



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7570

(Related PUD-490-A)

Hearing Date: September 2, 2020

Case Report Prepared by:

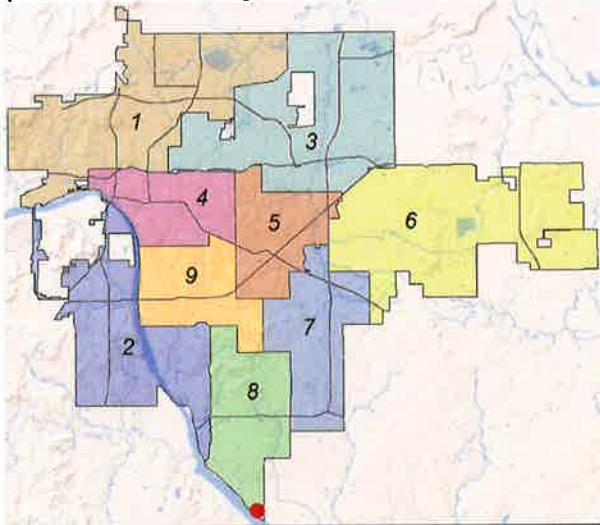
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Alan Betchan

Property Owner: South Sheridan LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Residential

Concept summary: Abandon the entire PUD 490 south of 131st and rezone the entire site to RS-3 and RS-4 as shown on the attached exhibits

Tract Size: 162.15 ± acres

Location: Northwest corner & Southwest corner of East 131st Street South & South Sheridan Road

Zoning:

Existing Zoning: AG / RS-1 / PUD-490

Proposed Zoning: RS-3 / RS-4

Comprehensive Plan:

Land Use Map: New Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval of RS-3 and RS-4 and supports the concurrent abandonment of PUD 490 in its entirety.

Staff Data:

TRS: 7310

CZM: 62

City Council District: 8

Councilor Name: Phil Lakin Jr.

County Commission District: 3

Commissioner Name: Ron Peters

11.1

SECTION I: Z-7570

DEVELOPMENT CONCEPT: The applicant plans to develop the site with detached single-family homes. PUD 490 will be abandoned concurrently with this rezoning application. That PUD was approved for a golf course community south of 131st and was approved in 1992. The requested zoning is consistent with the lot sizes and configuration for recent property development north and east of the site.

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: None included

DETAILED STAFF RECOMMENDATION:

Z-7570 is requesting rezoning to RS-3 and RS-4 zoning categories. The request is to allow all uses allowed by right and all building types allowed by right along with the supplemental regulations relevant to those zoning districts. The request is generally consistent with the previously approved PUD and is consistent with the New Neighborhood land use designation and,

RS-3 and RS-4 minimum lot sizes are consistent with the existing development pattern in the surrounding property north of this site in the City of Tulsa and east of this site in the City of Bixby and

RS-3 and RS-4 rezoning is consistent with the New Neighborhood land use designation in the Tulsa Comprehensive Plan therefore,

Staff recommends Approval of Z-7570 to rezone property from AG & RS-1 to RS-3 & RS-4.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Abandonment of the PUD and the rezoning request are both consistent with the New Neighborhood land use vision in the Comprehensive Plan.

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

11.2

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.

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: The Major Street and Highway Plan illustrates a residential collector street network that may no longer be relevant. Discussion regarding the proper arrangement of a collector street system during the plat process will not match the concept shown on the current map illustration.

Trail System Master Plan Considerations: Go Plan

This site is affected by the City of Tulsa Bicycle and Pedestrian Master Plan “Go Plan” which was adopted and approved in 2017. The plan illustrates a trail system connection through this site with two significant considerations.

1. Provide a trail connection to the Bixby trail system along 131st.
2. Provide a trail opportunity to the northwest along the Arkansas River that ultimately connects to the river trail system.

Those trails systems will be an integral part of the plat process.

Small Area Plan: None

Special District Considerations: None

Staff Note: The subject property is not in the Arkansas River Corridor land use designation. The subject property is not in the River Corridor Overlay

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is at the southern tip of the City of Tulsa with the Arkansas River and Jenks on the West and Bixby on the east. The site is largely undeveloped however significant sand excavation has happened at the northwest corner of the site where a sand plant removed sand and never reclaimed the area. 131st Street is currently blocked to prevent trash dumping and the street is in poor condition and will require reconstruction. The remainder of the site is flat wooded floodplain area.

Environmental Considerations: This site is abutting the Arkansas River. The environmental considerations should include riverbank movement, possible eagle habitat, floodplain remapping. At

11.3

the time of this application this site is shown to be part of the regulatory flood area. Site design and home development will require significant engineering analysis and site modification to remove home from the mapped flood areas.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 131 st Street South	Residential Collector	60 feet	undeveloped
South Sheridan Road	Secondary Arterial	100 feet	2 lane

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-3 / PUD 803 and / PUD 812	New Neighborhood	Growth	Detached Single Family Homes
East (City of Bixby)	PUD 64A / RS-2	Low Density Residential 1.5 to 4 dwelling units per Acre	NA	Detached Single Family Homes
South	AG / Arkansas River	NA	NA	Arkansas River
West	AG / Arkansas River	NA	NA	Arkansas River

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11838 dated June 26, 1970 and Ordinance No.17857 dated January 21, 1993 established the current zoning for the subject property.

Subject Property:

BOA-20956 August 2009: The Board of Adjustment **approved** a *Special Exception* to permit a 150ft communications tower in the AG District and a *Special Exception* to reduce the setback to 30ft for a communications tower from an adjoining lot line of an agriculturally zoned lot to the east to permit a communication tower in the AG District, finding that: it will be in compliance with Section 1204 and its accessory definitions of the tower requirements, it meets the required factors listed in the code, it has the capability of collocating three carriers on the 150ft tower, with a 6ft chain link fence with three strands of barbed wire at the top around the tower and accessory equipment, and will comply with the landscaping requirements, per plan, as shown on page 10.9 of the agenda packet, on property located at 5749 East 131st Street.

BOA-20050 May 2005: The Board of Adjustment **approved** a *Special Exception* to permit Use Unit 24- Mining in an AG (Agricultural) district, with conditions: Operations Monday through

11-4

Friday, sunrise to sunset and ½ day on Saturdays; no landfill in the excavation area; compliance with all requirements by Department of Mines and all other governmental regulations, including obtaining all licenses and permits; no explosives to be used; and per plan, on property located at 660 ft. west of the northwest corner of East 131st Street and South Sheridan Road.

BOA-19651 August 2003: The Board of Adjustment **approved** a *Special Exception* for soil mining or extraction, with conditions: operations Monday through Friday, sunrise to sunset, and ½ day on Saturdays; no landfill in the excavation area; compliance with all requirements by Department of Mines and all other governmental regulations, including obtaining all licenses and permits; no explosives to be used; per plan, on property located at northwest corner of East 131st Street and South Sheridan Road.

BOA-18814 July 2000: The Board of Adjustment **approved** a *Special Exception* to allow Use Unit 24 (sand and gravel removal) in an AG zoned district for two years, finding that it will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare, on property located at 5629 East 131st Street.

Z-6381/PUD-490 December 1992: All concurred in **approval** of a request to rezone a 25± acre tract of land (out of the total 63 acres) from AG to RS-1 and **approval** of a proposed *Planned Unit Development* on the entire 63 acres for a golf course and 85 Single-family residential dwellings with private streets, on property located at the southwest corner of South Sheridan Road and 131st Street, a portion of the subject area. (Ordinance No. 17857)

BOA-10938 April 1980: The Board of Adjustment **approved** a *Special Exception* to permit a sand extraction operation and a ready-mix concrete plant in an AG District, subject to the following conditions: 1. That the operation meet all the applicable State, County, and City Health Departments environmental requirements; 2. That the letters of approval be placed in the Board of Adjustment file prior to commencement of the operation; 3. That McMichael widen and improve that portion of 131st Street stated by Mr. Johnsen in his presentation (800' west of Sheridan, oil covering); 4. That the operation be limited to 10-hour days, 5-day work week for the activities; 5. That the number of truck trips for the sand operation be limited to 75 loads per day, or 150 trips; 6. That the cement operation be limited and restricted to a maximum of 33 loads per day or 66 trips, for 85-days a year; 7. That loaded trucks be covered as they enter and exit the site; 8. That the operation be restricted to an area beginning 150' west of the present embankment along the west side of the subject tract; 9. That there be no significant tree removal along the riverbank, 10. That the sand extraction and ready-mix concrete plant operations run for the term of the 5-year lease; and 11. Contingent upon approval of the County Commissioner of District 3, as to widening and surfacing, on property located at northwest of 131st Street and Sheridan Road.

Surrounding Property:

PUD-812 June 2014: All concurred in **approval** of a proposed *Planned Unit Development* on a 10.861± acre tract of land for on property located north of the Northwest corner of East 131st Street and South Sheridan Road.

Z-7257 April 2014: All concurred in **approval** of a request for *rezoning* a 80± acre tract of land from AG to RS-3 for Single-family Residential Development, on property located north of the northwest corner of East 131st Street and South Sheridan Road.

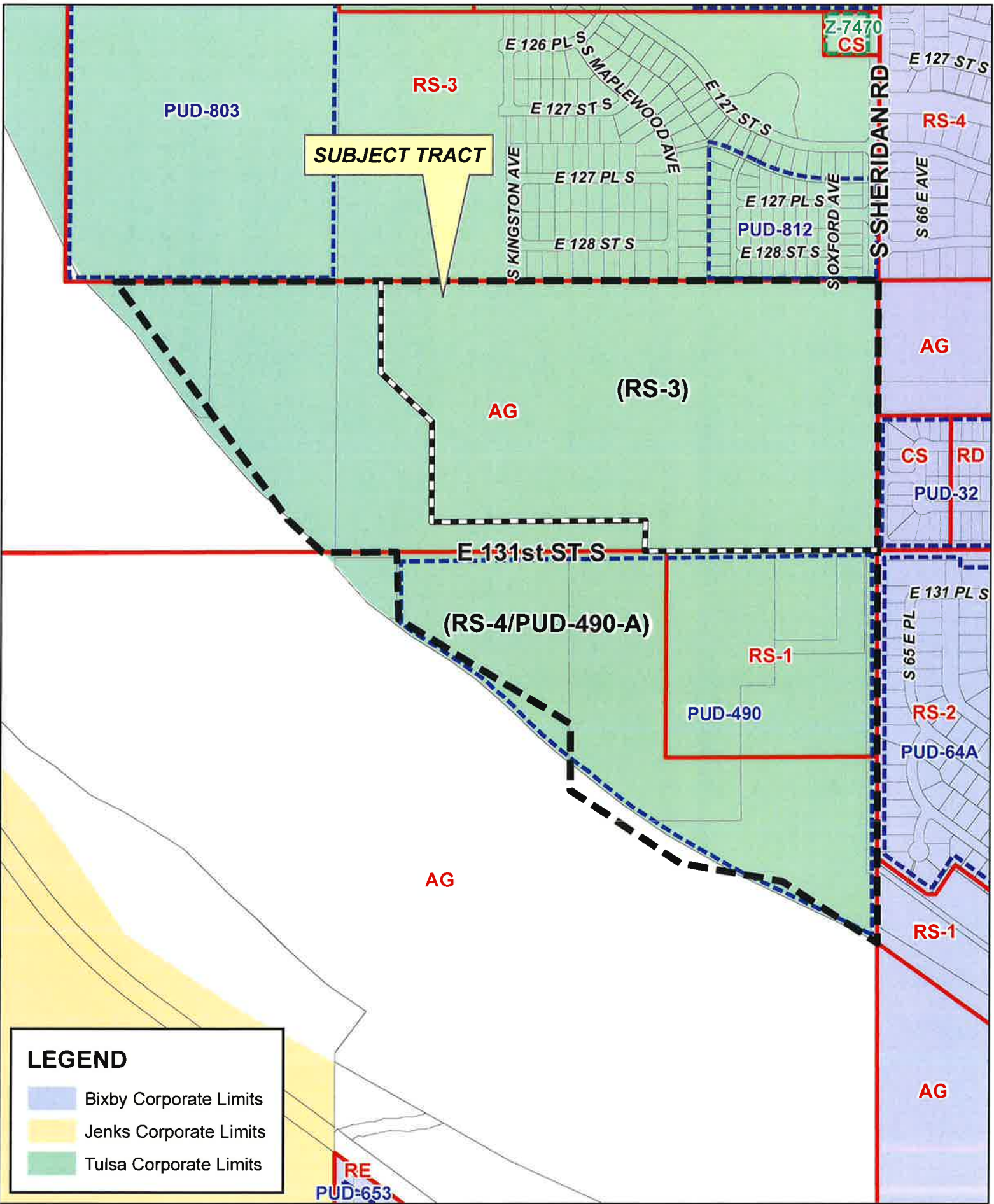
Z-7243/PUD-803 January 2014: All concurred in **approval** of a request to rezone a 122± acre tract of land from AG to RS-3 and **approval** of a proposed *Planned Unit Development* for a Single-

family Residential Development, on property located east of the southeast corner of East 121st Street and South Yale Avenue.

Z-7470/CPA-79 March 2019: All concurred in **approval** of a request for *rezoning* a 1.1± acre tract of land from RS-3 to CS and a *Comprehensive Plan Amendment* to change the Land-use designation from New Neighborhood to Neighborhood Center to allow retail, office, food truck operations, or farmer's market to operate in the existing, homeowners association owned, commercial building on property located north of the northwest corner of East 131st Street South and South Sheridan Road.

9/2/2020 1:00 PM

11.4



SUBJECT TRACT

Z-7470
CS

RS-3

PUD-803

RS-4

PUD-812

AG

(RS-3)

AG

CS RD

PUD-32

E. 131st. ST S

(RS-4/PUD-490-A)

RS-1

PUD-490

RS-2

PUD-64A

AG

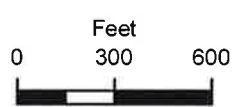
RS-1

AG

RE
PUD-653

LEGEND

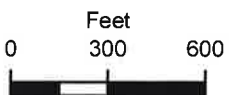
- Bixby Corporate Limits
- Jenks Corporate Limits
- Tulsa Corporate Limits



Z-7570

10 17-13 & 3 17-13





 Subject Tract

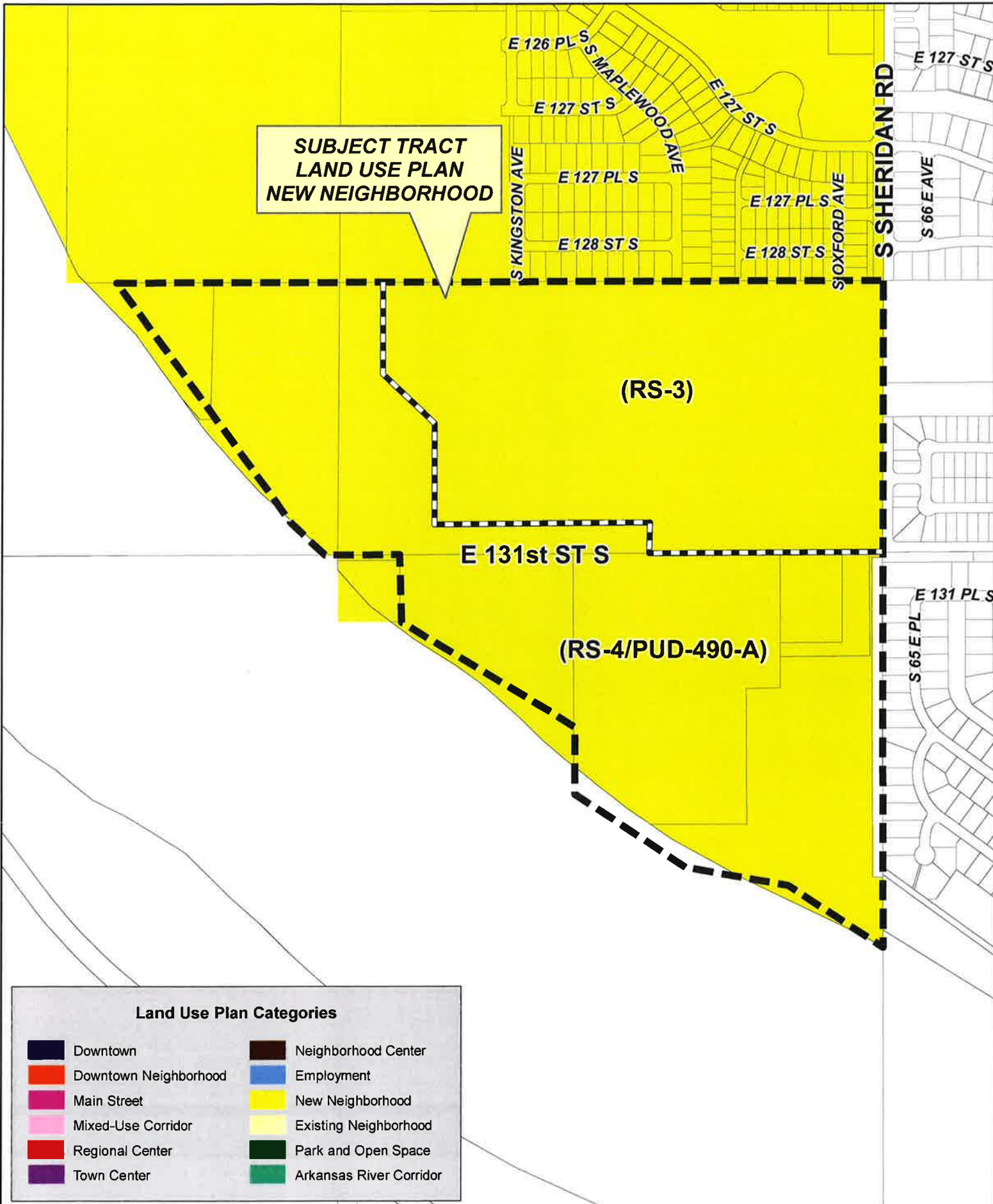
Z-7570
10 17-13 & 3 17-13

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

Aerial Photo Date: February 2018



**SUBJECT TRACT
LAND USE PLAN
NEW NEIGHBORHOOD**



Land Use Plan Categories

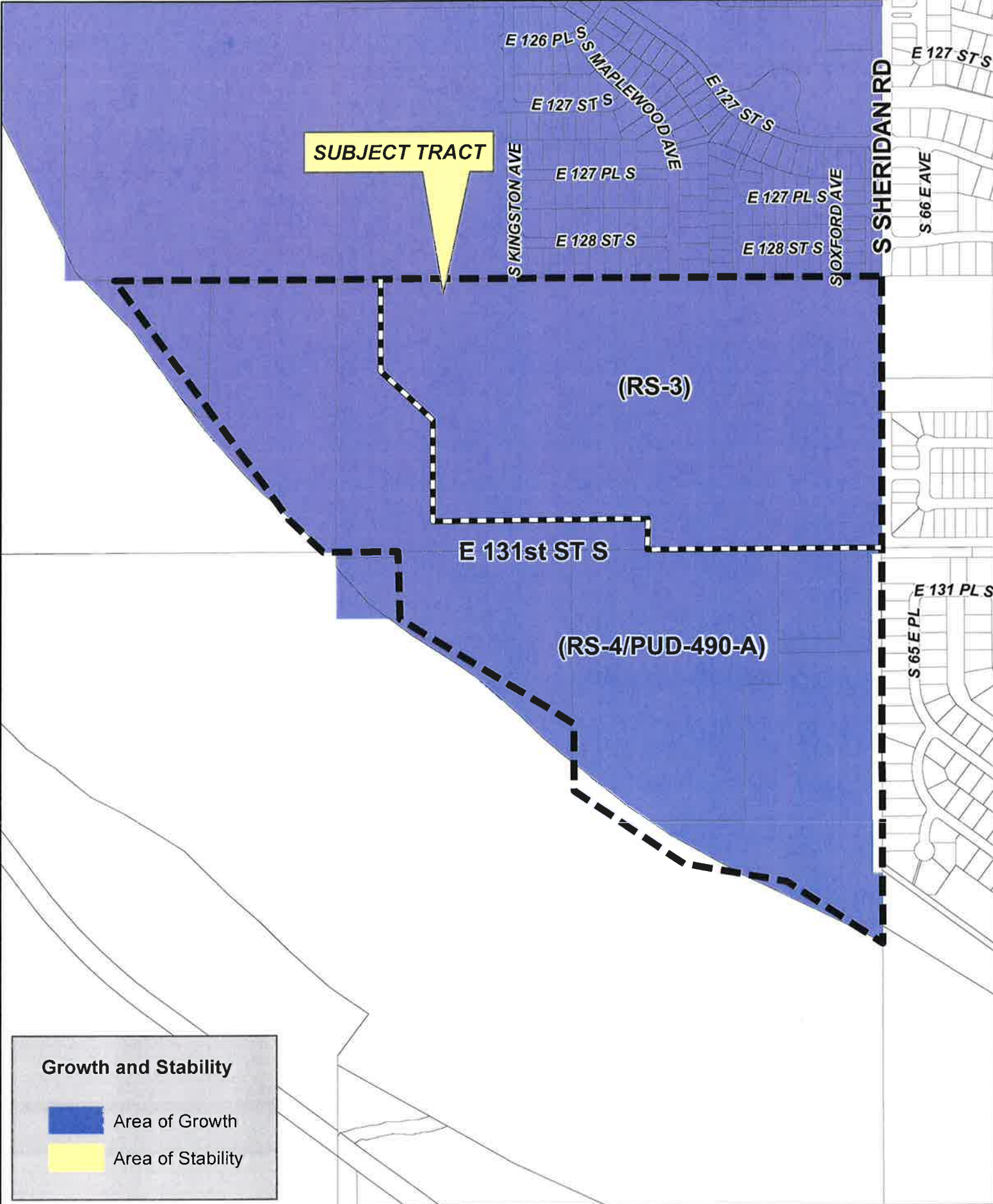
 Downtown	 Neighborhood Center
 Downtown Neighborhood	 Employment
 Main Street	 New Neighborhood
 Mixed-Use Corridor	 Existing Neighborhood
 Regional Center	 Park and Open Space
 Town Center	 Arkansas River Corridor



Z-7570

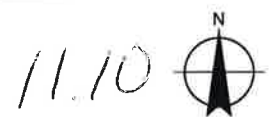
10 17-13 & 3 17-13





Z-7570

10 17-13 & 3 17-13



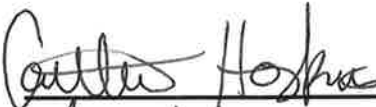








Date: August 17, 2020

Tulsa Metropolitan Area Planning Commission

Please accept this formal protest of the proposed zoning map amendment, for the Rezoning & Major Amendment to Abandon PUD-490, Case Number: Z-7570/PUD-490-A Abandonment. We request that the zoning not be approved as a RS-4 and include the Abandonment.

Owner(s) of recorded title of property, as shown in the land records of Tulsa County Clerk (All owners if owned jointly)

Owner Signature Name (print) Street Address

	Caitlin Hoskins	13306 S 65th E Place Bixby OK 74008
	Edward J. Hoskins II	" " "
	Damon Hutson as trustee	13224 S. 65th E. Pl Bixby OK 74008
	Huifen Zhou	13305 S. 65th E. Pl. Bixby OK 74008
	JIANFENG CAI	13305 S 65th E Pl Bixby, OK 74008
	Hao Liu	13424 S 65th E Pl Bixby OK 74008
	Wesley Li	13224 S 66th E Pl Bixby OK 74008
	Suzanne Vandersgriff	13311 S 65th E Pl Bixby, OK 74008
	SCOTT VANDERSGRIFF	13311 S. 65th E PL BIXBY, OK 74008

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Owner(s) of recorded title of property, as shown in the land records of Tulsa County Clerk (All owners if owned jointly)

Owner Signature Name (print) Street Address

Kevin [Signature] Kevin H. Hogleiter 13223 S. 65th Pl

Karla [Signature] Karla Jenkins 13218 S. 65th Pl

George [Signature] George Goodman 13442 S 65th E Pl.
Bixby OK

Judy [Signature] Judy Goodman 13442 S 65 Pl E, Bixby OK
74008

11.13

Date: August 17, 2020

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Owner(s) of recorded title of property, as shown in the land records of Tulsa County Clerk (All owners if owned jointly)

Owner Signature Name (print) Street Address

- 1 Todd Garcia Todd Garcia 13448 S 65th E pt, Bixby
- ~~Kellie Garcia~~ 1
- 2 Kellie Garcia Kellie Garcia Bixby
13448 SO. 65th E. Rd
- Mike Sittler As Trustee Mike Sittler 13445 S 65th E. pt. Bixby
-
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Date: August 17, 2020

Tulsa Metropolitan Area Planning Commission

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Owner(s) of recorded title of property, as shown in the land records of Tulsa County Clerk (All owners if owned jointly)

Owner Signature Name (print) Street Address

Kelly Kolbeck Kelly Kolbeck 11505 E. 134th St. S.
Bixby, OK 74008

Kevin Kolbeck Kevin Kolbeck 6585 E. 134th St. S.
Bixby, OK 74008

Date: August 17, 2020

Tulsa Metropolitan Area Planning Commission

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Owner(s) of recorded title of property, as shown in the land records of Tulsa County Clerk (All owners if owned jointly)

Owner Signature Name (print) Street Address

Kallee Karr Kallee Karr 13418 S. 65th E Place
Bixby, OK 74008

Scott Karr Scott Karr 13418 S. 65th E. Place
Bixby, OK 74008

Jeff Harris JEFF HARRIS 13412 S-65 EAST PL
BIXBY, OK 74008

Kristen Harris Kristen Harris 13412 S 65th East Pl
Bixby, OK 74008
6505 J East 134th Pl South

3 Cynthia Isaacson Cynthia Isaacson Bixby, OK 74008
6505 E 134 Pl

Jason Isaacson Jason Isaacson Bixby, OK 74008
13451 S 65th E Pl

Keira Tyler Keira Tyler Bixby, OK 74008
13451 S 65th E Pl

Bryan Tyler Bryan Tyler Bixby, OK 74008
13430 S 65th E PL

Heather Head Heather Head Bixby, OK 74008
13430 S. 65th E Pl

Brian Head Brian Head Bixby, OK 74008

Sawyer, Kim

From: Cheri Piershale <cpiershale@gmail.com>
Sent: Tuesday, August 25, 2020 9:41 PM
To: Wilkerson, Dwayne; esubmit
Subject: Concerns with case Z-7570/PUD-490-A Abandonment
Attachments: River's Edge bald eagle.jpg; Land in question.pdf

FILE COPY

Hi Dwayne,

I live in River's Edge neighborhood and back to the forest that includes the land up for rezoning in case Z-7570/PUD-490-A Abandonment. There is a strip of land owned by the city of Tulsa, parcel 97310-73-10-45730, that is not depicted on the map that was sent to my house with the rezoning notice. I have spoken with the Tulsa Tax Assessor's office, Jani from your office, and the real estate agent for South Sheridan LLC, Curt Roberts, and they have all assured me that this 50' wide parcel owned by the city of Tulsa is not included in the rezoning and the planned development. When I went to the auction last May and the current owner assured me they were planning to use the land for personal use, this City of Tulsa area was excluded on the auction map. My concern now is that it was not excluded on the map drawing I received. While I love backing to this beautiful forest and one of the last remaining in this part of town, I understand the money making possibilities for the city and investors. My request is that we can ensure this parcel owned by the City of Tulsa is NOT annexed or sold to this new developer, and not rezoned. The forest is the densest right along the property line in this 50' wide strip of land. It would be beneficial to both neighborhood's values to leave it and keep a small portion of nature here by the river as we have already lost so many trees in the last three years as developers keep clear cutting all of the forests. I have personally seen bald eagles in the trees behind my house along with so many other birds and creatures. What are the plans for this parcel of land? Would it be possible for it to remain owned by the city of Tulsa and stay in its natural state? Could this piece of land be preserved for the eagles and other nature that live and thrive in these old trees? Leaving the trees on this skinny parcel of land will only increase the lot value for the new developer while also appealing me and my neighbors who enjoy seeing nature inside the city limits.

Thank you for your consideration!

Cheri Piershale
918-814-2224
13318 S 65th East Place Bixby



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Assessor JOHN A. WRIGHT

Property Search


Disclaimer

The Tulsa County Assessor's Office has made every effort to insure the accuracy of the data contained on this web site; however, this material may be slightly dated which could have an impact on its accuracy.

The information must be accepted and used by the recipient with the understanding that the data was developed and collected only for the purpose of establishing fair cash (market) value for ad valorem taxation. Although changes may be made periodically to the tax laws, administrative rules and similar directives, these changes may not always be incorporated in the material on this web site.

The Tulsa County Assessor's Office assumes no liability for any damages incurred, whether directly or indirectly, incidental, punitive or consequential, as a result of any errors, omissions or discrepancies in any information published on this web site or by any use of this web site.

Quick Facts

Account #	R97310731045730	
Parcel #	97310-73-10-45730	
Situs address		
Owner name	CITY OF TULSA	
Fair cash (market) value	\$100	
Last year's taxes	\$0	
Legal description	Subdivision: UNPLATTED Legal: E50 S1550.25 N1575 NE SEC 10 17 13 1.779ACS Section: 10 Township: 17 Range: 13	

General Information

Situs address	
Owner name	CITY OF TULSA
Owner mailing address	175 E 2ND ST STE 260 TULSA, OK 74103
Land area†	1.78 acres / 77,513 sq ft
Tax rate	T-4A [BIXBY]
Legal description	Subdivision: UNPLATTED
	Legal: E50 S1550.25 N1575 NE SEC 10 17 13 1.779ACS
	Section: 10 Township: 17 Range: 13
Zoning	RES SINGLE-FAMILY LOW DENSITY DISTRICT [RS1]

Tax Information

	2018	2019	2020
Fair cash (market) value	\$100	\$100	\$100
Total taxable value (capped)	\$100	\$100	\$100
Assessment ratio	11%	11%	11%
Gross assessed value	\$0	\$0	\$0
Exemptions	\$0	\$0	\$0
Net assessed value	\$0	\$0	\$0
Tax rate	T-4A [BIXBY]		
Tax rate mills	141.19	141.68	141.68*
Estimated taxes	\$0	\$0	\$0
Most recent NOV			

* Estimated from 2019 millage rates

Values

	2018	2019	2020
Land value	\$100	\$100	\$100
Improvements value	\$0	\$0	\$0
Fair cash (market) value	\$100	\$100	\$100

Exemptions claimed

	2018	2019	2020
Homestead	—	—	—
Additional homestead	—	—	—
Senior Valuation Limitation	—	—	—
Veteran	—	—	—

Tax detail (2019 millages)

	%	Mills	Dollars
City-County Health	1.8	2.58	\$0.00
City-County Library	3.8	5.32	\$0.00
Tulsa Technology Center	9.4	13.33	\$0.00
Emergency Medical Service	0.0	0.00	\$0.00
Tulsa Community College	5.1	7.21	\$0.00
School Locally Voted	24.8	35.16	\$0.00
City Sinking	15.6	22.12	\$0.00
School County Wide Bldg	3.6	5.15	\$0.00
School County Wide ADA	2.8	4.00	\$0.00
School County Wide General	25.4	36.05	\$0.00
County Government	7.6	10.76	\$0.00

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Improvements

Bldg ID#	Property type	Condition	Quality	Year built	Livable†	Stories	Foundation	Exterior	Roof	HVAC
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Sales/Documents

Date	Grantor	Grantee	Price	Doc type	Book-Page/Doc#
Feb 27, 1990			\$--*	Report Of Commissioners	05238-01157

* Multiple parcel sale

Images

Photo/sketch
(Click to enlarge)



† Square footage and acreage values included in this record are approximations. They may not reflect what a licensed surveyor would determine by performing a formal survey. They are for tax purposes only and are not intended for use in making conveyances or for preparing legal descriptions of properties.



[Click to view this area on the Google Maps web page in a new window](#)

John A. Wright — Tulsa County Assessor

Tulsa County Administration Building, Room 215 | 500 S. Denver | Tulsa, OK 74103

Phone: (918) 596-5100 | Fax: (918) 596-4799 | Email: assessor@tulsacounty.org

Office hours: 8:00–5:00 Monday–Friday (excluding holidays)

11.24

Sawyer, Kim

From: TJ Martin <timjmartin@me.com>
Sent: Tuesday, August 25, 2020 10:16 PM
To: esubmit
Cc: TJ Martin
Subject: Zoning Request Z-7571

To whom it may concern:

I want to communicate my concern for the new zoning case (Z-7571) for the three lots that are currently zoned as single family residential located northeast of 36th and Peoria. The zoning request is wanting to change the current lots from single family to mixed use space.

- This zoning change is concerning because multi use space this far east from Peoria would be encroaching on the residential neighborhood. Where will the divide be from business zoning to residential family homes if this type of zoning continues to be approved on this neighborhood street?
- The biggest concern for this zoning request is that this type of change will drastically alter the traffic dynamic for 36th street. I am an avid biker and I rely on 36th street as a main bike lane to access the river parks trail system from my home. Many midtown residents rely on having a safe bike trail on 36th to use for commuting and pleasure. It is inevitable that many people will start parking on 36th street if these lots are rezoned to multi use space which will block the easy access that many bikers take advantage of today. In addition to the bike lane, Elliot Elementary keeps 36th very busy during a normal school year. Adding businesses and additional traffic closer to the school will make this area dangerous for children and families walking to and from the school.

I am a young professional and life long Tulsa resident. One of the primary reasons that I have decided to root myself in Tulsa versus another city is because of the exciting growth and development that the city has been experiencing over the past several years. Tulsa is such a beautiful city and this landscape is largely attributable to the well kept neighborhoods and business districts that the city has to offer. I am all for development and good housing availability in the current residential neighborhoods. I am also a proponent of thriving business and storefront districts. I believe by mixing single family residential neighborhood space with business space is a mistake for the reasons listed above. Please consider these requests and represent our district in keeping these lots zoned for residential use only.

Thank you,
TJ Martin
1330 E. 36th St.
Tulsa, OK 74105

Sawyer, Kim

From: Lisa Weatherholt <weatherholt.lisa@gmail.com>
Sent: Tuesday, August 25, 2020 11:47 PM
To: esubmit
Subject: MPD 31st/Peoria

I am writing to request a delay of a hearing in order to have a proper amount of time to learn about this possible ENORMOUSLY IMPORTANT new undertaking.

Many residents who live in this area believe that this potential development is WAAAAAY out of character for the area. Why do we taking loving care of our homes, lots, and neighborhoods?

The answer is NOT: to have a monstrous out-of-control development that disrupts/degrades their quality of life on a large scale. The interlopers who only have profits on their minds should not have the final say.

Also, lots of dollars can still be made on a residential development that would be appropriate. There is NO REASON WHY a huge development of the proposed type should be built at 31/Peoria.

That is a residential district; there is no commercial development (ALL of which is low-profile, much of it mimicking residential appearance in the blocks immediately south of Crow Creek) within several blocks to the south, and NONE within nearly a mile in every other direction.

Elizabeth Weatherholt

Adams Estates, 33rd Place & S. Yorktown Ave.

Sent from Mail for Windows 10

Date: August 20, 2020

TULSA METROPOLITAN AREA

PLANNING COMMISSION

TMAPC, C/O INCOGNITO, 2 W. 2ND ST., SUITE 800

TULSA, OK 74103

FILE COPY

Reference A) Case Number Z-7570

Reference B) Tulsa Planning zoning map, Parcel ID: 97310731045730 (E50 S1550.25 N 1575
NE SEC 10, 10 17 13 1.779 Acres)

Reference C) Attached

Reference D) Attached

Reference E) Attached

Hao Liu & Jin Wang

13424 S 65th E Pl

Bixby OK, 74008

To: Tulsa Metropolitan Area Planning Commission

Dear Sir or Madam,

When we first settled in to our new house six years ago, we could see the deer running around our backyard. We were told the area behind our backyard belongs to the government, and it won't be used to build houses. We haven't seen those lovely animals for several years now due to the continuing development in the area. Fortunately, there are still some eagles resting in the lovely big old trees along with some small animals. We can never recover and turn it back

11.27

to their habitat if we rezone it to build the houses on this government owned land. Please make every effort to save our beautiful environment and those lovely animals!

Please accept my comments associated with the proposed zoning associated with Ref/A/. RS-3/RS-4/PUD-490-A Abandonment (Residential Single-family/Residential Single family/ Abandonment of Planned Unit Development). For the Northwest corner & Southwest Corner of East 131st Street South & Sheridan Road.

Comment 1: For proposed Zoning District of RS-4, 'Highest Density,' please reject the proposed RS-4 zoning.

Justification: The surrounding residential neighborhoods in the datum area are building to a RS-2 and RS-3. Building to the highest density would lower the value of the houses in the surrounding area and decrease the tax base for the Tulsa community. It goes against the harmonization established by the planning committee to ensure the surrounding neighborhoods complement each other and promote Tulsa.

Comment 2: For proposed zoning PUD-490-A abandonment please reject the proposal for zoning the abandonment. Please uphold and do not change the current zoning for PDU – 490 taking into account the abandonment Reference /B/ and Reference /E/.

Justification: The abandonment reference /B/, should not be included in the proposed zoning. Rivers Edge homeowners were assured when developing the housing addition that the abandonment would not be developed when purchasing their homes. Many of the homeowners have maintained the area planting trees and gardens to improve the surrounding areas and improving the quality of living for the residence. As you can observe in reference /C/ picture of the area the abandonment has been partially maintained by the home owners. In reference /D/ picture please observe the wrought iron fences that many of the homeowners have installed which allows for visibility of the environment in the reference /B/ abandonment. As part of the Rivers Edge Covenants they have built a lower fence to observe nature and prevent an unwanted privacy fences for the location. If the planning commission approves the zoning, homeowners must be properly compensated for the value of the fencing and diminished home value. Consideration should be given by Tulsa County to lower the property taxes for the Home owners in Rivers Edge PDU-64A.

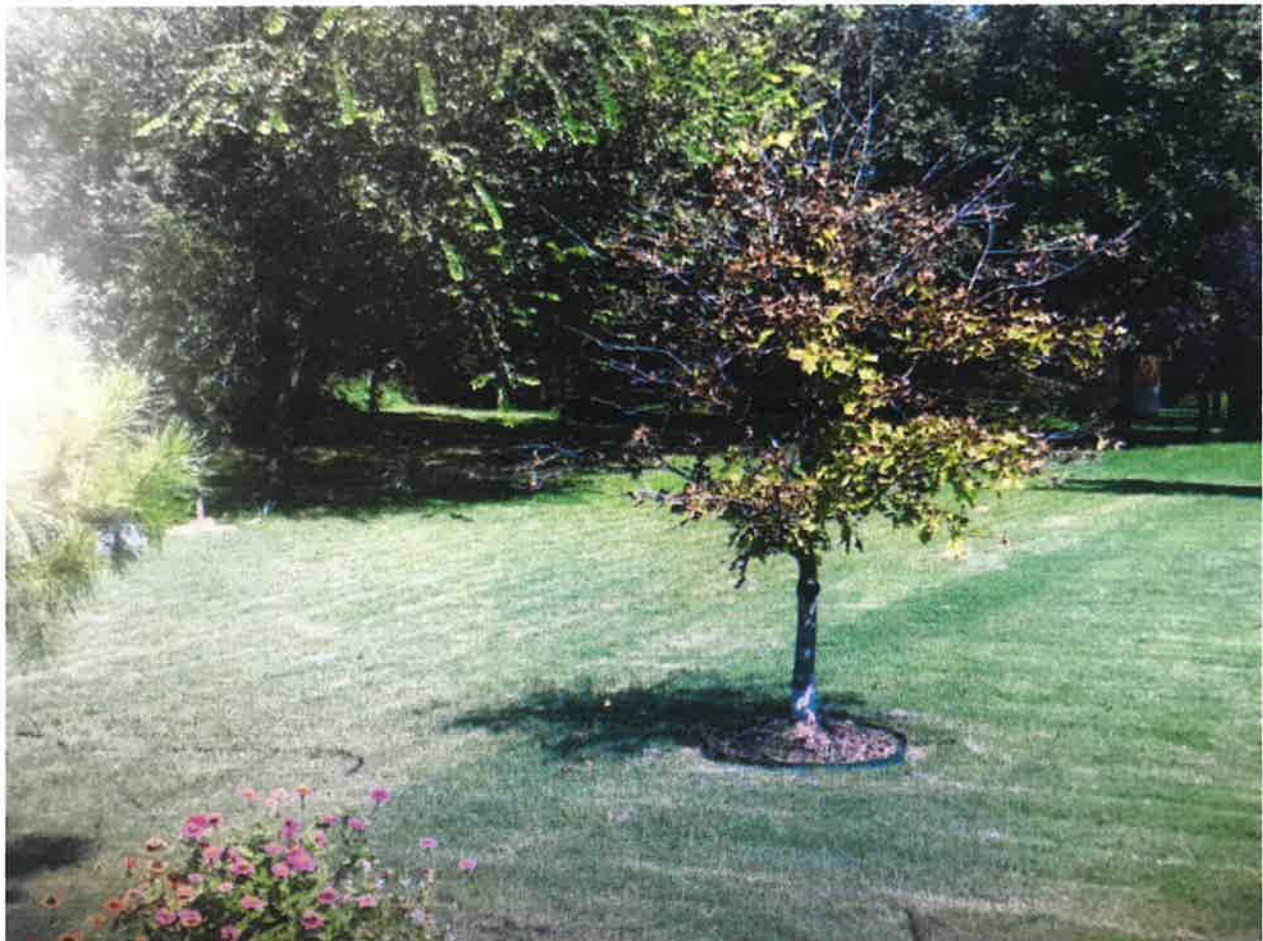
In conclusion please do not approve the rezoning amendment case number: Z7570/PUD-490-A Abandonment as published.

SINCERELY,

Jin Wang



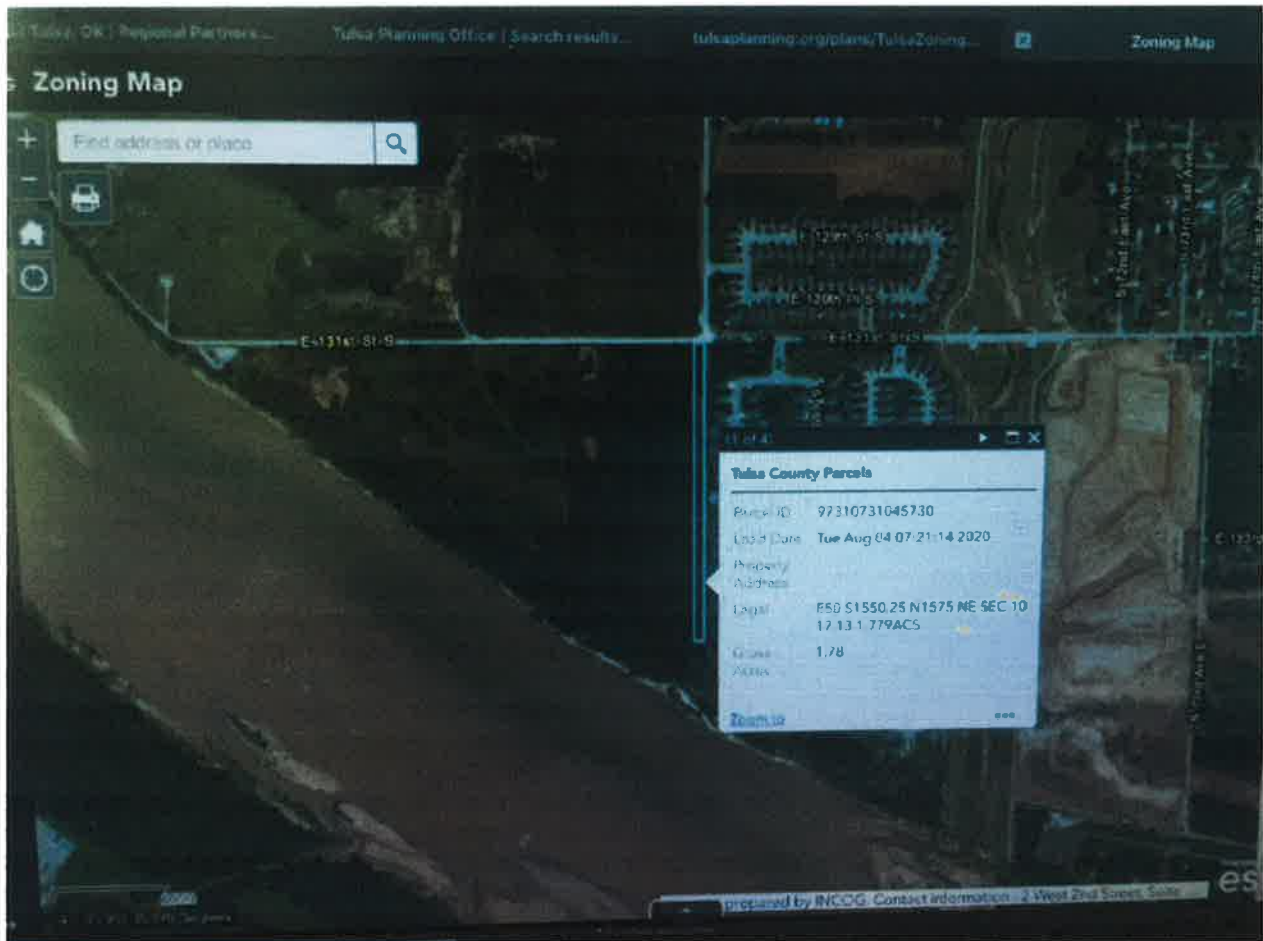
Hao Liu



PICTURE C



PICTURE D



REFERENCE E

11.31

FILE COPY

Date: August 16, 2020

TULSA METROPOLITAN AREA PLANNING COMMISSION

TMAPC, C/O INCOGNITO, 2 W. 2ND ST., SUITE 800
TULSA, OK 74103

Reference A) Case Number Z-7570

Reference B) Tulsa Planning zoning map, Parcel ID: 97310731045730 (E50 S1550.25 N 1575
NE SEC 10, 10 17 13 1.779 Acres)

Reference C) Attached

Reference D) Attached

Reference E) Attached

Jason Isaacson

6505 E 134th Pl

Bixby OK, 74008

To: Tulsa Metropolitan Area Planning Commission

Please accept my comments associated with the proposed zoning associated with Ref /A/. RS-3/RS-4/PUD-490-A Abandonment (Residential Single-family/Residential Single-family/Abandonment of Planned Unit Development). For the Northwest corner & Southwest Corner of East 131st Street South & Sheridan Road.

11.32

6505 E 134th Pl, Bixby OK 74008

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Justification: The surrounding residential neighborhoods in the datum area are building to a RS-2 and RS-3. Building to the highest density would lower the value of the houses in the surrounding area and decrease the tax base for the Tulsa community. It goes against the harmonization established by the planning committee to ensure the surrounding neighborhoods complement each other and promote Tulsa.

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In conclusion please do not approve the rezoning amendment case number: Z7570/PUD-490-A Abandonment as published.

11.33

SINCERELY,

JASON ISAACSON



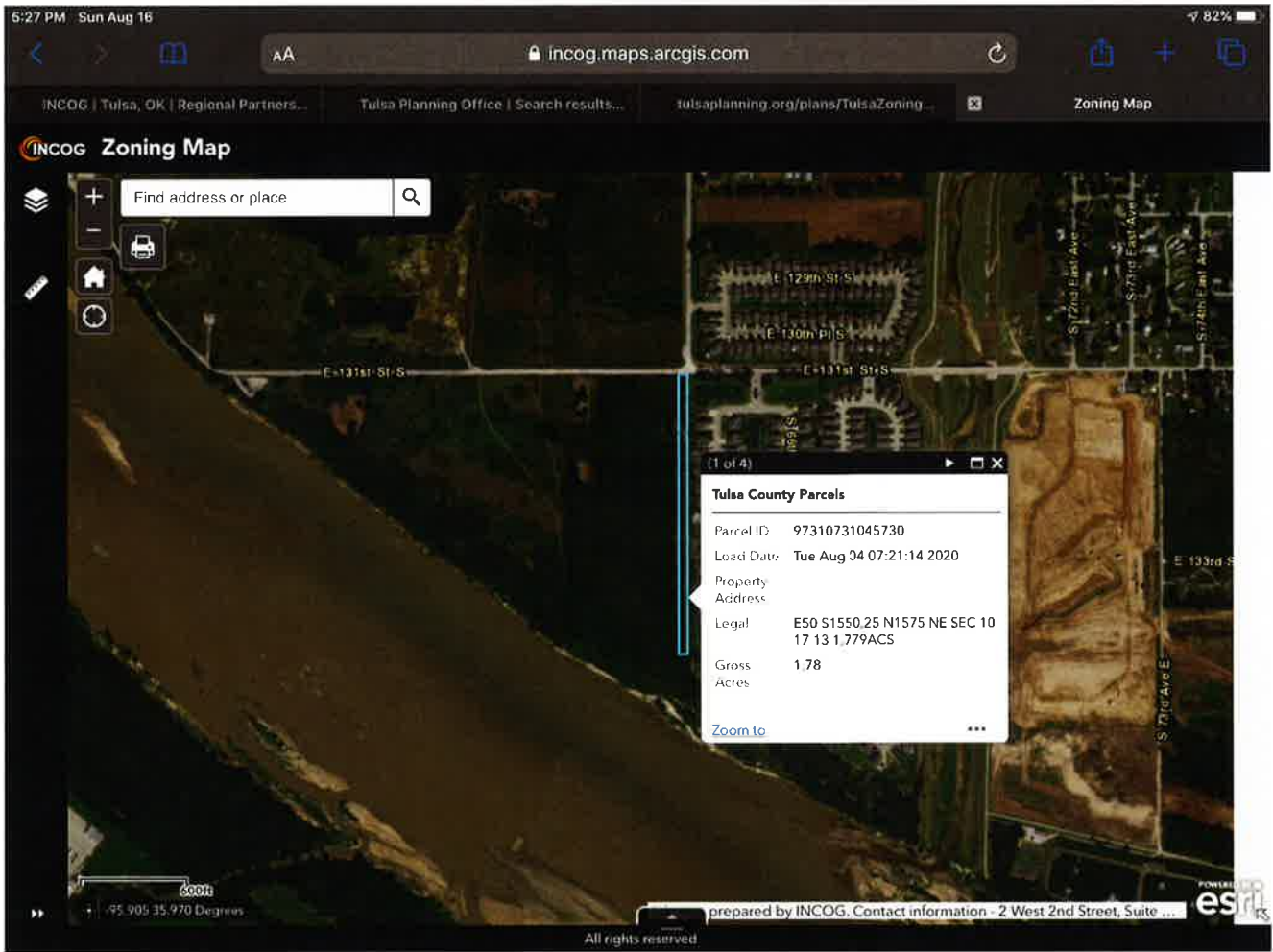
PICTURE C

11.34



PICTURE D

11.35



REFERENCE E

11.36