



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7609

(Related to CPA-94)

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

Case Report Prepared by:

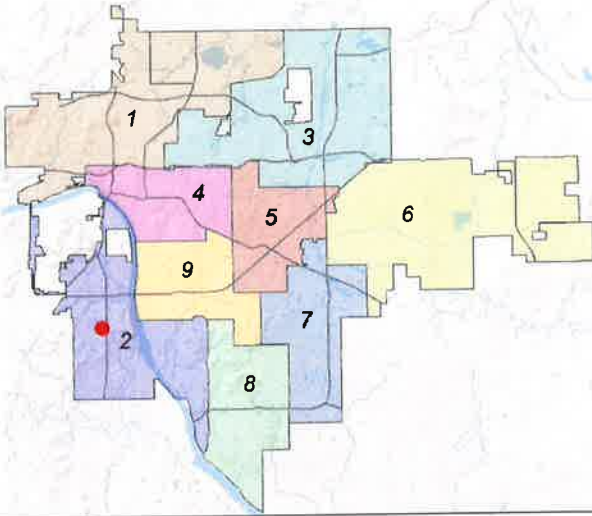
Dwayne Wilkerson

Owner and Applicant Information:

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

Property Owner: Multiple Owners

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Residential Subdivision

Concept summary: Rezone from CO & AG to RS-1
(69.21 acres) & CG (7.5 acres) to permit a
residential subdivision.

Tract Size: 79.58 ± acres

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

Zoning:

Existing Zoning: CO & AG

Proposed Zoning: RS-1 (69.21 acres) & CG
(7.5 acres)

Comprehensive Plan:

Existing Land Use Map: Mixed-Use Corridor

Proposed Land Use Map: Mixed-Use Corridor
& New Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends **approval** of Z-7609 to rezone
property from CO & AG to CG on the northern 7.5
acres and RS-1 on the remaining 69.21 acres.

Staff Data:

TRS: 8202

CZM: 51

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

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SECTION I: Z-7609

DEVELOPMENT CONCEPT:

The subject property consists of multiple unplatted parcels running south along the west side of Highway 75 from West 61st Street South and contains 79.58[±]acres. The applicant is requesting a zoning change from CO and AG to RS-1 and CG for a new residential subdivision and commercial development along West 61st Street South.

This zoning request is one of two for this project, the other zoning request consisting of multiple unplatted parcels running south along the east side of Highway 75 from West 61st Street South and contains 79.67[±]acres and requesting a zoning change from CO and AG to RS-3 for a new residential subdivision (Z-7610).

Other related cases relevant to this request include the Comprehensive Plan Amendment (CPA-94) that includes all of the area in the rezoning requests (excluding the 7.5-acre 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

- Applicant Exhibits:

 - Topographic Illustration

DETAILED STAFF RECOMMENDATION:

Z-7609 is requesting CG on the northern 7.5 acres and RS-1 on the remaining 69.21 acres of the subject tract for a commercial development and new residential subdivision and,

Lot and building regulations in a CG and RS-1 district are consistent with the surrounding properties and consistent with the anticipated future development pattern of the surrounding property that has not been developed and,

RS-1 zoning is not consistent with the current Mixed-Use Corridor land use designation, but is consistent with the New Neighborhood land use designation requested in the concurrent Comprehensive Plan Amendment request, CPA-94 and,

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 Z-7609 to rezone property from CO & AG to CG on the northern 7.5 acres and RS-1 on the remaining 69.21 acres.

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SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The land use maps along with the stability and growth designations for the subject property and abutting parcels were initially made in 2010 with the adoption of the Tulsa Comprehensive Plan. Those 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 near 61st Street.

Current Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor and Town Center

A **Mixed-Use Corridor** is a plan category used in areas surrounding Tulsa's modern thoroughfares that pair high-capacity transportation facilities with housing, commercial, and employment uses. The streets usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods.

Proposed Land Use Vision:

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:

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.

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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 Union Avenue is considered a Multi Modal Corridor. Multi-modal streets emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

Trail System Master Plan Considerations:

The GO Plan recommends a Bike Corridor (Bike lanes when possible, otherwise shared lane markings) that West 61st Street South spanning from South 33rd West Avenue to South Elwood Avenue and South Union Avenue from West 51st Street South to West 91st Street South.

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: The subject tract is undeveloped with significant terrain considerations and heavy vegetation. Significant pipelines bisect the site that may have an impact on site development.

Environmental Considerations: The terrain of the site encourages larger lots and may affect street patterns in the area. There are no other known site development considerations.

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The subject property abuts Highway 75. The normal highway pollutants that affect storm water quality, air quality, noise and light pollution may be mitigated by preserving mature vegetation abutting the highway.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
West 61 st Street South	Secondary Arterial	100 feet	6 lanes at intersection transitioning to 2 lanes on east edge of site
South Union Avenue	Secondary Arterial with multi modal corridor designation	100 feet	6 lanes at intersection transitioning to 2 lanes on south edge of site

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
N	CS	Existing Neighborhood	Growth	Multi family
S	AG	Mixed-Use Corridor	Growth	Large Lot Residential
E	AG and CO without a development plan	Mixed-Use Corridor	Growth	Undeveloped
W	CS and (RM-1, RS-3 / PUD 159) and (RM-1, RS-3 / PUD 159A)	Existing Neighborhood/ Park and Open Space/ Town Center	Stability with growth on the north and south ends of the application area	Single family residential neighborhood and page belcher golf course

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 15996 dated April 3, 1984 and Ordinance number 11827 dated June 26, 1970 established zoning for the subject property.

Subject Property:

Z-5914-SP-1 May 2014: All concurred in **denial** of a request for a *Corridor Development Plan* on a 39± acre tract of land for Use Unit 8, Multifamily Dwellings and Similar Uses, on property located north of the northeast corner of South Union Avenue and West 71st Street. This property makes up the southern boundary of the subject property.

Z-5914 March 1984: All concurred in **approval** of a request for *rezoning* a 39± acre tract of land from AG to CO for multiple uses, on property located on the east side of South Union Avenue, ¼ mile North of East 71st Street. This property makes up the southern boundary of the subject property (Ordinance No. 15996, April 3, 1984).

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Surrounding Property:

BOA-22772 November 2019: The Board of Adjustment **accepted** the applicant's *Verification of Spacing* to permit a medical marijuana dispensary subject to the action of the Board being void should another medical marijuana dispensary be established prior to the establishment of this medical marijuana dispensary, on property located at 6130 South Union Avenue West.

PUD-159-A May 1986: All concurred in **approval** of a proposed *Major Amendment* to PUD on a 7.9± acre tract of land to decrease units from 65 to 59, with a 166 bed nursing home, increasing the square footage to 50,500, or allow 144 units of apartments as an alternative to a 166 bed nursing home and 59 units of apartments, on property located north of the northwest corner of West 71st Street and South Union Avenue.

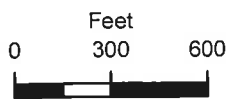
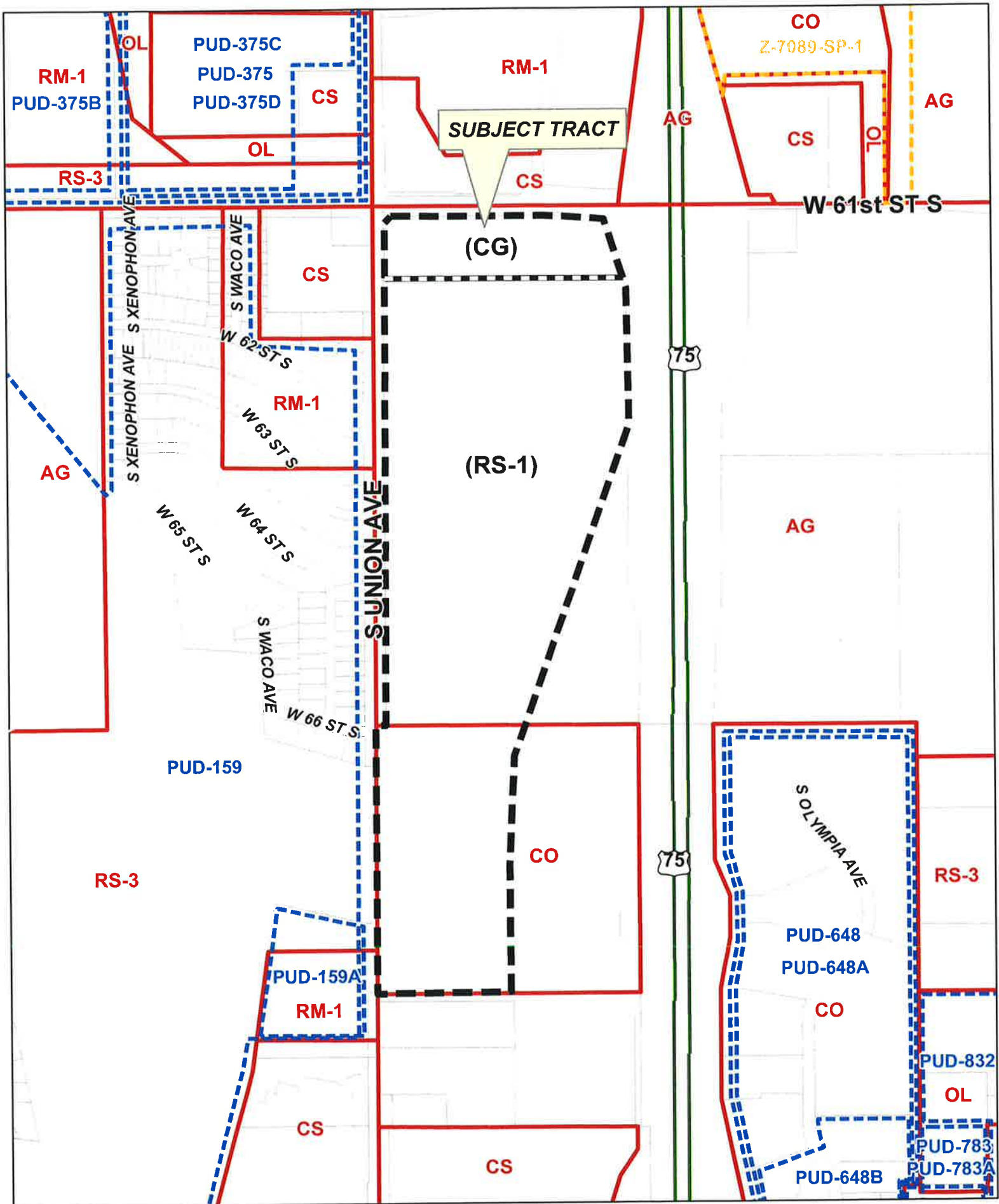
PUD-159 June 1974: All concurred in **approval** of a proposed *Planned Unit Development* on a 597.20± acre tract of land for a golf course, commercial, and mixed residential development (Single-family detached, Single-family attached, & apartment style), on property located between 61st and 71st Streets and Union and 33rd West Avenue, and the Southwest corner of 71st Street and Union Avenue.

PUD-375 September 1984: All concurred in **approval** of a proposed *Planned Unit Development* on a 112.7± acre tract of land for a residential community with varied housing types and garden office, shopping, and open space amenities, on property located at the northwest corner of 71st and Union.

Z-4608 February 1974: All concurred in **approval** of a request for *rezoning* a 768± acre tract of land from AG to CS/RM-1/RS-3 on property located between Union Avenue and 33rd West Avenue, from West 61st Street to South of West 71st Street.

Z-4558 February 1974: All concurred in **approval** of a request for *rezoning* a 160± acre tract of land from AG to CS/OL/RM-1/RS-3 for commercial, offices, and homes, on property located at the northwest corner of 61st Street and Union Avenue.

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Subject Tract

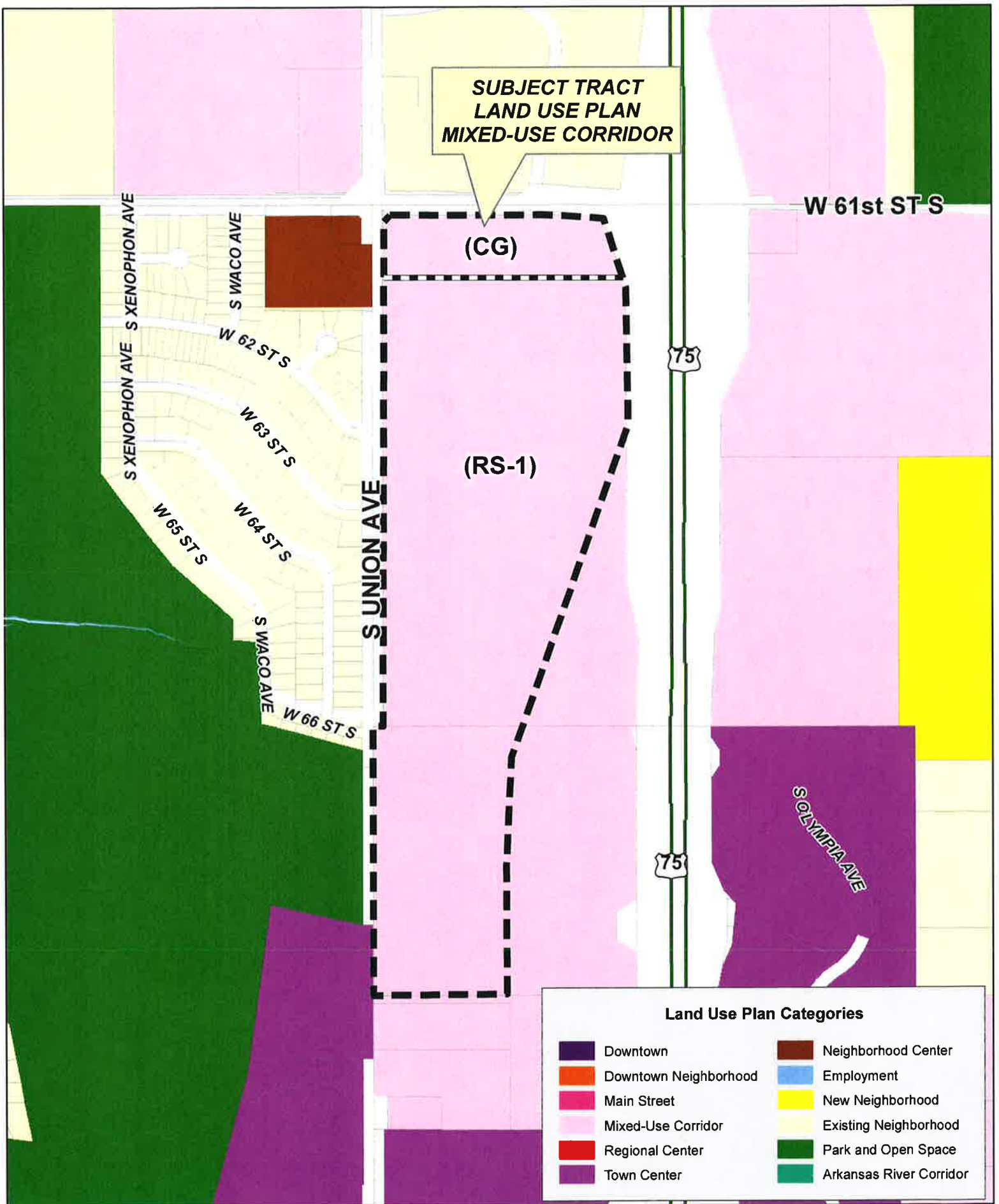
Z-7609

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

Aerial Photo Date: February 2018

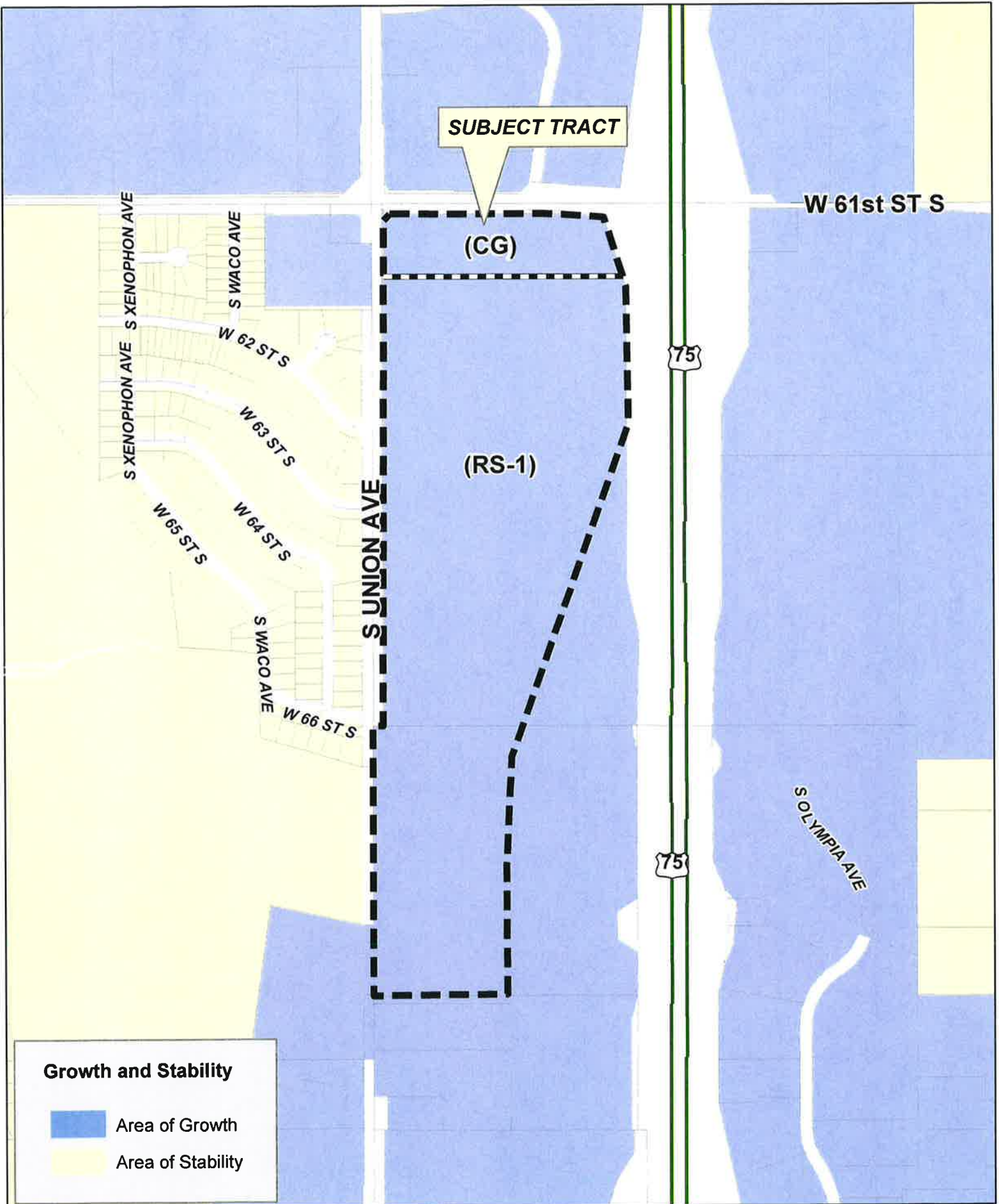




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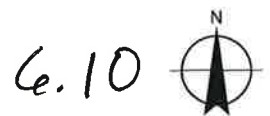
Growth and Stability

- Area of Growth
- Area of Stability



Z-7609

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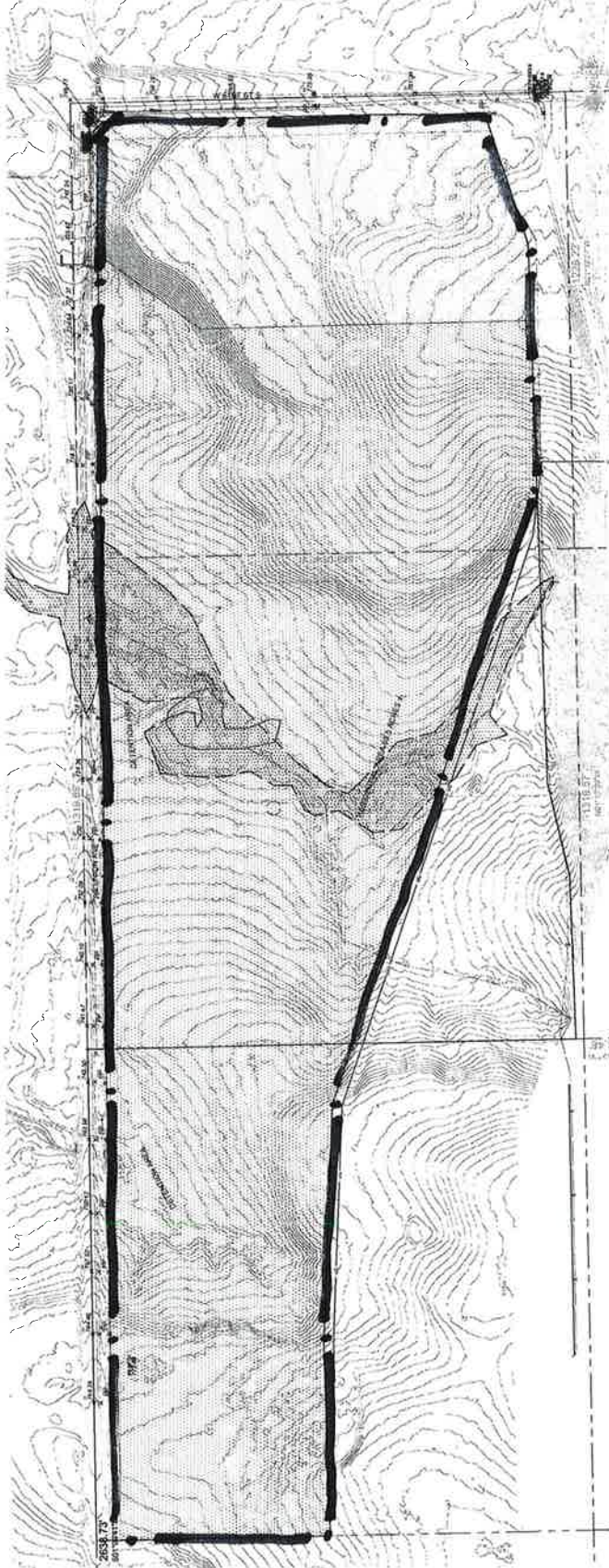




West 75 Complex

Topographic Illustration

LEGEND



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