

SITE PLAN

SPRING HILL

PROJECT LEGAL

SITE DATA	
SPRING HILL WEST SUMMARY	
LOTS.....	90
BLOCKS.....	5
COMMERCIAL AREA.....	7.5
SPRING HILL EAST SUMMARY	
LOTS.....	219
BLOCKS.....	5
COMMERCIAL AREA.....	7.7 AC



PL01 DATE: Wed, 04 Aug 2021 FILE: P:\110202\SPRING HILL\ESTATE EAST OF HUNGERFEST\CONCEPT 5



AAB Engineering, LLC

Engineering • Land Planning
PO Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp: June 30, 2014
Office: (918) 514-4283 Fax: (918) 514-4288



Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-648-E Abandonment
(Related to CPA-94, Z-7610)

Hearing Date: August 4th, 2021 (Continued from
July 21, 2021, July 7, 2021 & June 2, 2021)

Case Report Prepared by:

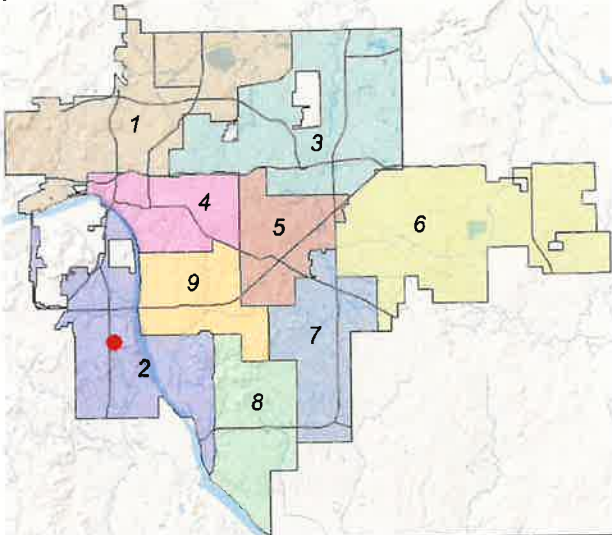
Dwayne Wilkerson
Amended 8.3.2021

Owner and Applicant Information:

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

Property Owner: Multiple Owners

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Residential Subdivision

Concept summary: Abandon a portion of PUD-648-A and a portion of PUD 648-D in conjunction with rezoning to RS-3 (Z-7610) to permit a residential subdivision.

Tract Size: 9.36 ± acres

Location: South of the Southeast corner of West 61st Street South & Highway 75

Zoning:

Existing Zoning: CO/PUD-648-A and 648-D

Proposed Zoning: RS-3

Comprehensive Plan:

Land Use Map: Town Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends **approval** of PUD-648-E to Abandon portions of PUD-648-A and **PUD-D defined as contained in** portions of development areas B and C along with reserve areas as defined on the attached exhibit.

Staff Data:

TRS: 8202
CZM: 51

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

amended 8.1

SECTION I: PUD-648-E

DEVELOPMENT CONCEPT: Located south of the southeast corner of West 61st Street South & Highway 75 at the southern tip of Z-7610, the applicant is requesting a Major Amendment to Abandon this 9.36 ± acre portion of PUD-648-A for a new residential subdivision. This request accompanies Z-7610 whose rezoning request contains the subject property and surrounding property along the east side of Highway 75 going north toward West 61st Street South, a total 79.67±acres, and proposes a zoning change from CO & AG to RS-3 for a new residential subdivision.

This zoning request is one of several requests and includes zoning request consisting of multiple unplatted parcels running south along the south along the west side of Highway 75 from West 61st Street South and contains 79.58±acres and requesting a zoning change from CO & AG to RS-1 & CG for a new residential subdivision (Z-7609).

Other related cases relevant to this request include the PUD Major Amendment to Abandon the portion of PUD-648 located at the southern tip of the subject property (PUD-648-E) and the Comprehensive Plan Amendment (CPA-94) request that includes all of the area in the rezoning requests (minus the CG zoning request). The proposal is to amend these areas from *Mixed-Use Corridor and Town Center to New Neighborhood and Neighborhood Center*.

EXHIBITS:

- INCOG Case map
- INCOG Aerial
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- PUD abandonment illustration

DETAILED STAFF RECOMMENDATION:

PUD-648-E is requesting a Major Amendment to abandon a portion of PUD-648-A and PUD 648-D for a new residential subdivision. The abandonment ~~of the portion of PUD-648-A~~ is limited to development areas B and C along with a portion of street reserve area and anticipated reserve area illustrated in the exhibit attached. Abandonment of that portion of the PUD does not affect the remainder of PUD-648-A or PUD-648-D and,

The abandonment requested as well as RS-3 rezoning requested in related case Z-7610 are consistent with the anticipated future development of the surrounding property therefore,

The abandonment and rezoning request is not consistent with the current Town Center land use designation, but is consistent with the New Neighborhood land use designation requested in the concurrent Comprehensive Plan Amendment request, CPA-94,

Given recent shifts in retail and office trends, there is ample vacant retail and office space in the city and an increased population in the area could help sustain the existing retail in the Tulsa Hills area, therefore,

Staff recommends **approval** of PUD-648-E to Abandon a portion of PUD-648-A and a portion of PUD 648-D.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Amended 8.2

Staff Summary: While the land use and stability and growth designations for the subject property and abutting parcels were initially made in 2010 with the adoption of the Tulsa Comprehensive Plan, these designations were subsequently updated with the adoption of the West Highlands/Tulsa Hills Small Area Plan to reflect the expanded Mixed-Use Corridor land use. In addition to this change in land use, the small area plan makes specific land use recommendations regarding the preservation of existing neighborhoods and the natural environment through the use of buffers, both ecological (dense tree of native planting) and built (higher density/taller structures), encourage commercial uses in this corridor to further develop the industries in this area, and strengthen/support the vicinity's regional outdoor amenities such as Turkey Mountain and Page Belcher Golf Course, to include coordinating with the future Turkey Mountain Master Plan. The zoning application does not have a development plan that provides protection for any of the natural aesthetic of the site that is mentioned throughout the small area plan. The current land use designation recognized this area as a Mixed-Use Corridor and anticipated development that exceeds building density beyond what is proposed in the RS-1 residential development area; however, the Mixed-Use Corridor did anticipate the commercial development as proposed in the CG district. While the small area plan makes specific land use recommendations to foster a Mixed-use Corridor for economic development and buffering purposes, since the small area plan was established in 2014, there has been an ongoing shift in land use patterns across the city away from office and commercial spaces, which has only been exacerbated by the recent pandemic. In addition to this shift, there has also been increasing concern regarding the preservation and expansion of the Turkey Mountain recreational area.

Land Use Vision:

Land Use Plan map designation: Town Center

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

Areas of Stability and Growth designation: Area of Growth

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

Transportation Vision:

Major Street and Highway Plan: S. Olympia Ave is designated as a Residential Collector

Trail System Master Plan Considerations: None

amended 8.3

Small Area Plan: West Highlands/Tulsa Hills Small Area Plan (Adopted 2014)

The recommendations of the small area plan include many references to supporting residential single family uses within a rural context and a rural residential zoning use. Revisions to the Tulsa Zoning Code have implemented those concepts within the AG-R zoning that was added to the code in 2019.

Special District Considerations: None except those design considerations recommended in the West Highlands/Tulsa Hills Small Area Plan.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *Undeveloped with significant terrain considerations and heavy vegetation.*

Environmental Considerations: None that would affect site development.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
S. Olympia Ave.	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	AG	Mixed-Use Corridor	Growth	Vacant (Part of rezoning related to this Abandonment)
South	CO/PUD-648/ PUD-648-A/ PUD- 648-D	Town Center	Growth	Medical Park/ Hospital
East	AG/RS-3	Mixed-Use Corridor/ New Neighborhood/ Existing Neighborhood	Growth/Stability	Vacant/Single-family Subdivision
West	AG	None	None	Highway 75

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 21563 dated May 24, 2001 and Ordinance number 11827 dated June 26, 1970 established zoning for the subject property.

amended 84

Subject Property:

PUD-648-D/Z-6001-SP-4 October 2011: All concurred in **approval** of a proposed *Major Amendment* to PUD and *Corridor Development Plan* on a 55.63± acre tract of land to add Outdoor Advertising as a permitted use within Development Areas B & D of PUD-648-B, on property located on the northeast corner of Highway 75 and West 71st Street.

BOA-21927 August 2011: The Board of Adjustment **accepted** the request for a *Verification of Spacing* for and outdoor advertising sign of 1,200 ft from another outdoor advertising sign on the same side of the highway and a *Verification of Spacing* for a digital outdoor advertising sign of 1,200 ft from any other digital outdoor advertising sign facing the same traveled way, on property located at north of the northeast corner of Highway 75 and West 71st Street.

PUD-648-A/Z-6001-SP-2 June 2007: All concurred in **approval** of a proposed *Major Amendment* to PUD and *Corridor Development Plan* on a 55.63± acre tract of land for a development with six development areas for office, restaurant, hotel, and hospital uses, on property located on the northeast corner of West 71st Street South and Highway 75 South (Ordinance No. 21563, May 24, 2001).

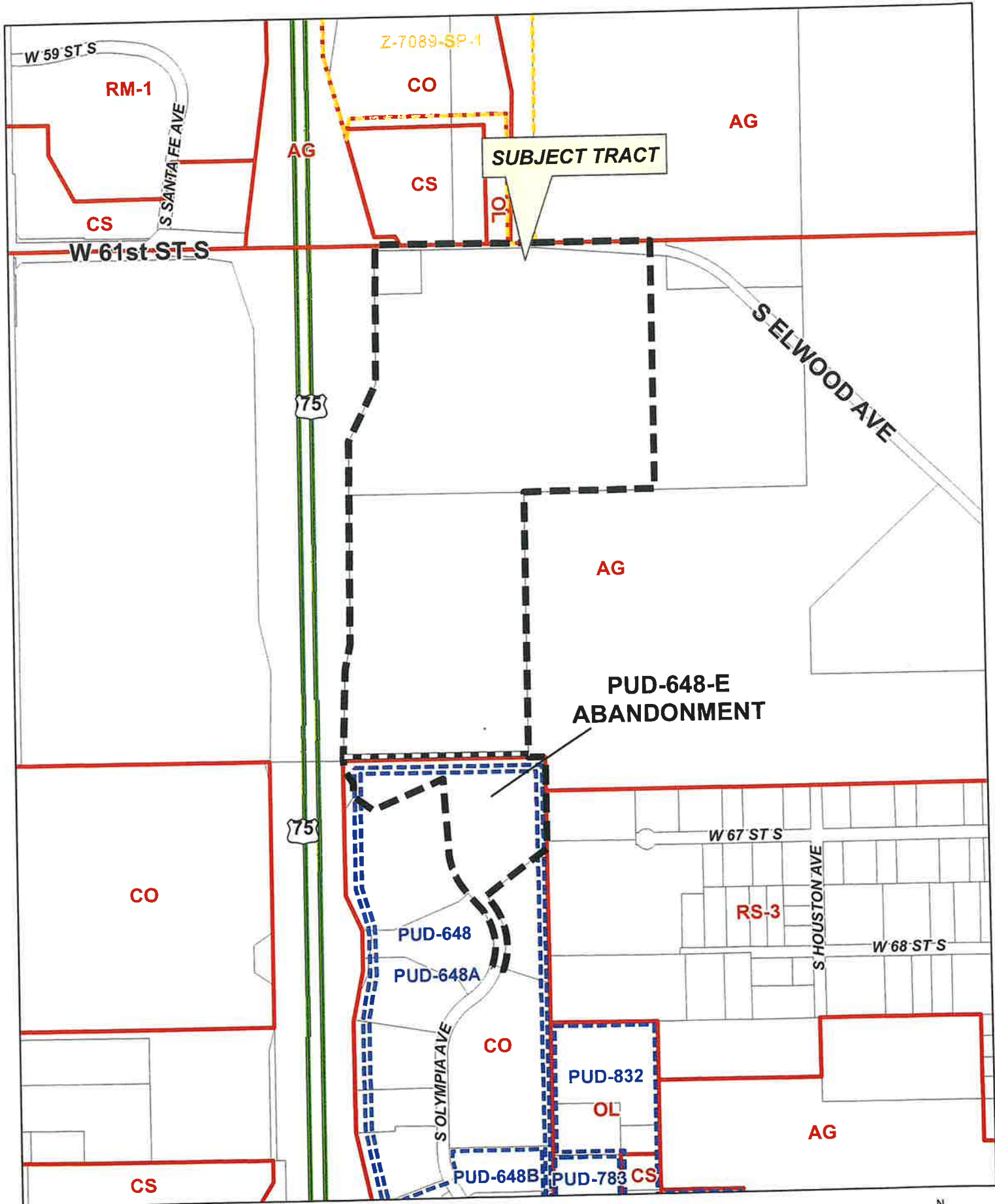
PUD-648/Z-6001-SP-1 May 2001: All concurred in **approval** of a proposed *Planned Unit Development* and *Corridor Development Plan* on a 55.63± acre tract of land for a hospital and office uses, on property located at the northeast corner of West 71st Street South and U.S. Highway 75 (Ordinance No. 20134, June 28, 2007).

Surrounding Property:

PUD-648-C August 2011: All concurred in **approval** of a proposed *Major Amendment to Abandon* a .51± acre portion of PUD-648 and add it to the east, on property located east of the northeast corner of Highway 75 and West 71st Street.

PUD-648-B/Z-6001-SP-3 August 2009: All concurred in **approval** of a proposed *Major Amendment* to PUD and *Corridor Development Plan* on a 7.16± to establish permitted uses within development areas, establish bulk and area requirements for former Reserve Areas and to include them within Phase I development, reallocate floor area from Development Area E to Development Areas A and D, and to add Use Unit #13, Convenience Goods and Services, to the permitted uses of Tract 2C, Block 1, Olympia Medical Park II and Development Area E (see Exhibit B), acre tract of land for on property located on the northeast corner of Highway 75 South and West 71st Street South.

Amended B.5



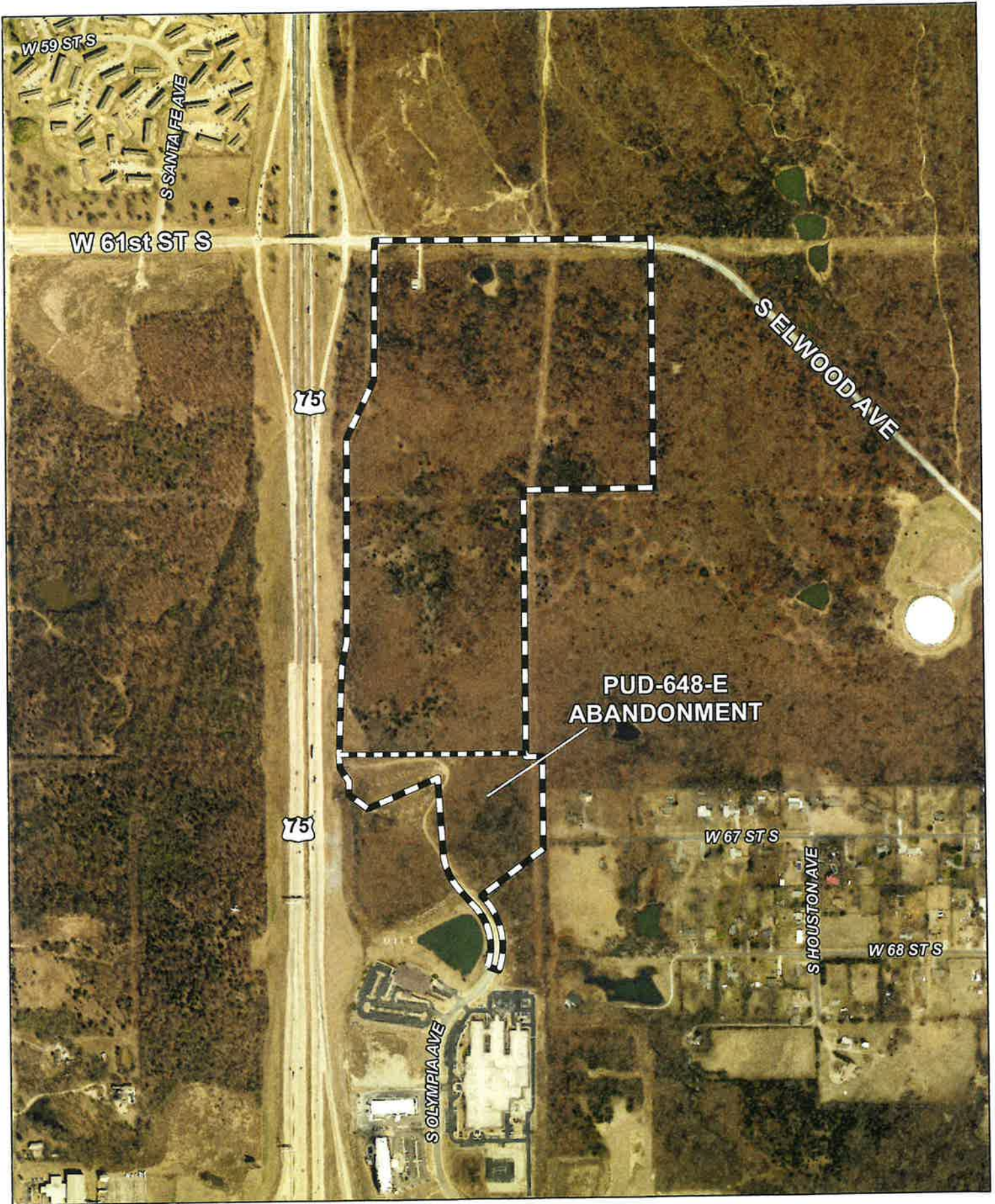
--- RS-3
Zoning

18-12 02

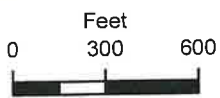
**Z-7610/
PUD-648-E
ABANDONMENT**



84



**PUD-648-E
ABANDONMENT**



 RS-3
Zoning

18-12 02

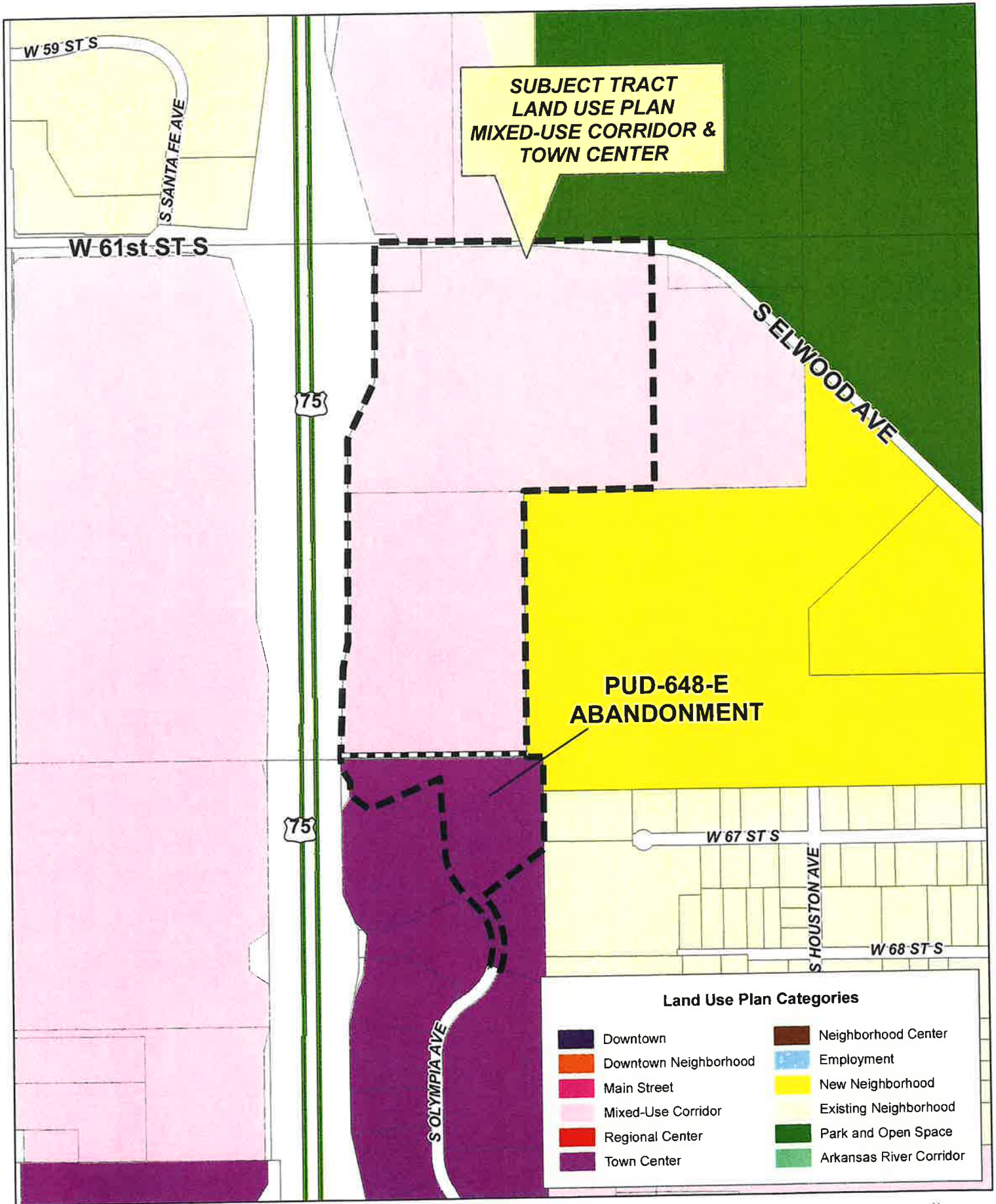
**Z-7610/
PUD-648-E
ABANDONMENT**

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

Aerial Photo Date: February 2018

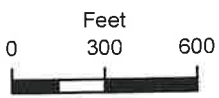


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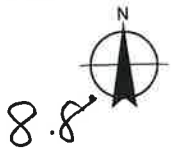
**SUBJECT TRACT
LAND USE PLAN
MIXED-USE CORRIDOR &
TOWN CENTER**

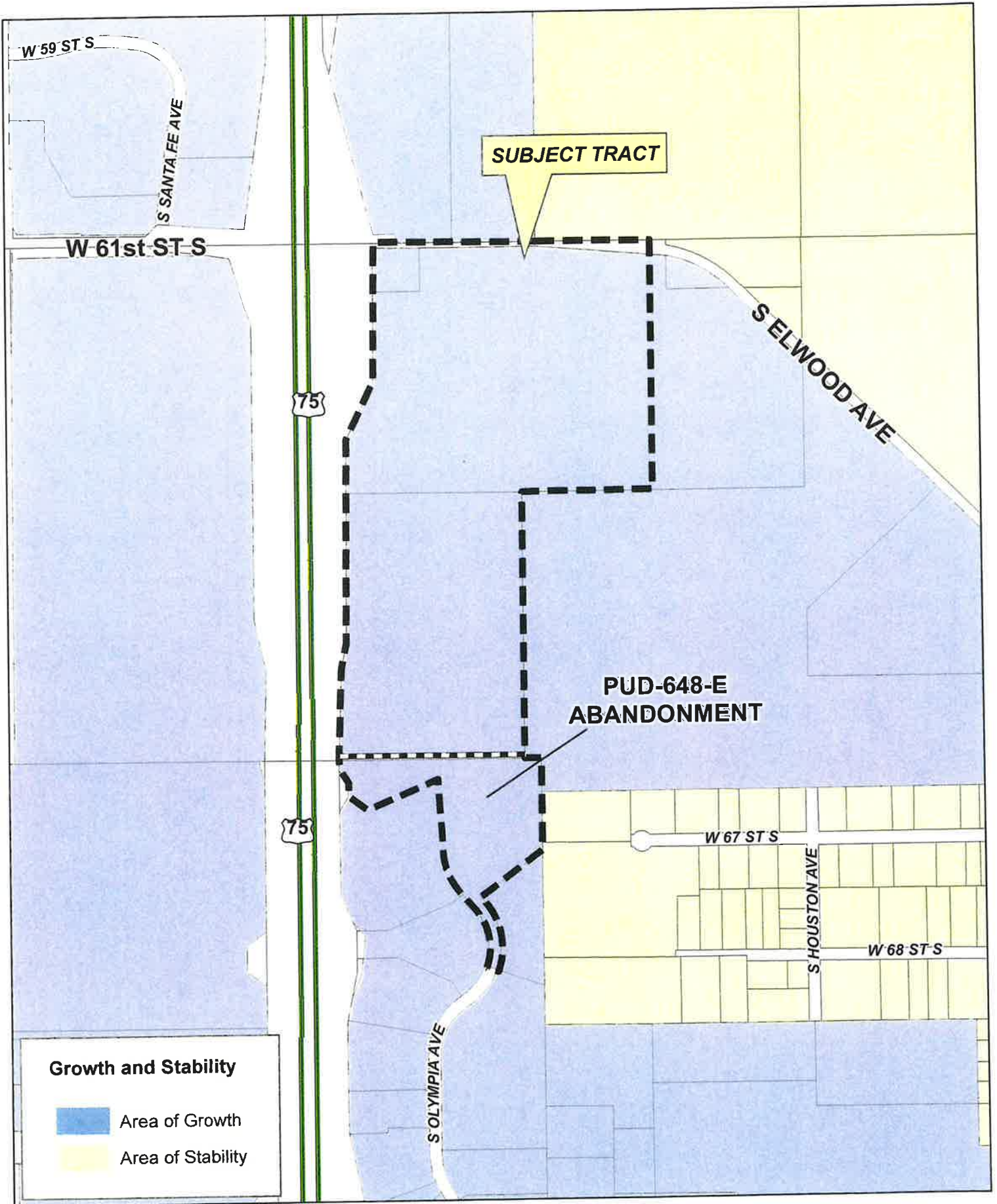
**PUD-648-E
ABANDONMENT**



RS-3 Zoning
18-12 02

**Z-7610/
PUD-648-E
ABANDONMENT**





Growth and Stability

- Area of Growth
- Area of Stability

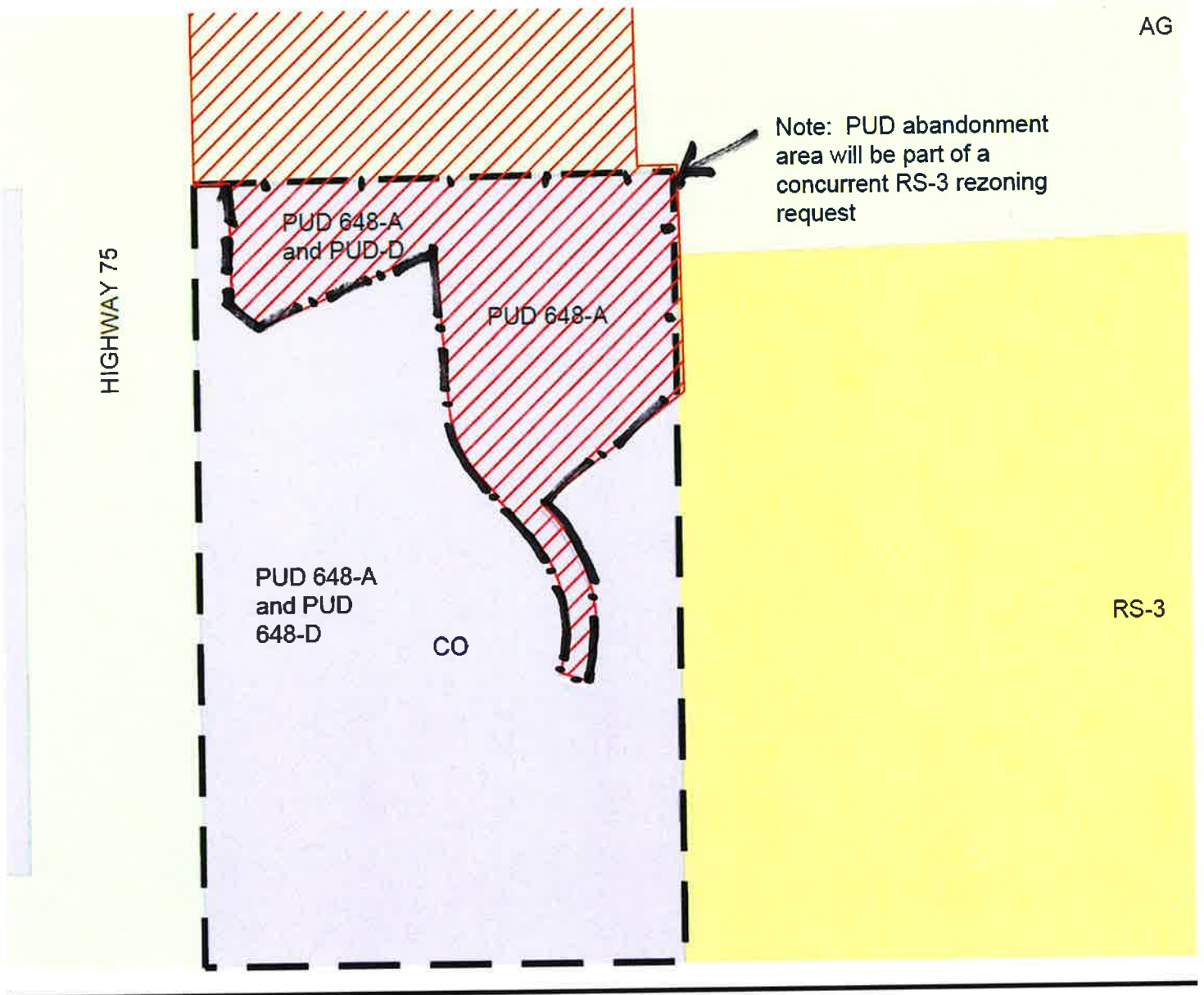


RS-3
Zoning
18-12 02

**Z-7610/
PUD-648-E
ABANDONMENT**



PUD abandonment illustration: provided by applicant 8.3.2021



Amended 8.10