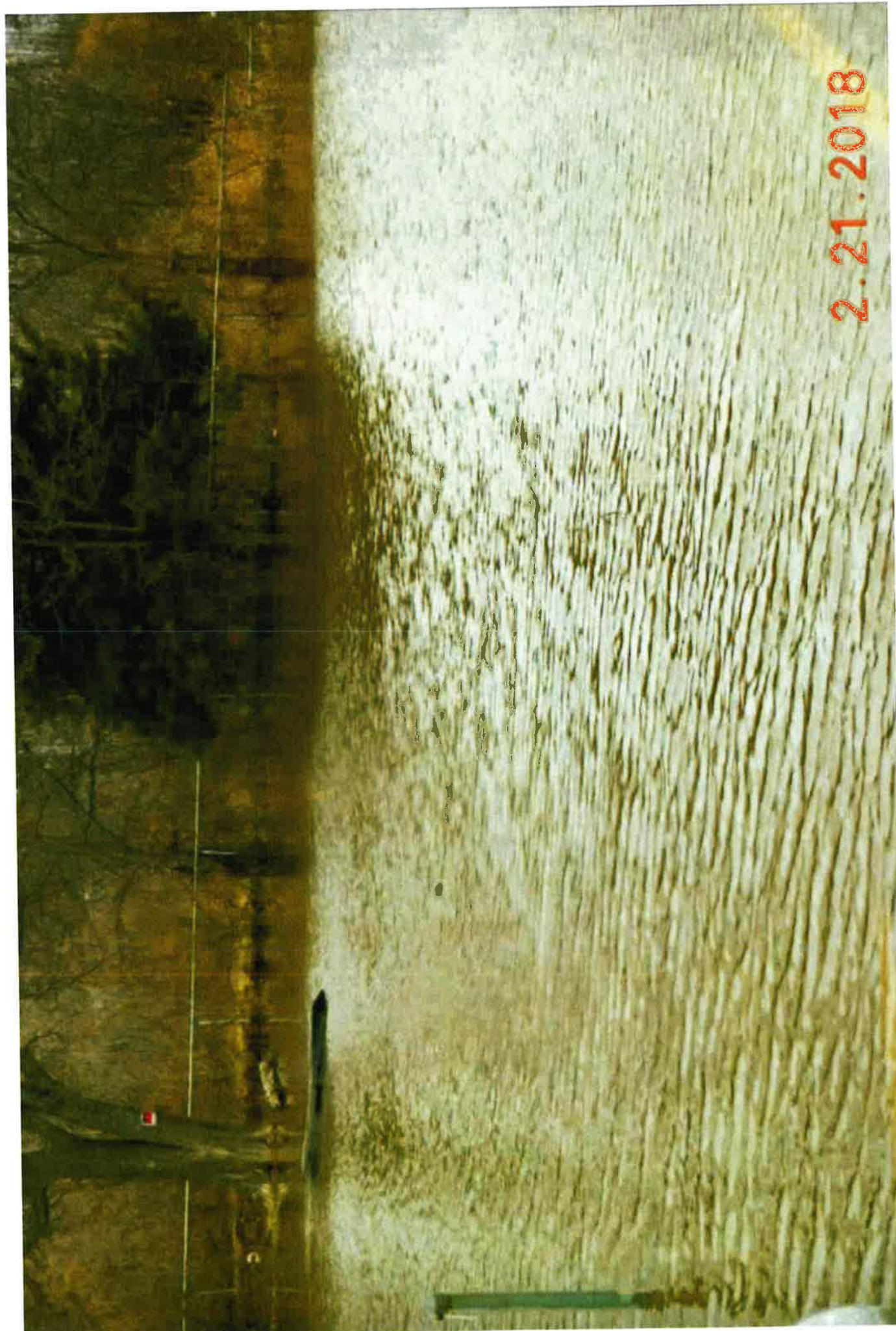


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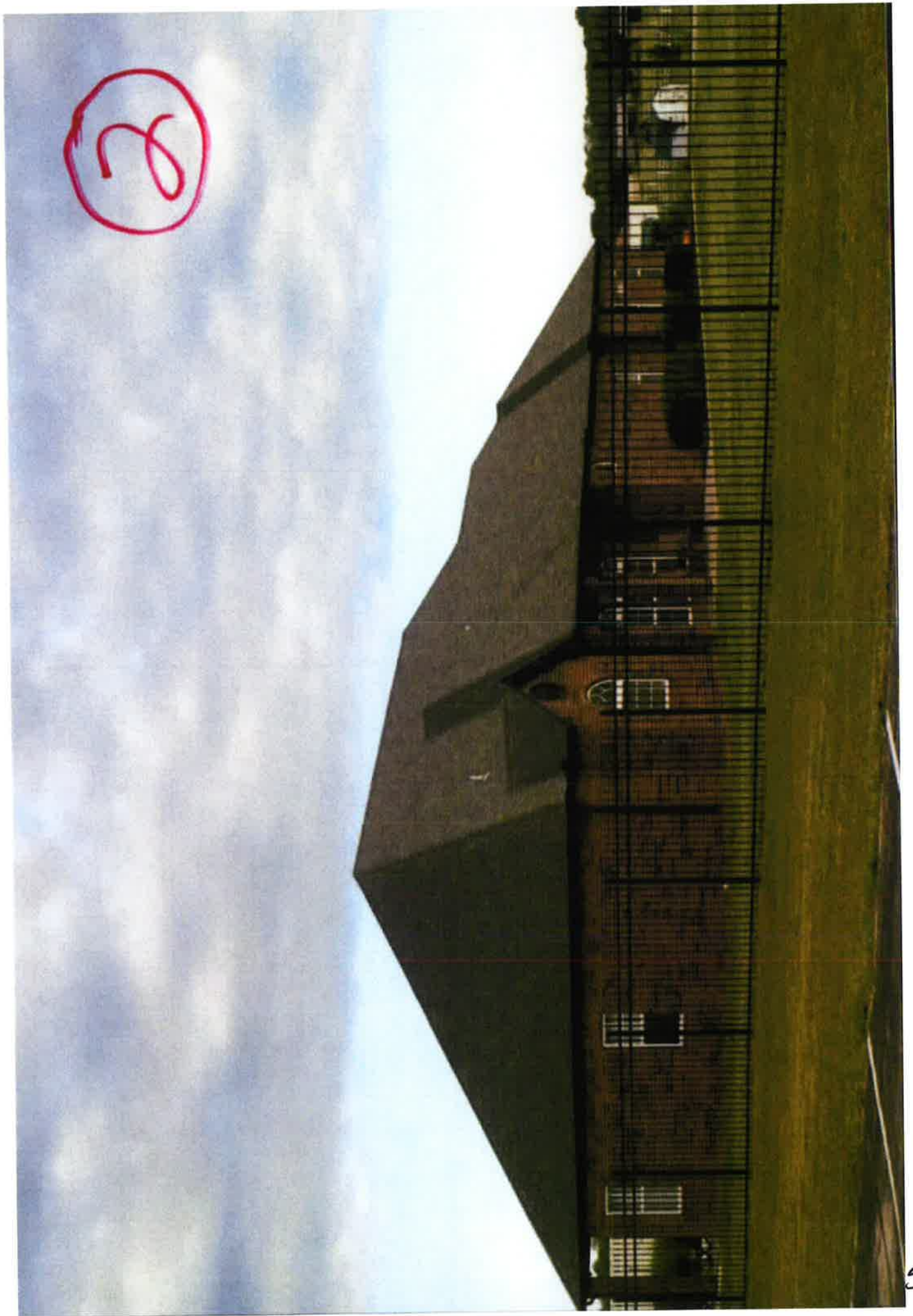


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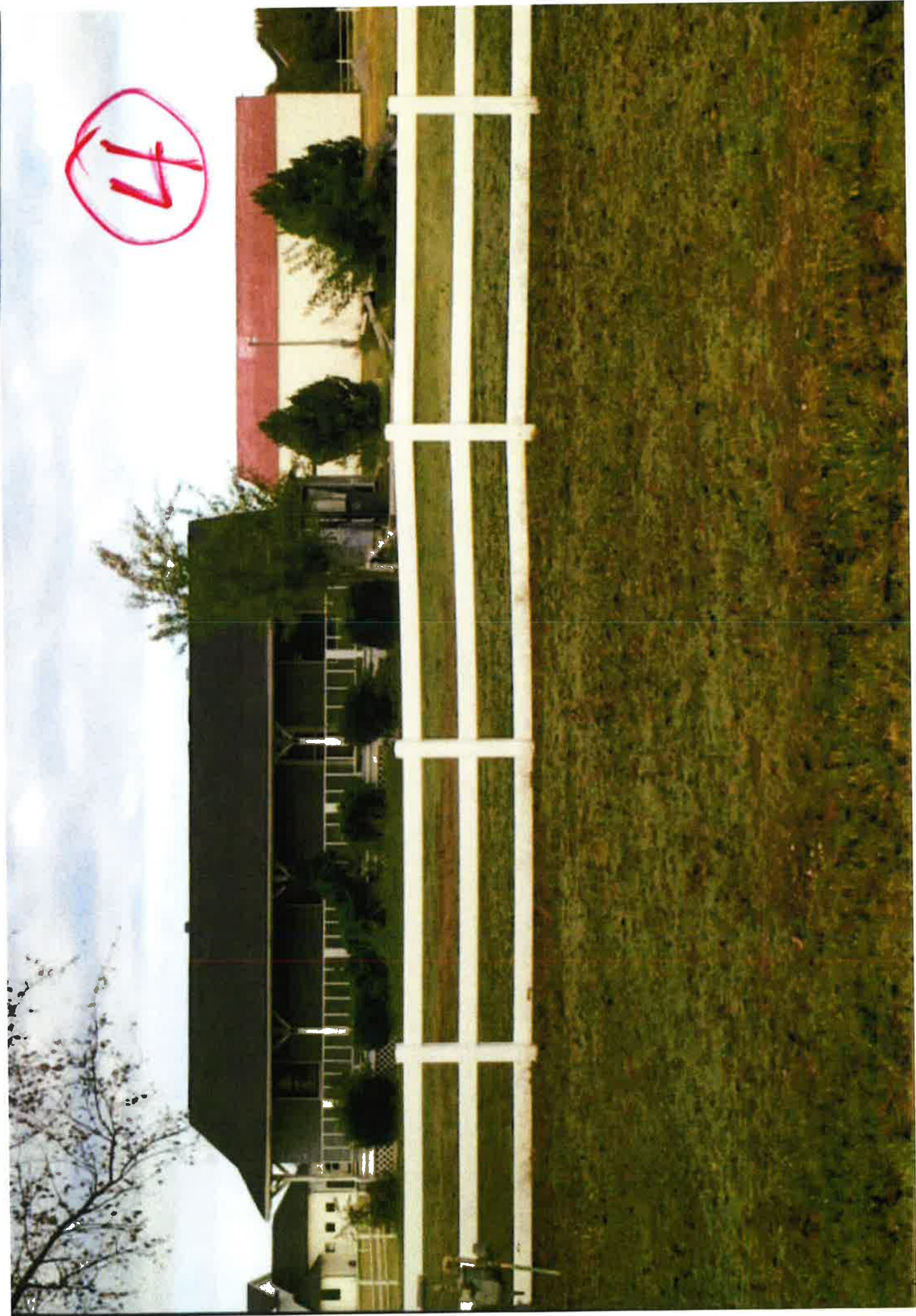


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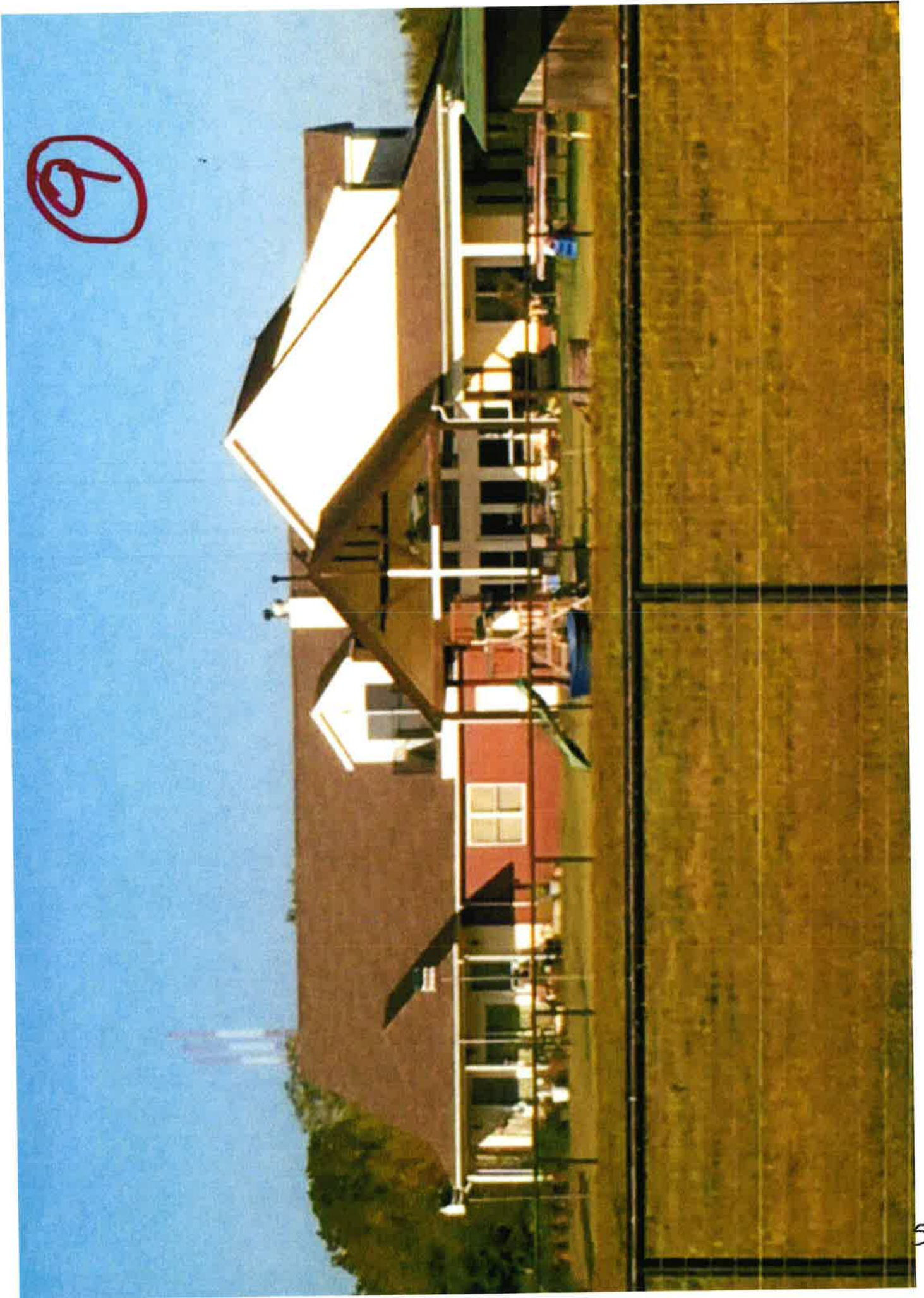




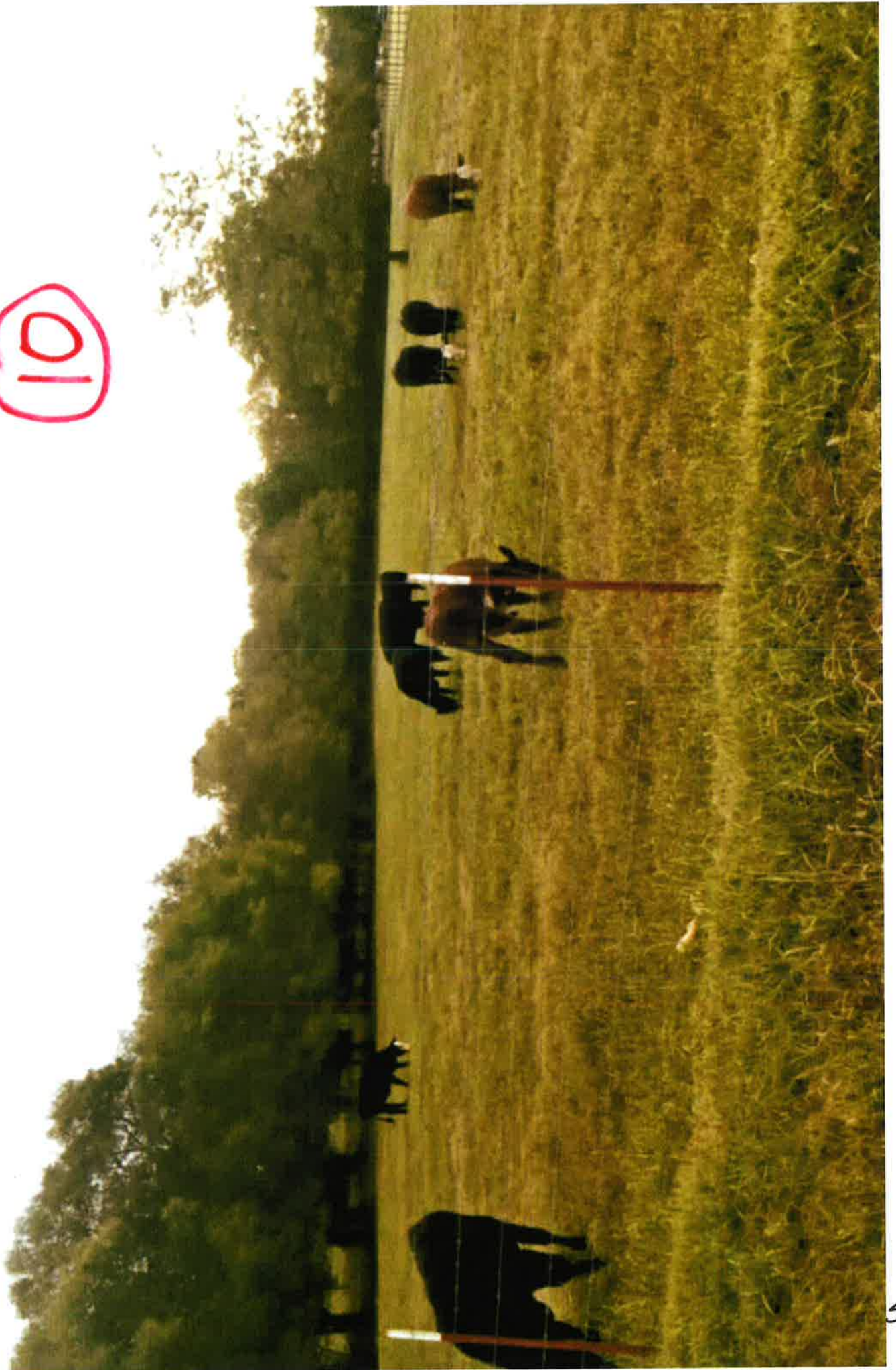


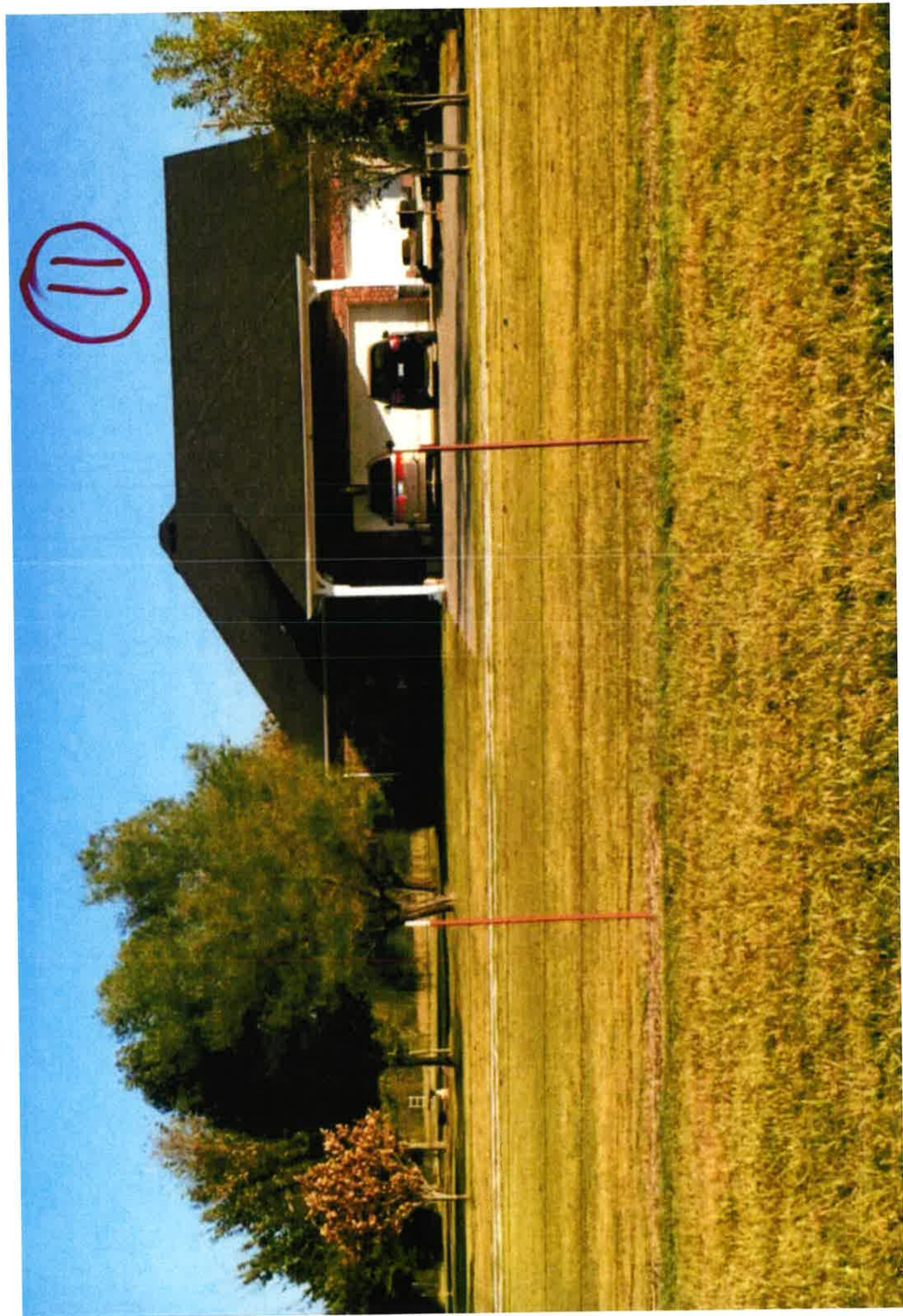






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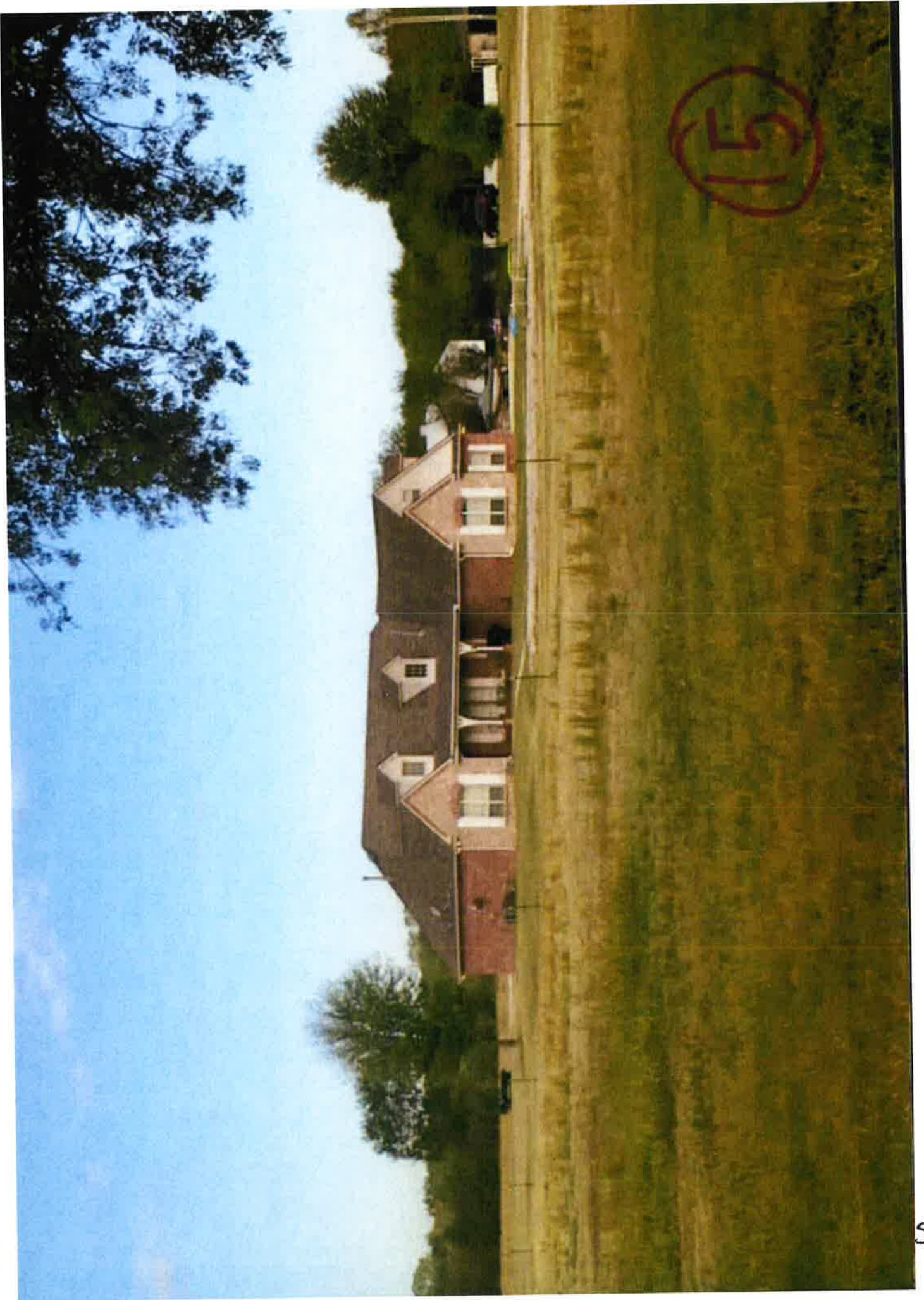




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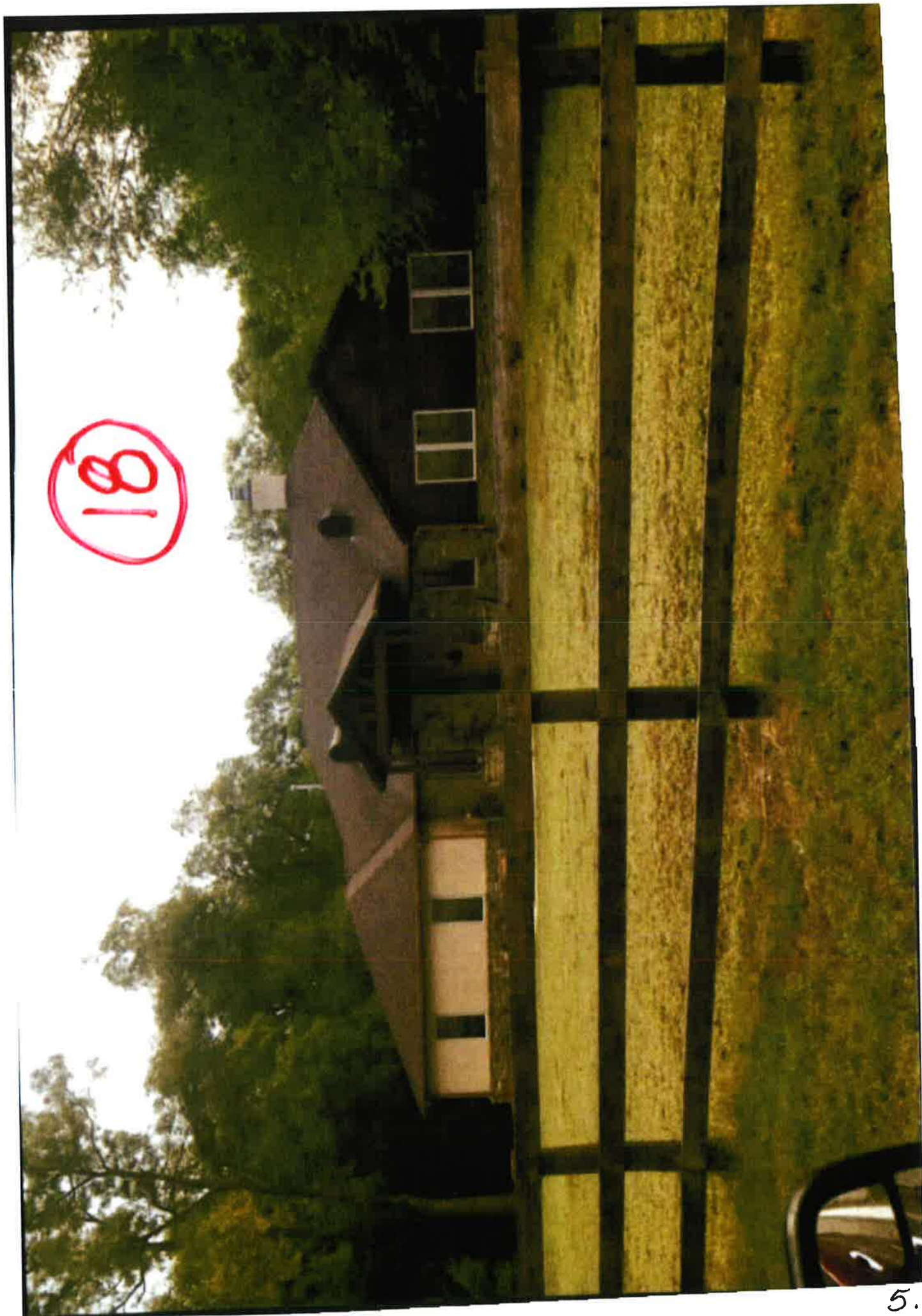




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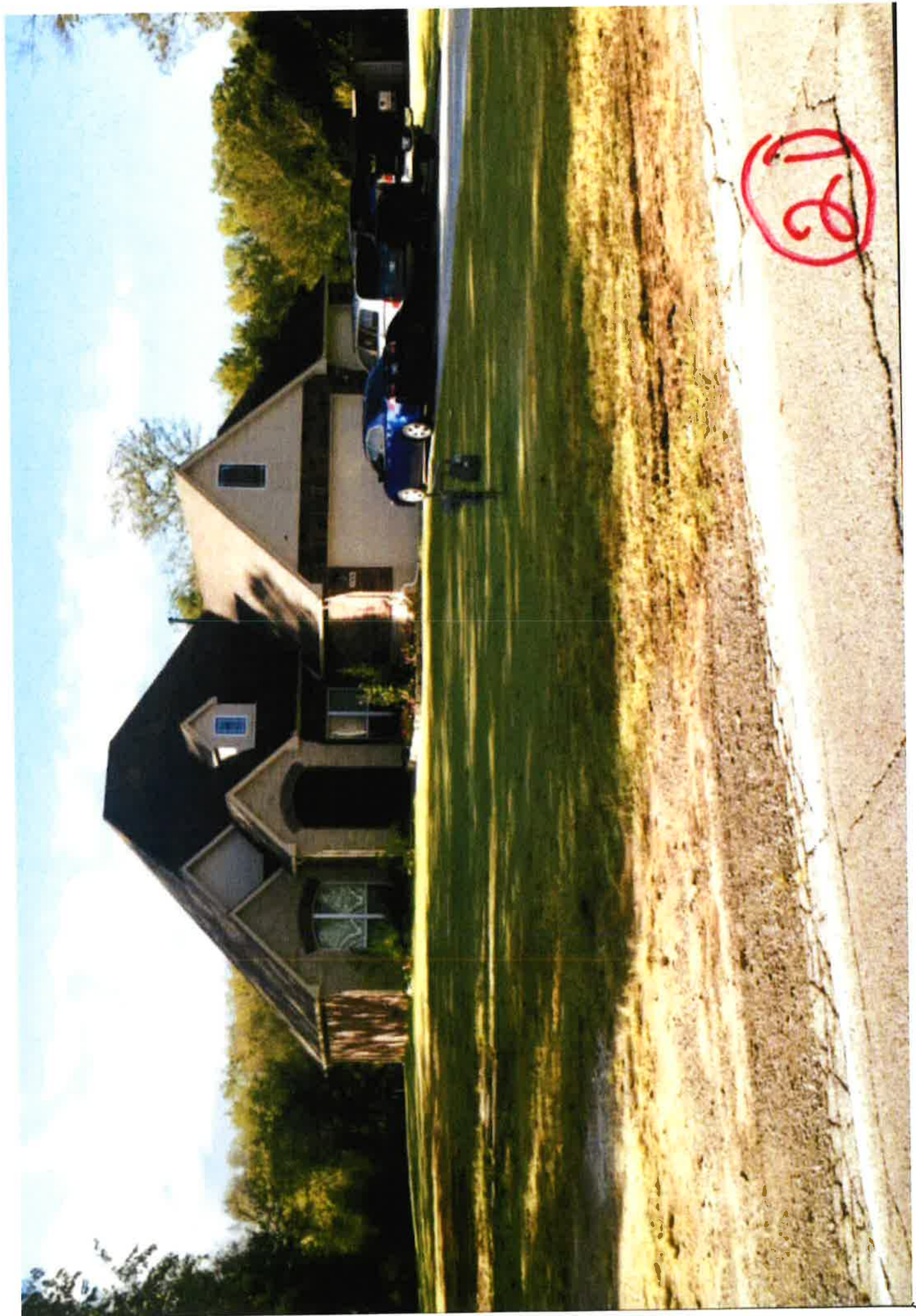


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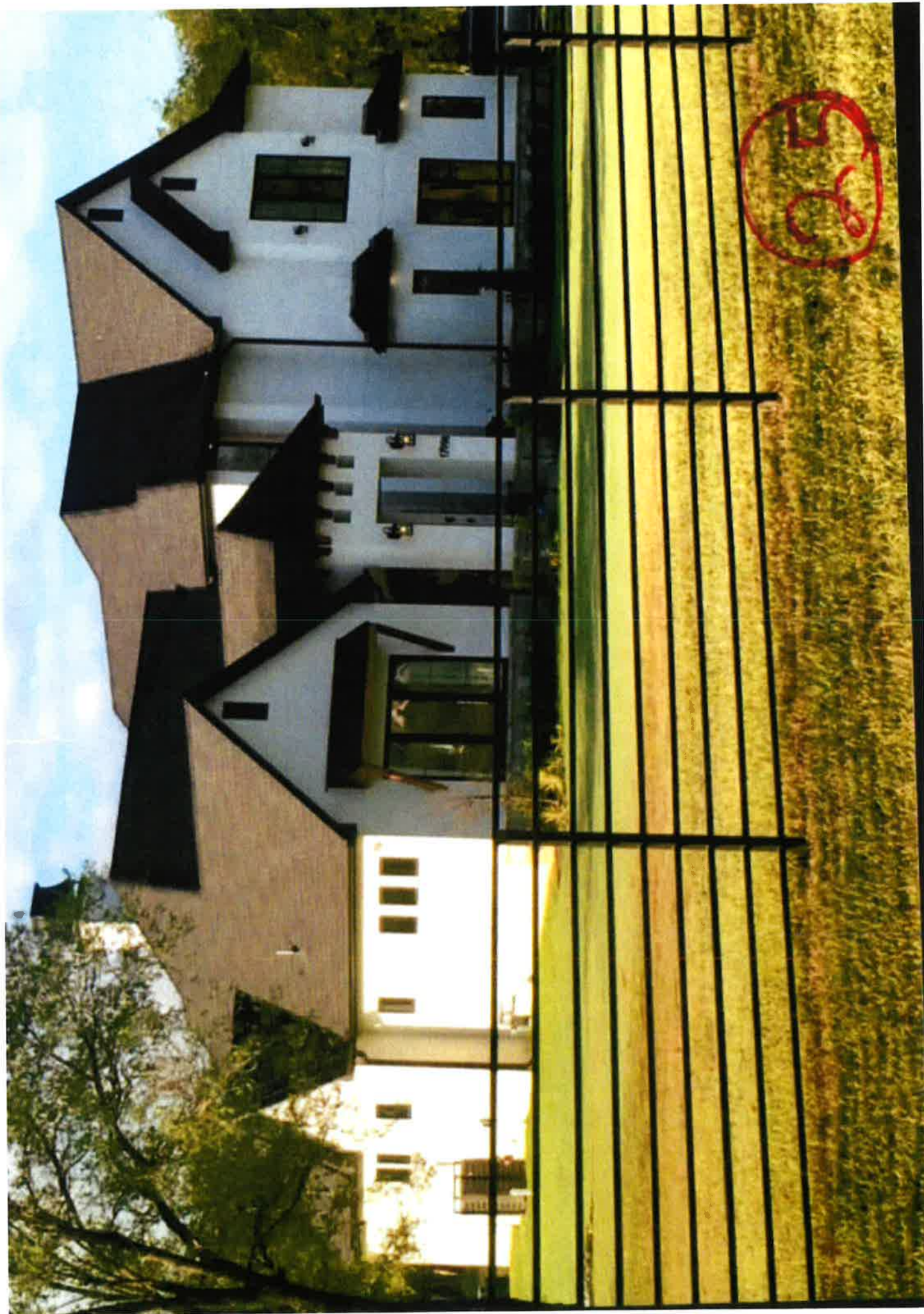
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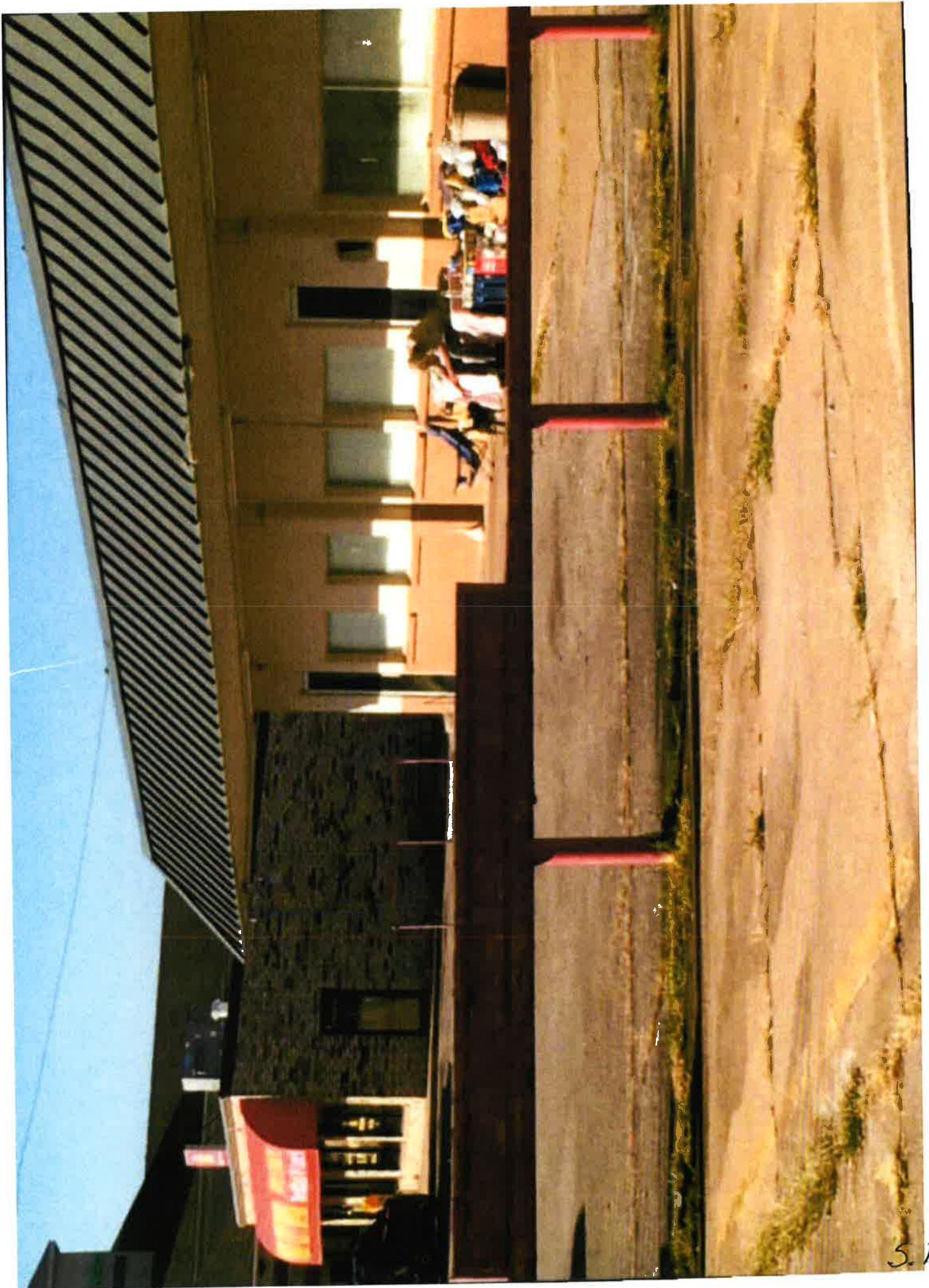


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BOA-8245 May 1974: The Board of Adjustment **approved** a *Special Exception* to permit operate furniture sales in and IL District as presented to the Board, on property located at north and east of 41st Street and Memorial.

BOA-7477 July 1972: The Board of Adjustment **approved** a *Special Exception* to permit operating retail sales in an IL District and a *Variance* to permit using adjoining property for off-street parking in an IL District, on property located at 8516 East 41st Street.

BOA-7307 February 1972: The Board of Adjustment **approved** a *Special Exception* to permit operating a retail furniture sale along with wholesale sales within an IL District, on property located at 8445 East 41st Street.

BOA-6178 February 1969: The Board of Adjustment **granted** a *Special Exception* to permit erecting a building 50' into a U-3A district, on property located at 8550 East 41st Street.

The applicant was not present.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of COVEY, TMAPC voted **8-0-0**(Blair, Covey, Craddock, Kimbrel, Shivel, Walker, Whitlock, Zalk, "aye"; no "nays"; none "abstaining"; Adams, Reeds, "absent") to recommend **APPROVAL** of the CH zoning for Z-7621 per staff recommendation.

Legal Description for Z-7621:

Property: 8525 EAST 41st STREET
LOT 3 LESS OF BEGINNING OF NORTH EAST CORNER THENCE S
APPROXIMATELY 26.57 W APPROXIMATELY 116.38 NORTH EAST 85
SOUTHEAST APPROXIMATELY 89.96 POINT OF BEGINNING BLOCK 1; LOT 2
LESS OF BEGINNING OF NORTH WEST CORNER THENCE SOUTH EAST
APPROXIMATELY 61.57 WEST APPROXIMATELY 57.65 NORTH
APPROXIMATELY 26.57 POINT OF BEGINNING BLOCK, BOND ADDITION.

- 5. Z-7623 Malcolm Rosser** (CD 6) Location: South and east of the southeast corner of East Admiral Place and South Lynn Lane Road requesting rezoning from **AG to RS-5** (Continued from October 6, 2021)

STAFF RECOMMENDATION:
SECTION I: Z-7623

APPLICANTS DEVELOPMENT CONCEPT:

Development of 90-acre parcel for residential single-family homes, with a variety of lot sizes. Property is currently zoned AG. Density will be lower at the boundary of the property, to protect existing adjoining residential properties, and higher toward the center of the property. Overall density will be lower due to significant floodplain areas on the property that will limit the amount of developable area in the property.

DETAILED STAFF RECOMMENDATION:

Z-7623 requesting RS-5 zoning allows single family residential uses that are compatible with the existing surrounding properties and,

Lot and building regulations identified in the provisions of the optional development plan allow larger lot sizes than minimum RS-5 requirements, but smaller lot sizes than the abutting properties. The lot sizes identified in the optional development plan are consistent with the anticipated future development pattern of the surrounding property and,

The optional development standards defined in Section II is consistent with the development plan standards defined in the Tulsa Zoning Code and,

Lot and building regulations in Z-7623 are consistent with the New Neighborhood land use designation of the Comprehensive Plan therefore,

Staff recommends Approval of Z-7623 to rezone property from AG to RS-5 with the provisions outlined in the optional development plan defined below.

SECTION II: OPTIONAL DEVELOPMENT PLAN

The optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in an RS-5 district with its supplemental regulations, except as further refined and restricted below. All use categories, subcategories or specific uses and residential building types that are not listed in the following permitted uses categories are prohibited:

PERMITTED USE CATEGORY

- A) RESIDENTIAL
 - Household Living (if in allowed building type identified below)
 - Single household
- B) PUBLIC, CIVIC, AND INSTITUTIONAL
 - Natural Resource Preservation
 - Safety Service
 - Utilities and Public Service Facility (minor)

Wireless Communication Facility (building or tower-mounted antenna)

C) COMMERCIAL
Lodging (short-term rental)

D) AGRICULTURAL
Community Garden

RESIDENTIAL BUILDING TYPES

Single household
Detached house
Patio Home
Cottage house development

LOT SIZE RESTRICTIONS

A) Lots abutting the exterior boundary of the subject property will have a minimum lot width (as determined under Section 90.060 of the Tulsa Zoning Code) of 50 feet, a minimum lot area (as determined under Section 90.020 of the Tulsa Zoning Code) of 5,500 square feet and a minimum lot area per unit (as determined under Section 90.030 of the Tulsa Zoning Code) of 5,500 square feet.

B) Lots not abutting the exterior boundary of the subject property will have a minimum lot width (as determined under Section 90.060 of the Tulsa Zoning Code) of 35 feet, a minimum lot area (as determined under Section 90.020 of the Tulsa Zoning Code) of 3,850 square feet and a minimum lot area per unit (as determined under Section 90.030 of the Tulsa Zoning Code) of 3,850 square feet.

OPEN SPACE

The areas that include the flood plain as illustrated on the concept plan provided will remain undisturbed except where street crossings, multipurpose trails, utilities and where stormwater detention areas are required. The vegetative undergrowth, trash, flood debris may be cleared and cleaned but tree cover in these areas will remain undisturbed.

SECTION III: Neighborhood Engagement

The applicant sponsored a public meeting for discussion about the planned residential project and has had discussions outside the public meeting with some of the interested neighborhood associations and surrounding property owners.

During the process leading up to the planning commission meeting staff has also independently met with members of the surrounding properties.

Staff Summary: Property owners in the surrounding community are generally opposed to the lot sizes being proposed. It is clear that the surrounding property owners are not opposed to residential development and generally support development with AG-R sized lots as an effort to integrate residential uses into the rural residential area especially along Lynn Lane.

Much of the opposition included discussions about lack of public infrastructure that will not support increased population and housing density. Lynn Lane (S. 177th East Avenue) and 11th street are flooded during heavy rain events.

SECTION IV: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: *The site abuts existing neighborhood land uses and is bisected by a flood plain that will significantly affect site development opportunities. The abutting properties were developed with stub streets that anticipated street connectivity. The RS-5 district supports small lots but also allows a variety of home ownership options and is consistent with the New Neighborhood land use designation*

Land Use Vision:

Land Use Plan map designation: New Neighborhood

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

Areas of Stability and Growth designation: Area of Growth

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

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

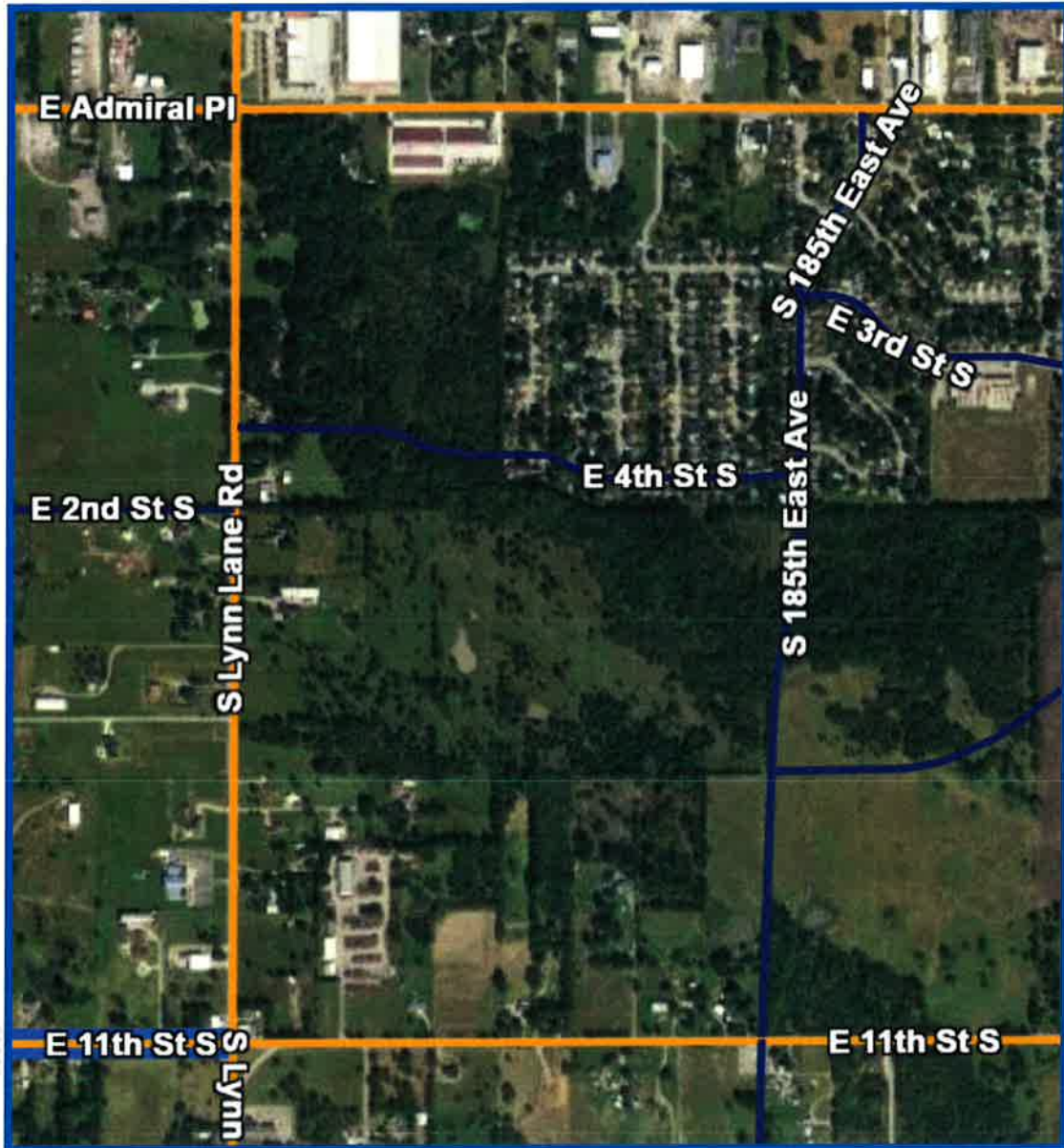
Transportation Vision:

Major Street and Highway Plan:

South Lynn Lane Road and East 11th Street are both considered a secondary arterial and planned for 4 lane traffic as population increases. Street right of way will be dedicated for that planned arterial street construction during the subdivision compliance process. Staff is not aware of immediate plans for widening of Lynn Lane.

4th Street is considered a residential collector and the major street and highway plan and currently stubs into the east boundary of this site. The collector street requires a minimum of 60 feet of street right-of-way and wider pavement than the minimum residential street section.

East 4th Street and South 185th East Avenue are considered a residential collector. 4th street will be constructed as part of this planned development but will end up in a different configuration than shown on the major street and highway plan.



Trail System Master Plan Considerations: The trail system master plan does not provide guidance for trail plans in the flood plain area however the regulatory flood plain provides an opportunity for developers to include park and trail amenities that can be used by the surrounding property owners.

Small Area Plan: This site is included in the East Tulsa Neighborhood plan that was adopted in 2005. That plan has not been included in the current Tulsa Comprehensive plan however the plan is still referenced as part of any zoning consideration if it is included in the detailed study area. This site is approximately 2 miles east of the detailed study so no additional recommendations are included in the zoning analysis.

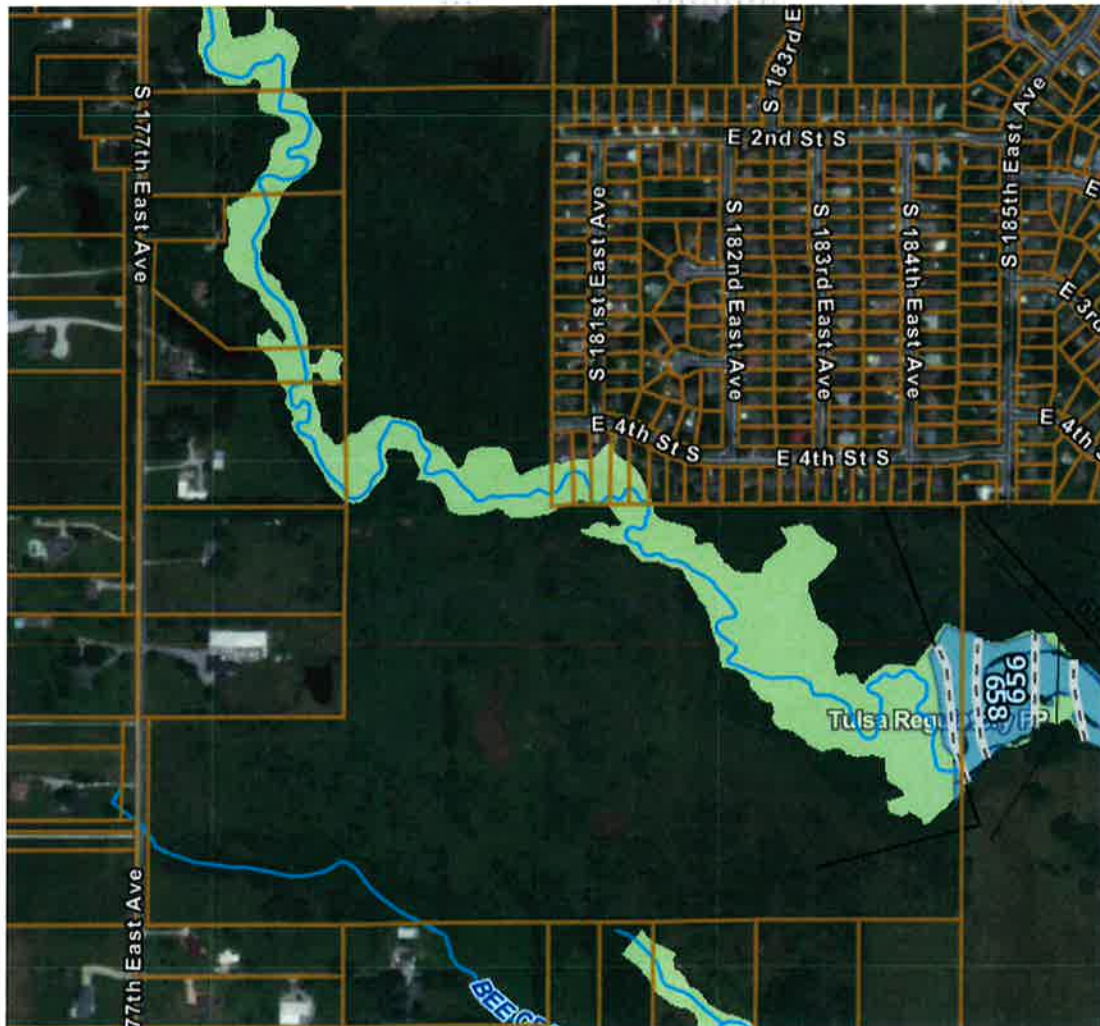
Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is undeveloped with rolling terrain and a mix of wooded areas and open fields on the north and east portions of the site and in the spunky creek tributary flood plain areas.

Environmental Considerations: This site is bisected by a tributary of Spunky Creek and the site design will be affected regulatory flood plain. Current flood maps show the FEMA flood hazard mapping ending near the east edge of this property. Preservation of the natural character of the flood plain and drainage areas is an important part of the development plan for this site. Preservation of the open space as illustrated on the concept plan included in this staff report is part of the Optional Development Plan standards in Section II.



Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Lynn Lane Road	Secondary Arterial	100 feet	2
East 2 nd Street South	None	50 feet	2
East 4 th Street South	Residential Collector	60 feet	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	RS-1 and RS-3	Mixed Use Corridor and existing neighborhood	Stability where the existing neighborhood abuts the site: Growth in all other locations	Single family residential in the northeast quadrant of the site Undeveloped elsewhere
East	RD, RS-3 and AG	Existing and New Neighborhood	Stability where the existing neighborhood abuts the site: Growth in all other locations	Single family residential in the northeast quadrant of the site Undeveloped elsewhere
South	RS-3 and AG	New Neighborhood	Growth	Large lot undeveloped and residential
West	RS-1 and AG	New Neighborhood	Growth	Large lot undeveloped and residential

SECTION V: Relevant Zoning History

Subject Property:

ZONING ORDINANCE: Ordinance number 11818 dated June 26, 1970, established zoning for the subject property.

Surrounding Property:

Z-7327 June 2016: All concurred in approval of a request for *rezoning* a 4.6+ acre tract of land from AG/OL to CS on property located East of SE/c South 177th East Ave. and East Admiral PI N.

BOA-20554 August 2007: The Board of Adjustment **approved** a *Variance* to permit minimum average lot width required in the AG district (Section 303), per plan, with condition for a copy of the right-of-way dedication to be submitted for the record after City Council approval; finding the hardship to be topographic because of the nature of the drainage and existing pond and finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; on property located at 345 South Lynn Lane Road East.

BOA-19817 May 2004: The Board of Adjustment **approved** a *Special Exception* to permit a church and accessory uses in an AG zoned district, with conditions: no daycare center or school; comply with all codes and meet all requirements of Storm Water Management Department and Department of Environmental Quality regarding sewage system, on property located at 944 South 177th East Avenue.

Z-5719 June 1982: All concurred in **approval** of a request for *rezoning* a 4.59+ acre tract of land from RS-1 to CS & AG on property located East of the SE corner of South 177th East Avenue and East Admiral Place.

BOA-9891 March 1978: The Board of Adjustment **approved** a *Variance* to permit the rear yard requirements from 20' to 16' per plot plan submitted, on property located at 18106 East 3rd Street.

BOA-9460 April 1977: The Board of Adjustment **approved** a *Variance* to permit the side yard requirements from 10' to 5' to permit 5' on each side of the structures, subject to the elevations of Lots 17-21, Block 7, being approved by the City Engineer, in an RD District, on property located at South 181st East Avenue between 2nd Street and 4th Street.

BOA-4891 December 1965: The Board of Adjustment **grants** a *permission* to permit off street parking for church use in a U-2-A District on Lots 17 through 24, inclusive, Block 11, Capitol Hill Second Addition, on property located at Lots 17-24, Block 11, Capitol Hill 2nd ADDN.

TMAPC Comments:

Mr. Craddock asked if lot yield was because of the stormwater going through the property and is that the reason that they need a higher density. He stated that area has had issues for decades.

Staff stated he would let the applicant speak to that, but generally speaking, that is what he believes to be correct and it's consistent with how they might look at a Master Plan Development or some other discretionary zoning. Staff stated the idea of capturing density that might not be usable because it's in a floodplain is why staff thinks the applicant is requesting the RS-5.

Mr. Craddock asked if staff was aware of any other RS-5 in the area.

Staff stated just south and southeast of this site within a mile or two there has been RS-5 approved but it has not been developed yet. He stated there has been a Master Plan Development just south and east of this site within a couple of miles consistent with these lot sizes and with this kind of a development pattern.

Ms. Kimbrel asked if staff could explain what an optional development plan does. She asked what it helps mitigate exactly or lessen the impact of.

Staff stated what the optional development plan has done in this case is around the perimeter of the property the lots that abut another property is required to be 50 feet wide and 5500 square feet. He stated that is larger than RS-5 would typically allow and closer to what is east of this site. Staff stated it's not as big as an RS-3 lot but it's very similar and you wouldn't notice a lot of difference driving between neighborhoods with those dimensions. He stated the most important part of it is everything that is not shown as a lot has a provision in the development plan that preserves this as open space. He stated as much as possible with this project the tree canopy will stay and the existing natural character will stay except where stormwater detention is proposed, street crossings and utilities. Staff stated in an RS-5 district there are provisions that would allow special exception uses and those are from the list of special exception uses in the optional development plan and does not allow the applicant to go to the Board of Adjustment to do anything different other than just a single family residential development.

Ms. Kimbrel asked if this recommendation was made based on the future land use development of this area.

Staff stated the Comprehensive Plan doesn't really get specific about what a new neighborhood looks like. So, there is not a clear vision on what a new neighborhood can be. He stated the property that has been developed to the northeast of this was all single family homes and it's a larger lot pattern than what the subject property development will be and open space requirement will ensure this level of density.

Ms. Kimbrel asked if there was community engagement in this area when the land designation for the Comprehensive Plan was determined.

Staff stated they can't speak to the engagement process of the Comprehensive Plan. He stated this area was part of an East Tulsa development study and it wasn't really a part of the Comprehensive Plan, it was adopted as part of it but it was done before the Comprehensive Plan. Staff stated within this very broad idea of the East Tulsa plan there were some specific study areas that talked about how to do streetscapes in very specific areas. He stated there was some neighborhood engagement done before the Comprehensive Plan in 2010 but not about this specific style development.

Mr. Craddock asked on the conceptual master plan if the drainage areas shown are designed for the retention or detention of just the proposed neighborhood.

Staff stated "correct". He stated this plan is very conceptual. He stated there is a regulatory floodplain document that shows what is anticipated at its fully urbanized development. Staff stated stormwater regulations also require or likely require mitigation of the increased impervious area for the site itself also.

Mr. Craddock stated the developer deals with the retention for their site only.

Staff stated "correct".

Applicant Comments:

Malcolm Rosser 321 South Boston STE 500 Tulsa, OK 74103

The applicant stated he is a real estate attorney in Tulsa. He stated obviously a lot of stormwater concerns have been expressed and Megan Pasco an engineer with Tanner Consulting is here and she'll be able to provide some information on that. Debra Pasco from his office is here to answer any questions also. He stated staff covered most of the relevant information on the application. This property is currently under contract to a buyer that would like to develop it for single family residences and like any commercial contract it has several contingencies, things like title survey, appraisal, and environmental inspections. The applicant stated another one of those contingencies is that the property has to be rezoned from its current AG zoning. He stated as staff mentioned the requested rezoning is RS-5. The applicant stated the site is consistent with the New Neighborhood designation and this area is designated as an Area of Growth. He stated the original applicant was filed as a straight RS-5 zoning application and later an optional development plan was prepared. The applicant stated the other areas that have been rezoned to RS-5 in the area is 160 acre parcel that's at the southwest corner of 31st and 193rd and then an adjacent parcel of about 140 acres on the southeast corner of 31st and Lynn Lane. He stated the most recent of those rezoning's was in February 2021. The applicant stated they met with neighbors on September 30, 2021, and with a group of neighbors outside this room after the October 6 Planning Commission meeting. He stated they have been in regular communication with a couple of leaders of the neighborhood groups and the primary concern has been density. The applicant stated they have also had discussions with City Councilor Dodson and Planning staff about addressing those concerns with an optional development plan. He stated with the optional development plan they would technically still have RS-5 zoning but in actuality there would be restrictions such as lot width would have to be 50 feet around the entire perimeter of the property and 35 feet in the interior and the minimum block sizes would be required and adjusted accordingly. The applicant stated the optional development plan would also limit them to standalone single family homes. He stated patio homes and cottage house developments are generally allowed by right in RS-5 zoning but under the optional development plan they would agree not to do any of those. The conceptual plan shows a total of 322 lots on the 90 acre parcel and that works out

to about 3.6 lots per acre over the entire 90 acres. Rolling Hills Estates 4 Addition, which is the existing residential development that adjoins this property has 175 lots on 40 acres, which is 4.4 lots per acre. The applicant stated this development, assuming that conceptual site plan is how it plays out, would be less dense than that Addition primarily because of the regulatory floodplain and the need for the stormwater detention. He stated the site plan is only conceptual, it could change as more engineering is done, and of course as the planning process progresses.

Mr. Covey asked if the applicant was representing the property owner or the potential buyer.

The applicant stated both as both would like the deal to go through.

Mr. Covey asked if the contract for rezoning stated they needed RS-5 or just rezoning to something else.

The applicant stated it has to be a rezoning that's acceptable to the buyer.

Mr. Covey asked if this were to be rezoned to RS-3 what would the lot count be.

The applicant stated he was not sure.

Mr. Craddock asked why the applicant didn't ask for straight RS-3 which is what the surrounding neighborhood is currently.

The applicant stated primarily because of the regulatory floodplain that renders a lot of the property unusable. He stated RS-3 was not what his client needed.

Megan Pasco 5323 South Lewis Avenue, Tulsa OK 74105

Ms. Pasco stated she is with Tanner Consulting the engineering firm for this development. She stated they are in the due diligence phase of engineering. It doesn't make sense for their client to go full into the engineering design before knowing the density that will be on this property. Ms. Pasco stated as this process goes through the preliminary path plat process they will be able to provide more details. She stated some of the issues that have arisen are the flooding and drainage issues that some of the neighboring homeowners have expressed concern over. A lot of those properties if not all are located upstream of this development which means this development isn't going to impact those flooding concerns. Ms. Pasco stated a lot of these lots of the adjacent neighbors are unplatted lots which means during the home construction process they were not subject to the engineering standards that are currently in place for the City of Tulsa. She stated there is adequate water and sewer available for this development.

Mr. Covey asked if Ms. Pasco had an idea what the lot count would be if it were rezoned to RS-3 instead.

Ms. Pasco stated probably in the low two hundreds. She stated this development is within the density of RS-2. RS-2 density on a fully developed piece of property 90 acres would allow 435 lots.

Mr. Covey asked if they were still in due diligence.

Ms. Pasco stated "yes".

Mr. Covey stated Planning Commission could decide today and Tanner Consulting could still pull out.

Ms. Pasco stated that is true at any point, but they have spent a substantial amount of time on the diligence process. She stated you can't buy a piece of property this large without doing that. Ms. Pasco stated they have geotechnical reports and some other things in process as well.

Mr. Zalk stated he understands the concern some of the neighbors who are upstream in the floodplain have. He stated he doesn't think being up stream prevents you from being affected by a blockage or back up.

Ms. Pasco stated as part of this process assuming it moves forward is look at all of the areas draining to this site and then contain them and pass them to the stream. She stated this development will account for these flows upstream, but this development will not impact the other neighbors upstream who are having these problems. Ms. Pasco stated the flow rate will not be more than what it is today.

Mr. Zalk asked if it is possible that these retention or detention ponds actually ameliorate some of the same of the problems that the neighbors are facing now.

Ms. Pasco stated it's hard to say at this time without going through more of the engineering process but there is a great City staff and they will definitely make sure we do not make any of the problems worse, that is part of the IEP process.

Interested Parties:

Bruce Denny 905 South Lynn Lane Road, Tulsa, OK 74108

Mr. Denny stated there were 30 people that attended the October 6, 2021, that were against this application. Two weeks later here they are again. He stated the Lynn Lane Neighborhood Association covers a 4 square mile area centered on 11th Street and Lynn Lane. Mr. Denny stated the reason they got together was because of things like this that are concerning and that don't fit in their area. Mr. Denny stated he has submitted 30 pictures that show homes up and down both sides of Lynn Lane and along 11th Street, this area is well developed. He stated there are homes that have been there since 1904, 1946 and everything in between. Mr. Denny stated a petition was submitted with 149 names against this application and 49 statements about stormwater and flood water on Lynn Lane, 11th Street and on 193rd Street. He stated in July of 2021 two boys narrowly

escaped dying because of flooding and had to be rescued from their car. Mr. Denny stated the overall consensus is RS-5 doesn't fit in an area that is 75% agriculture. He stated there is a little of RS-1 and a lot of RS-3 in the area and he thinks that should be the focus. Mr. Denny stated in staff's report a statement was made that states "steps are taken to plan for and in some cases develop or redevelop ensuring that the existing residents will not be displaced as a high priority". He stated If RS-5 is allowed on Lynn Lane or 11th Street gets widened to four lanes that would displace him and many other residents that live in this area.

Mr. Covey asked if Mr. Denny was opposed to residential or to the RS-5 rezoning.

Mr. Denny stated he is opposed to the RS-5.

Mr. Covey asked what zoning Mr. Denny thought would be acceptable.

Mr. Denny stated a much better fit would be AG-R or RE on half acre lots are a residential estate on half acre lot.

Dennis Henson 726 South Lynn Lane, Tulsa, OK 74108

Mr. Henson stated he owns 30 acres in the area. He stated many of the people in this area have \$500,000-\$1,000,000 homes. Mr. Henson stated the picture of the conceptual plans to him looks like a storage unit. He stated how can you pack that many homes in that small of an area and not have an effect, displacement, and injurious effect on others. Mr. Henson stated he is not discounting the engineering capabilities but this land will not percolate. There is no way that it can ever pass a percolation test so it has to have either sanitary sewers or aerobic systems out in that area. He stated he is okay with sanitary sewers whenever they are functioning but the sanitary sewer in the area is busted and drains down into Spunky Creek tributary. This area flooded in July and that is not heavy rain season. The flooding cause traffic situations and water supply issues. Mr. Henson stated he feels like they are going from 0 to 90 in 2.5 seconds and it's just too much. He stated this development is not something that should be designated as an RS-5 period, even with limitations.

Nikki Burress 109 South Lynn Lane, Tulsa, OK 74108

Ms. Burress stated they are very much in favor of a housing development coming in because the area is slowly dying. She stated they are being taken over by commercial. Ms. Burress stated the schools have been closed and the kids have been diverted. She stated single family homes would really help. Ms. Burress stated they have lost a lot of small businesses and the ones that are still there are just hanging on. She stated she doesn't agree with RS-5 zoning and thinks it is too much. Ms. Burress stated the math that's being used to determine how many lots will fit in the area can't be known until all the work is done. She stated they would like RS-3 for this development. Ms. Burress stated she appreciates the applicant and every time she has called he has answered her questions. She stated she has talked with the Neighborhood Association and appreciate their work but they don't

represent everyone. Ms. Burress stated there are a lot of abandoned buildings in the area and there is an RV Park. She stated she doesn't see anyone wanting to buy a million dollar home in the area but there is one for sale and it is not selling. Ms. Burress stated she appreciates what everybody's saying but she wanted to come to say development is needed in this area because this area is dying.

Matt Edwards 5325 South Lynn Lane Road, Tulsa, OK 74108

Mr. Edwards stated he owns a local construction company and raises thoroughbred horses as a hobby. He stated he owns two properties at 530 and 532 South Lynn Lane and those two properties make up approximately 10 acres. He stated he purchased the land about 10 years ago and it had an older house on it in poor condition and he fully rehabilitated the older house and build a large custom home next to it about five years later. Mr. Edwards stated he is a native Tulsan of 57 years and has lived within three miles of my current residence his entire life. He stated a country setting in the city has been always attractive to him and has allowed him to pursue his hobby of raising horses without having to be very far outside the city. Mr. Edwards stated at the time of the purchase he researched the area and the zoning and it was AG. He stated over the past 10 years the land has become more valuable to people wanting a little piece of the country so the smaller acreages have been developed into large new custom homes ranging in value from \$500,000 to \$800,000. He stated in the past couple of years, some of the land, that could be split was split into 3 to 5 acre lots. Mr. Edwards stated maps show this area as being an area of future development but the area has already been developed as residential homes. He stated most of the land in this area and land noted on the maps as potential development cannot be rezoned because they have only one point of access. He stated his neighbor just bought 32 acres, north of his property for approximately \$400,000 and it has approximately 500 feet of frontage on Lynn Lane. The previous owner wanted to break it up into five acre home sites but couldn't do that because of the access issue. Mr. Edwards stated the 32 acres currently has the maximum possibility of becoming three residential lots. He stated the only reason for attempting to rezone the property we're discussing today is because it's the only land in the area that can be developed further than what's already there because of the access. Mr. Edwards stated although RS-5 may be allowed on this property it's a terrible fit for the neighborhood. R. Edwards stated RS-5 is the loosest zoning designation the city can issue and just about everything short of apartment complex, or mobile home would be allowed to be built. He stated he believes the applicant has agreed to limit it to single family detached housing but what can you build on lots they are proposing. Mr. Edwards stated the applicant is asking for interior lots to be 35 feet wide, and lots on the perimeter to be 50 feet wide so what can you possibly build on a lot that's 35 feet wide. He stated many in the area have outbuildings larger than the size of the proposal. It's entirely too dense for this area. Mr. Edwards stated what does a RS-5 development look like and where is there an RS-5 developed neighborhood in Tulsa. He stated why won't the applicant tell them who the developer is or why won't they reveal the estimated cost of the new homes or show them renderings of what their proposed homes will look like and the

construction quality. Mr. Edwards stated some things just don't make sense, for example, he knows it's not in the Comprehensive Plan for a farm to be built in the middle of the city but if he had the money to buy a complete square city block and tear down what was there and build a house and barn on it then come before Planning Commission for that zoning change, Planning Commission would think it's ridiculous because a house and barn doesn't fit in the middle of downtown Tulsa. He stated that's how they feel, hundreds of houses jammed onto lots as small as 3500 square feet is like jamming the city into the country it just doesn't fit.

Valorey Totten 17217 East Marshall Street, Tulsa Oklahoma 74116

Ms. Totten stated she is just a concerned citizen who has 10 properties downstream and has great concerns about the water which I know will be addressed with further engineering. She stated she was glad to see the engineering firm here today. Ms. Totten stated her background is with civil construction, earthwork construction. She stated they are IDP contractors with the City of Tulsa and also work very closely with the City of Tulsa storm management department. Ms. Totten stated they are proud of the work they done to keep Tulsa from flooding. She stated there is definitely a problem in this area, her properties are already saturated 4 to 6 months a year with water and more roofs and more parking and more pavement will impact those properties. Ms. Totten stated it's premature to approve anything on this site until they determine the lot size and no one has even mentioned the compensatory storage that's going to be required for this project because you cannot bring in dirt and build these lots up, this property is a big ravine that's been washed out over years. She stated she is concerned this is going to impact the entire neighborhood.

Carol Best 535 South Lynn Lane Road, Tulsa, OK 74108

Ms. Best stated her property abuts this development. She stated she owns horses and has 330 feet across her pasture and at 50 feet per lot size that means she will have 6.5 houses across her back pasture and horses are considered an attractive nuisance. Ms. Best stated what protection does she have that kids won't climb over the fence to pet or feed the horses or try to ride the horses without permission. She stated if anything happens to the kids, which she would hate to see, she is liable. Ms. Best stated the horses were here first and she wants protection for her horses. There are other properties along 11th Street that have horses, goats, sheep, chickens, and other animals that would be similarly affected. She stated she is not against residential but agrees that AG-R or RE would be a much better fit. Ms. Best stated she doesn't have kids but Lincoln a private school is in this area and they would quite likely be very interested in upscale housing on larger lots in the area closer to the school. She stated in the past couple of years the water is welling up in the barn because the ground on her property was saturated. Ms. Best stated putting 300 or more houses on there will impact the amount of saturation of the groundwater in that area. She stated she is very against RS-5 but would be fine with AG or RE.

Jim Turner 1719 South Rockford, Tulsa, OK 74120

Mr. Turner stated he is representing his father's living trust; his father's property is at 631 South Lynn Lane. He stated just for reference his father's property is the property that is in the crook of the L on Lynn Lane and is probably at least one of the most negatively affected properties in this development. Mr. Turner stated he is a licensed architect in 48 states, a principal at Synergy and a 20 plus year member of the Tulsa Preservation Commission. He stated he appreciates the Planning Commissioners efforts and the time on the Commission. Mr. Turner stated his family feels that the zoning change is inappropriate because of the density that some speakers have mentioned. He stated it's kind of the equivalent of putting an industrial park in the middle of a residential development, a contrast, without buffering is inappropriate. The buffering that the applicant has offered with the larger lot sizes is kind of a joke to him. Mr. Turner stated he lives in Swan Lake where the lots are 50x150, that is considerably larger than anything that they are proposing here, and those are small lots. He stated all of the positive development that has happened in this area over the last 25 years, which is how long his father has lived in the area has been ranchette style developments with large houses, \$500,000 and up on large pieces of property. That is the reason people are moving to the area. Mr. Turner stated they are not moving there for density, they're not moving there to be close to people they are moving there for the space, the quiet, and all of those things that are going to be negatively affected as a lot of people have mentioned. He stated as others have mentioned a lot of people in the area have large animals and that is incompatible with a RS-5 use. Mr. Turner stated he doesn't know why RS-5 use would be remotely considered appropriate for this area because if we are looking at the growth of a city you get your density downtown, you don't get your density out in the suburbs and making a comparison to Rolling Hills which is a 50 year old development is not an appropriate basis of comparison for what we should be done. He stated they are not against a residential development but as it has been said several times it's the size of the development. Mr. Turner stated the applicant has not given us much to hang our hats on as far as the quality of the development or addressing any of the concerns that they have had about the density. He stated stormwater is a major issue. Mr. Turner stated there is no stormwater control along Lynn Lane or 11th Street, it's all bar ditches. He stated the speed of traffic along Lynn Lane is very concerning because you can't pull out of these properties without the danger of somebody coming at you from 300 yards away at 50 miles an hour.

Applicant Comments:

Mr. Rosser stated he would like to say that he appreciates all the neighbors have been willing to communicate with them. It's been very helpful and he appreciates them. He stated regarding the question of stormwater, he is sure all the members of the Commission know this but all of the stormwater on this site will have to be detained so that the rate of flow into those two creeks is not any greater than it is right now, that's the reason for the detention facilities and those do eat up a significant amount of space. Mr. Rosser stated there was discussion of sewer. These lots will obviously be on sanitary sewer and the engineer can speak a little bit more about that. He stated there was a desire expressed for RS-3 zoning and

he thinks it's important to keep in mind the concessions and the limitations that they are willing to make with RS-5 because it's really not even RS-5 anymore. Mr. Rosser stated but even with a straight RS-3 patio homes would be permitted as of right and they agreed not to do those. He stated they agreed to only standalone single family residences. Mr. Rosser stated on the question of who the developer is, like many developers they put property on a contract to see if what they are proposing can work. There has been a lot of money on all kinds of analyses, not just zoning but environmental and a lot of engineering work, some of those contracts go through some of them don't. He stated If they don't go through, they would prefer that they not be associated with them because then people say, well that's those guys that had this piece under contract that couldn't close, without people knowing all the details. Mr. Rosser stated he would hope that the zoning decision would be made without regard to whether you like the developer or not but that's the reason for not revealing the developer.

Ms. Kimbrel stated she is having a hard time understanding why the developer can't consider RS-3.

Mr. Rosser stated it's just a question of economics. He stated this property has a lot of unusable area. This is what the developer needs to have happen and they would rather not have to go down on those lot sizes because it's more complicated.

Mr. Zalk stated he guessed the implication, by saying the deal doesn't work is that the seller of the property is asking too much money for this specific land. The land is not worth what he thinks it's worth.

Mr. Rosser stated he doesn't think the seller would agree with that but there's always a question of what's the land worth. It's what a willing seller would pay for a willing buyer and given that there is a contract it would appear the land is worth it.

Mr. Shivel asked what percentage of the properties are considered to be 35 foot properties.

Mr. Rosser stated engineering can get into that number. He stated but that is a conceptual site plan that could change.

Mr. Shivel asked what a typical property width requirement for patio home.

Staff stated the lot width this 60 feet for RS-3 with a zero setback on one side.

Mr. Whitlock asked how much land in acres is being utilized for floodplain and water detention area as part of the whole development.

Ms. Pasco stated to Mr. Shivel's question on proportions, 25% of the lots are 50 foot minimums and 75% are 30 foot minimum. She stated to Mr. Whitlock's

question about water retention and floodplain area, rule of thumb for them is 20% to 25% of the total land area is set aside for detention and that's not including the floodplain. Ms. Pasco stated since they haven't finished engineering, she doesn't have that number for sure.

Ms. Kimbrel asked if staff recommended a lower density such as RS-3.

Staff stated when the original application came in they asked for RS-5. He stated staff went through the internal analysis process and agreed that RS-5 made sense in this area but an additional recommendation that RS-3 would be appropriate was not made.

Ms. Kimbrel asked if there were any infrastructure challenges that will somehow make a lesser density such as RS-3 not suitable for this area.

Staff stated, "he didn't think so". He stated most of the area that's identified inside that regulatory floodplain in the concept plan can't reasonably be developed whether it's RS-5 or AG-R.

Ms. Kimbrel asked if rezoned to RS-3 they still could not develop the creek area because it's in that regulatory floodplain.

Staff stated he knows there are concerns about drainage and how to manage water but the detention ponds shown are very conceptual in nature. He stated they might be reduced a tiny bit if it was RS-3 or something with larger lots but you probably would never actually see that difference on a plan.

Mr. Zalk asked how the developer could back off of the plan presented here or does he have to stick to this plan.

Staff stated all of the standards that are identified in the Zoning Code and in the development plan are the minimum lot sizes, so he couldn't make it denser than what is showing but the lots could be bigger.

Mr. Zalk asked if the applicant had to do the detention ponds or could he do one huge on the corner.

Staff stated the detention details is all engineering related and it would be premature for him to say that if all the lots became AG-R lots all the detention ponds would go away.

Ms. Kimbrel asked if the applicant could go bigger in lot size and there's nothing in the staff recommendation that would prohibit that.

Staff stated "yes".

Mr. Blair asked if the will of the commission were to be favorable toward RS-3 how would that work.

Mr. Covey stated he asked City Legal and since it has been advertised as RS-5 the motion can be for less such as RS-3 or RS-2 but it can't be more.

Mr. Covey stated the question to the applicant is does he want a vote on RS-5 or would the property owner like to consider some other zoning at this point.

Mr. Rosser stated it sounds like the inclination of the Commission is straight RS-3 without a development plan. He stated if that's the case he doesn't want to just say no without talking with his client and asked to make a phone call and continue this to the bottom of the agenda.

Mr. Covey stated the options before Planning Commission is to continue this case to the end of the agenda, continue to a later date or take a 5 minute break.

Mr. Blair stated to complicate matters further he has to make a presentation at the city council meeting. He stated he would be fine to defer this or continuing this to the end of the agenda and if at all possible he would like to address item 11.

TMAPC Action; 8 members present:

On **MOTION** of **CRADDOCK**, TMAPC voted **8-0-0** (Blair, Covey, Craddock, Kimbrel, Shivel, Walker, Whitlock, Zalk, "aye"; no "nays"; none "abstaining"; Adams, Reeds, "absent") to **CONTINUE** Item 5 to the end of the agenda to allow the applicant time to call his client.

Item 5 was resumed after item 10.

Mr. Rosser stated his client would prefer RS-3 on the perimeter of the property and RS-4 on the interior. He stated that is 60 foot lots on the perimeter and 50 foot lots on the interior.

Mr. Craddock asked if RS-3 straight zoning without optional development plan would be 60 foot wide lots.

Mr. Covey stated "correct".

Mr. Zalk stated if we believe that development is generally good for the city and we have a lack of housing his opinion is that a concession that knocks down the density by 30% or so is a pretty reasonable concession. He stated to do 60 foot perimeters, 60 foot minimum lot width on the exterior and 50 foot on the interiors is a good compromise, Mr. Zalk stated if you believe that development in general helps the community at some level helps businesses, he would be in favor of that. He stated the pooling water is a separate issue that's unrelated to this

development in some respects because the southwest corner of this development is going to happen regardless of approving or disallowing this development.

Mr. Covey stated he thinks RS-5 is too much. He stated he believes this is a money issue. The buyer needs to build a certain number of houses to recoup his purchase price and make a profit. Likewise, the seller needs to make a profit on his land. Mr. Covey stated he thinks RS-5 is too much and that straight RS-3 is more acceptable to him but that's not on the table. He stated what's on the table is straight RS-5 and he will be voting no.

TMAPC Action; 8 members present:

On **MOTION** of **COVEY**, TMAPC voted **8-0-0** (Blair, Covey, Craddock, Kimbrel, Shivel, Walker, Whitlock, Zalk, "aye"; no "nays"; none "abstaining"; Adams, Reeds, "absent") to **DENY** the RS-5 zoning for Z-7623.

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6. **Z-7624 Hall Estill, Stuart VanDeWiele** (CD 8) Location: Southeast corner of East 111th Street South and South Yale Avenue requesting rezoning from **AG to CH with optional development plan** (Continued from October 6, 2021)

The applicant requested a continuance to November 3, 2021

All interested parties agreed to the continuance.

TMAPC Action; 8 members present:

On **MOTION** of **COVEY**, TMAPC voted **8-0-0** (Blair, Covey, Craddock, Kimbrel, Shivel, Walker, Whitlock, Zalk, "aye"; no "nays"; none "abstaining"; Adams, Reeds, "absent") to **CONTINUE** Item 6 to November 3, 2021.

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7. **Z-7622 Robert Ellsworth** (CD 3) Location: South of the southwest corner of East Pine Street and North 129th East Avenue requesting rezoning from **AG to IL**

STAFF RECOMMENDATION:

SECTION I: Z-7622

DEVELOPMENT CONCEPT:

The applicant has submitted a request to change the zoning from AG to IL to support continued expansion of the industrial area and provide business expansion opportunities.

DETAILED STAFF RECOMMENDATION: