



Tulsa Metropolitan Area  
Planning Commission

**Case Number: PUD-858**

(Related to CZ-515 and Magnolia Heights Block 8-13 Preliminary Plat)

**Hearing Date: July 7, 2021**

**Revised 7/6/2021**

**Case Report Prepared by:**

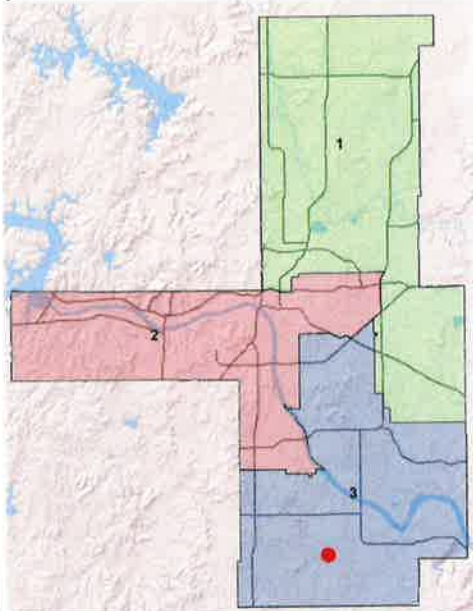
Jay Hoyt

**Owner and Applicant Information:**

*Applicant:* Ryan McCarty

*Property Owner:* Pine Springs Development Group

**Location Map:**  
**(shown with County Commission Districts)**



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Residential - Estates

*Concept summary:* Rezone from AG to RE with a PUD overlay to permit a single-family residential subdivision.

*Tract Size:* 30 ± acres

*Location:* North & West of the Northwest corner of East 181st Street South & South Yale Avenue

**Zoning:**

*Existing Zoning:* AG

*Proposed Zoning:* RE/PUD-858

**Comprehensive Plan:**

*Land Use Map:* Rural Residential

*Stability and Growth Map:* N/A

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 7333  
CZM: 66

**County Commission District: 3**

*Commissioner Name:* Ron Peters

**SECTION I: PUD-858**

**DEVELOPMENT CONCEPT:** The applicant is requesting to rezone from AG to RE with a PUD overlay to permit a single-family subdivision. A rezoning is being concurrently proposed with this PUD (CZ-515). The proposed PUD will establish the allowable use as well as bulk and area requirements. Lots will need to be large enough to provide sewer systems on each lot and meet Oklahoma Department of Environmental Quality regulations.

**EXHIBITS:**

- INCOG Case map
- INCOG Aerial
- Comprehensive Plan Land Use Map
- Applicant Exhibits:
  - Statement of Intent
  - Development Concept
  - Development Standards
  - Exhibit A – Conceptual Site Plan
  - Exhibit B – Aerial Photography
  - Exhibit C – Site Topography
  - Preliminary Plat

**DETAILED STAFF RECOMMENDATION:**

Uses allowed in PUD-858 are consistent with the Rural Residential land use designation identified in the Tulsa County Comprehensive Land Use plan.

PUD-858 allows lots sizes and uses that are consistent with the anticipated future development pattern of the surrounding property;

PUD-858 is consistent with the provisions of the PUD chapter of the Tulsa County Zoning Code, therefore;

**Staff recommends Approval of PUD-858 to rezone property from AG to RE, PUD-858.**

**DEVELOPMENT STANDARDS:**

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

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

Minimum lot width (at building setback line): ..... 110 feet \*  
\* Lots with cul-de-sac frontage may have a minimum width of 30 feet at the right-of-way line but shall meet the minimum requirements for lot area as specified in this PUD.

Minimum lot area: ..... 22,500 square feet

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

Maximum structure height: ..... 35 feet

Off-Street Parking: ..... Two (2) enclosed off-street parking spaces per dwelling unit  
Front yard: ..... 35 feet  
Rear yard: ..... 25 feet  
Side yard: ..... 7.5 feet

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

**Signage**

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

**Access and Circulation**

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

**SECTION II: Supporting Documentation**

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

*Staff Summary: The site is located within the fenceline of the City of Bixby and is designated as "Rural Residential." The City of Bixby's Comprehensive Plan – Bixby 2030 Our Vision, Our Future was adopted as part of the Tulsa County Comprehensive Plan on August 15, 2019. The Plan follows the City of Bixby's fenceline which includes unincorporated areas of Tulsa County. A city's fenceline is an area preserved for future annexation by virtue of a narrow annexation strip which encloses the area of municipal influence and prevents annexation by other cities. One of the most critical components of a comprehensive plan update is community engagement. Participation by a broad cross section of interests increases the likelihood that the plan's goals and policies will be based on community consensus, which increases the likelihood for successful plan implementation. Gaining community input was achieved through the following public engagement efforts: Stakeholder Interviews, Steering Committee Meetings, Community Kiosks, Informal Brochures, Project Website, Surveys, and Public Workshops.*

**Land Use Vision:**

*Land Use Plan map designation: Rural Residential*

The Rural Residential designation denotes areas that have large-lot detached residential development in natural / rural portions of the City. Development in this designation should retain the rural character of the area and will be relatively low in density. However, these areas should offer sufficient access to schools, parks, trails, and open spaces to maintain the quality of life in the rural setting, and may allow limited commercial uses that support the surrounding rural area.

*Areas of Stability and Growth designation: N/A*

Transportation Vision:

*Major Street and Highway Plan:* Access to the subject tract will be via a residential street being constructed as part of the Magnolia Heights residential subdivision immediately adjacent to the east. This proposal would be an extension of the Magnolia Heights development.

*Trail System Master Plan Considerations:* None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary:* The site is currently vacant agricultural land.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
None (Access to be provided from Yale Ave via public streets developed with Magnolia Heights. Interior access will be via E 179 <sup>th</sup> St S)	N/A	N/A	None

Utilities:

The subject tract has municipal water available sewer will by an ODEQ approved system.

Surrounding Properties:

<b>Location</b>	<b>Existing Zoning</b>	<b>Existing Land Use Designation</b>	<b>Area of Stability or Growth</b>	<b>Existing Use</b>
North	AG	Rural Residential	N/A	Vacant
South	AG	Rural Residential	N/A	Single-Family
East	RE/PUD-857	Rural Residential	N/A	Single-Family (currently under development)
West	AG	Rural Residential	N/A	Vacant

**SECTION III: Relevant Zoning History**

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

**Subject Property:**

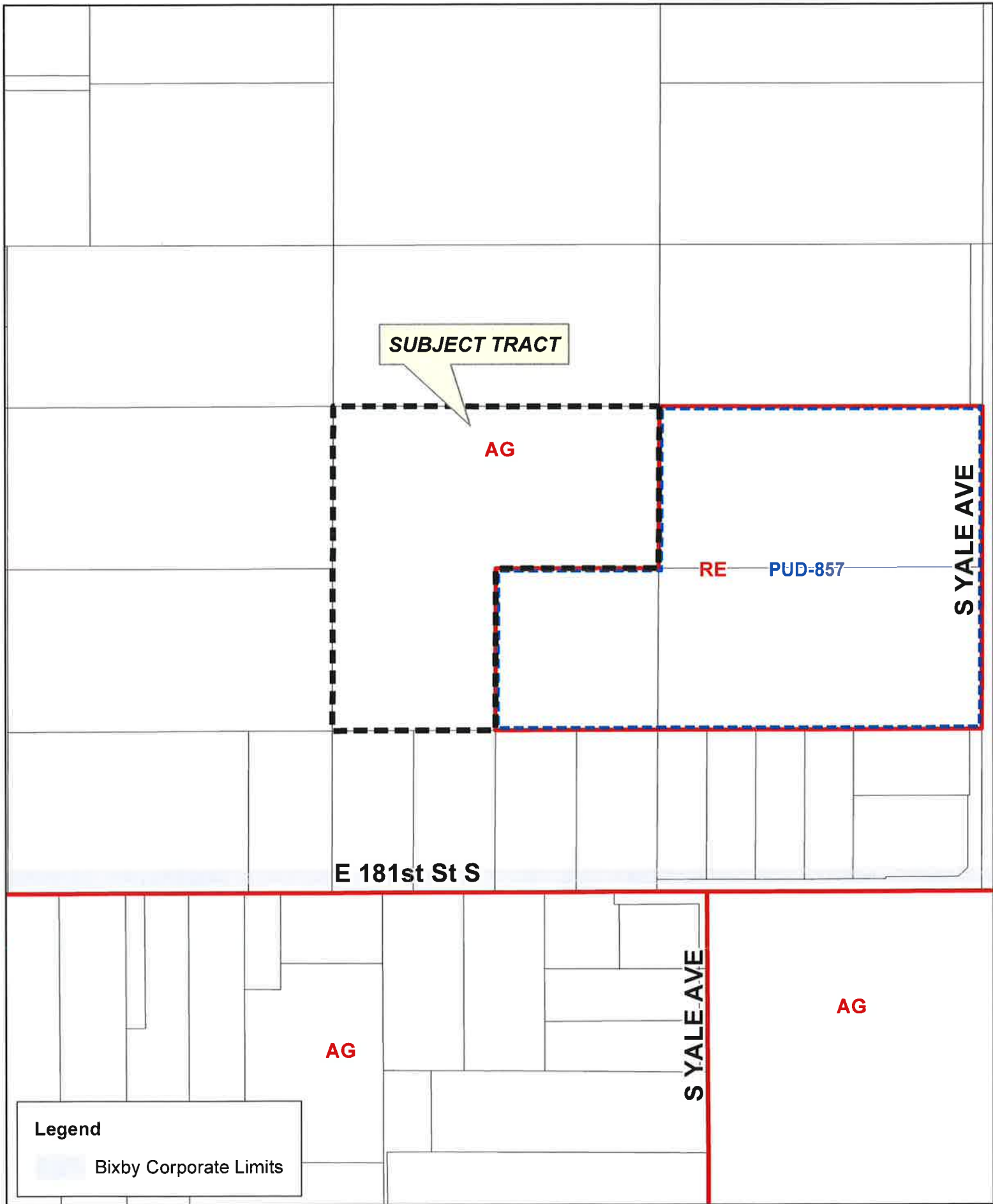
No Relevant History.

**Surrounding Property:**

**CZ-503/PUD-857 November 2020:** All concurred in **approval** of a request to rezone a 50+ acre tract of land from AG to RE and **approval** of a proposed *Planned Unit Development* for residential, on property located north of the northwest corner of East 181<sup>st</sup> Street South and South Yale Avenue.

**CBOA-2811 May 2020:** The County Board of Adjustment **approved** a *Special Exception for Use Unit 2, Area-Wide Special Exception Uses*, for a wedding and events venue, a *Variance* from the all-weather parking surface requirement, a *Variance* of the minimum frontage requirement on a public street/dedicated right-of-way from 30 feet to 0 feet in the AG District, subject to conceptual plan 7.7 of the agenda packet. The hours of operation for events are to be closed by 11:00 pm. The drive and gravel parking area are to be maintained in a dust free manner, and if the overflow area is consistently utilized it will be appropriately built. The Board finds the hardship to be the existing nature of the structure and the large tract of land, and the intermittent nature of the use for events, and substantially adjacent to the publicly dedicated road, on property located at 3921 East 181<sup>st</sup> Street South.

7/7/2021 1:00 PM



SUBJECT TRACT

AG

RE PUD-857

S YALE AVE

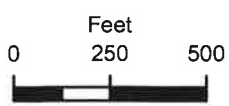
E 181st St S

S YALE AVE

AG


AG

**Legend**  
Bixby Corporate Limits



**CZ-515/PUD-858**

17-13 33

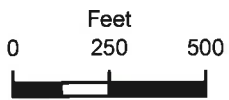
19.6 



E 181st St S

S YALE AVE

S YALE AVE



Subject Tract

**CZ-515/PUD-858**

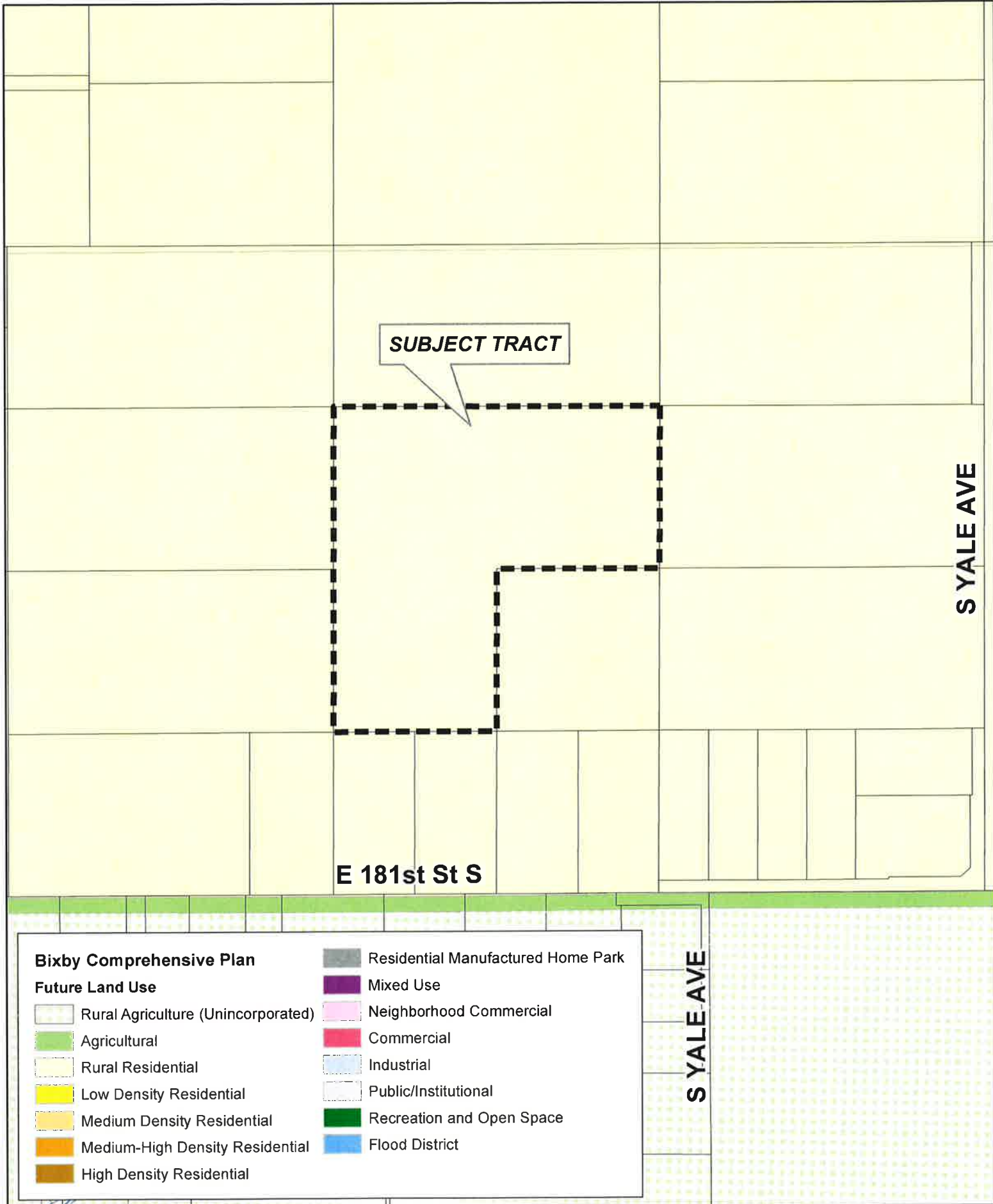
17-13 33

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

Aerial Photo Date: February 2018



19.7



**SUBJECT TRACT**

**S YALE AVE**

**E 181st St S**

**S YALE AVE**



**CZ-515/PUD-858**

17-13 33





May 6, 2021

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



**Development Plan – Statement of Intent**

---

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

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

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

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

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

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

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

Please feel free to contact me with any questions.

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

Ryan McCarty, President

**Magnolia Heights (CZ-\_\_\_/PUD-\_\_\_)**

May 6, 2021

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

**Prepared By:**

*Select Design*

Ryan McCarty

P.O. Box 548

Bixby, OK 74008

Phone: (918) 798-8356

[rmccarty.selectdesign@gmail.com](mailto:rmccarty.selectdesign@gmail.com)

**Prepared for:**

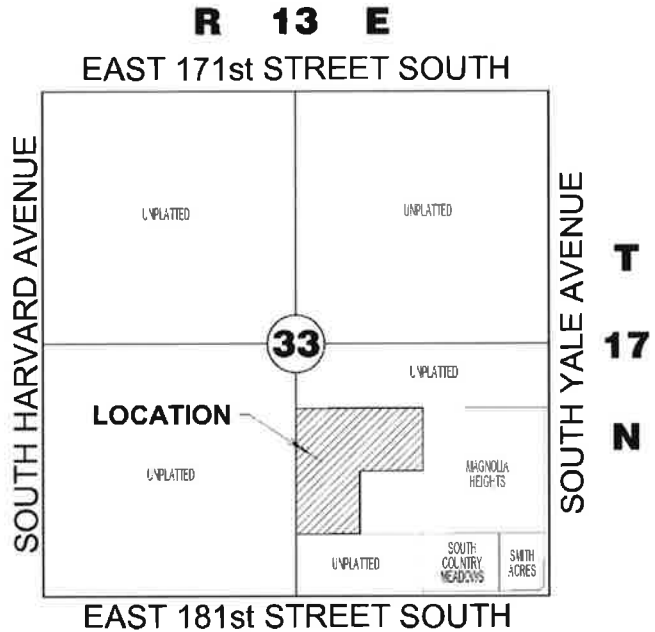
*Pine Springs Development Group LLC*

1376 E. 181<sup>st</sup> St. S.

Mounds, OK 74047

Phone: (918) 830-7998

[jerry.gordondevelopments@gmail.com](mailto:jerry.gordondevelopments@gmail.com)



**Development Concept**

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

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

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

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

19.10

**Development Standards**

---

Land Area: ..... 30.0 Acres

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

Permitted Uses: ..... RE Single Family Residential Development

Residential lot density calculation:

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

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

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

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

Minimum lot area: ..... 22,500 square feet

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

Maximum structure height: ..... 35 feet

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

Front yard: ..... 35 feet

Rear yard: ..... 25 feet

Side yard: ..... 7.5 feet

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

19.11

## Signage

---

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

## Access and Circulation

---

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

## Topography and Existing Soils

---

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

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

## Utilities and Drainage

---

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

## Environmental and Open Space Considerations

---

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

**Amenities**

---

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

**Waiver of Sidewalk Requirement**

---

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

**Site Plan Review**

---

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

**Platting Requirement**

---

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

**Anticipated Construction Schedule**

---

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

**Exhibits**

---

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



Residential Subdivision  
**MAGNOLIA**  
HEIGHTS BLOCKS 8-13

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF  
THE SEA OF SECTION THIRTY-THREE (33), TOWNSHIP SEVENTEEN (17),  
RANGE TWENTY-THREE (23), NORTH WEST QUARTER, RANGE TWENTY-THREE  
TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES  
GOVERNMENT SURVEY THEREOF.



Scale: 1" = 100'



**EXHIBIT B**  
AERIAL PHOTOGRAPHY

DATE PREPARED: 04/18/2021

19.15-





