



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7610
(Related to CPA-94, PUD-648-E & Z-7609)

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

Case Report Prepared by:

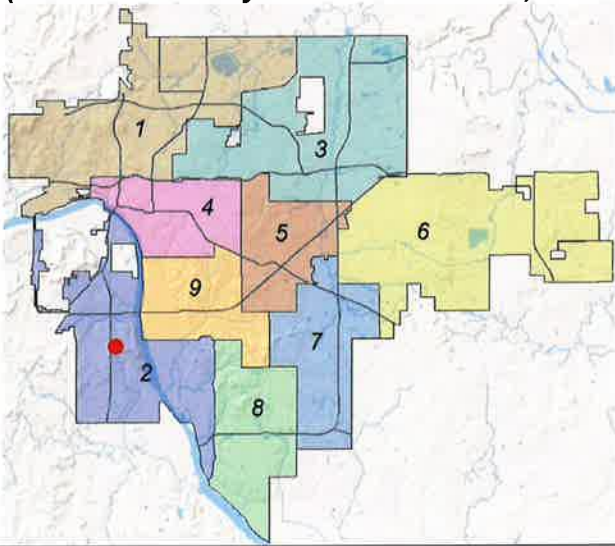
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Spring Hill Land Company c/o AAB
Engineering, 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: Rezone from CO & AG to RS-3
to permit a residential subdivision.

Tract Size: 79.67 ± acres

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

Zoning:

Existing Zoning: CO & AG

Proposed Zoning: RS-3

Comprehensive Plan:

Existing Land Use Map: Town Center, Mixed-
Use Corridor

Proposed Land Use Map: Neighborhood
Center, New Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends **approval** of Z-7610 to rezone
property from CO & AG to RS-3.

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-7610

DEVELOPMENT CONCEPT: The subject property consists of multiple unplatted parcels running south along the east side of Highway 75 from West 61st Street South and contains 79.67+acres. The applicant is requesting a zoning change from CO/PUD & AG to RS-3 for a new residential subdivision.

This zoning request is part of a redevelopment plan for a project that includes property on the west side of highway 75 and includes multiple unplatted parcels between South Union and Highway 75 south of West 61st Street South. That rezoning request includes 79.58+acres and is simultaneously requesting a zoning change from CO & AG to RS-1 for a new residential subdivision CG for a commercial development near East 61st Street South

Other related cases relevant to this request include the PUD Major Amendment to Abandon the portion of PUD-648-A 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 (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:
 - Concept Site Plan with topography

DETAILED STAFF RECOMMENDATION:

Z-7610 is requesting RS-3 zoning for a new single family residential subdivision,

Surrounding properties in the area have not been developed except where the residential development east of this site was developed decades ago. Those existing lots are larger than the minimum lot area allowed in an RS-3 district. The residential development will abut a commercial corridor on the south tip of the subject property. Anticipated future development opportunities east of this site have recently changed with land acquisition expansion of the Turkey Mountain Urban Wilderness area east of this site. Residential development on this site is compatible with the anticipated future expansion of the wilderness area and,

RS-3 zoning is not consistent with the current Mixed-Use Corridor and Town Center land use designation, but is consistent with the New Neighborhood and Neighborhood Center land use designations 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-7610 to rezone property from CO & AG to RS-3.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

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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-3 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, Mixed-Use Corridor

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.

Mixed-Use Corridors are Tulsa's modern thoroughfares that pair high capacity transportation facilities with housing, commercial, and employment uses. 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. Mixed-Use Corridors 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.

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: The major street and highway plan does not anticipate an extension of the collector street from Olympia Avenue however during the plat process staff will recommend a street extension from the north end of Olympia to East 61st Street. The major street and highway plan anticipates the collector street turning east and tying ultimately to South Elwood.

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. The small lots anticipated in this designation will not offer opportunities to preserve existing vegetation and natural character mentioned in the small area plan.

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: The terrain of the site encourages larger lots and may affect street patterns in the area.

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>
W. 61 st St. S.	Secondary Arterial	100 feet	2
S. Olympia Ave.	Residential Collector	60 feet	2

Utilities:

The subject tract currently municipal water and sewer available.

Surrounding Properties:

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<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use</u>	<u>Area of Stability</u>	<u>Existing Use</u>
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		Designation	or Growth	
North	CS/OL/CO/AG	Mixed-Use Corridor/ Existing Neighborhood/ Parks and Open Space	Growth/ Stability	Vacant
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 except where abutting a Single-family Subdivision on the south portion of the subject property.
W	AG	None	None	HWY 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.

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:

Z-7296-SP-1 Withdrawn July 2015: Applicant **withdrew** their request on July 20th, 2015 for a *Corridor Development Plan* on a 61.35± acre tract of land for a retail outlet mall, on property located at the northeast corner of Highway 75 and West 61st Street.

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Z-7296 Withdrawn July 2015: Applicant **withdrew** their request on July 20th, 2015 to *rezone* a 61.35± acre tract of land from OL/CS/CO to CO for retail outlet mall, on property located at the northeast corner of Highway 75 and West 61st Street.

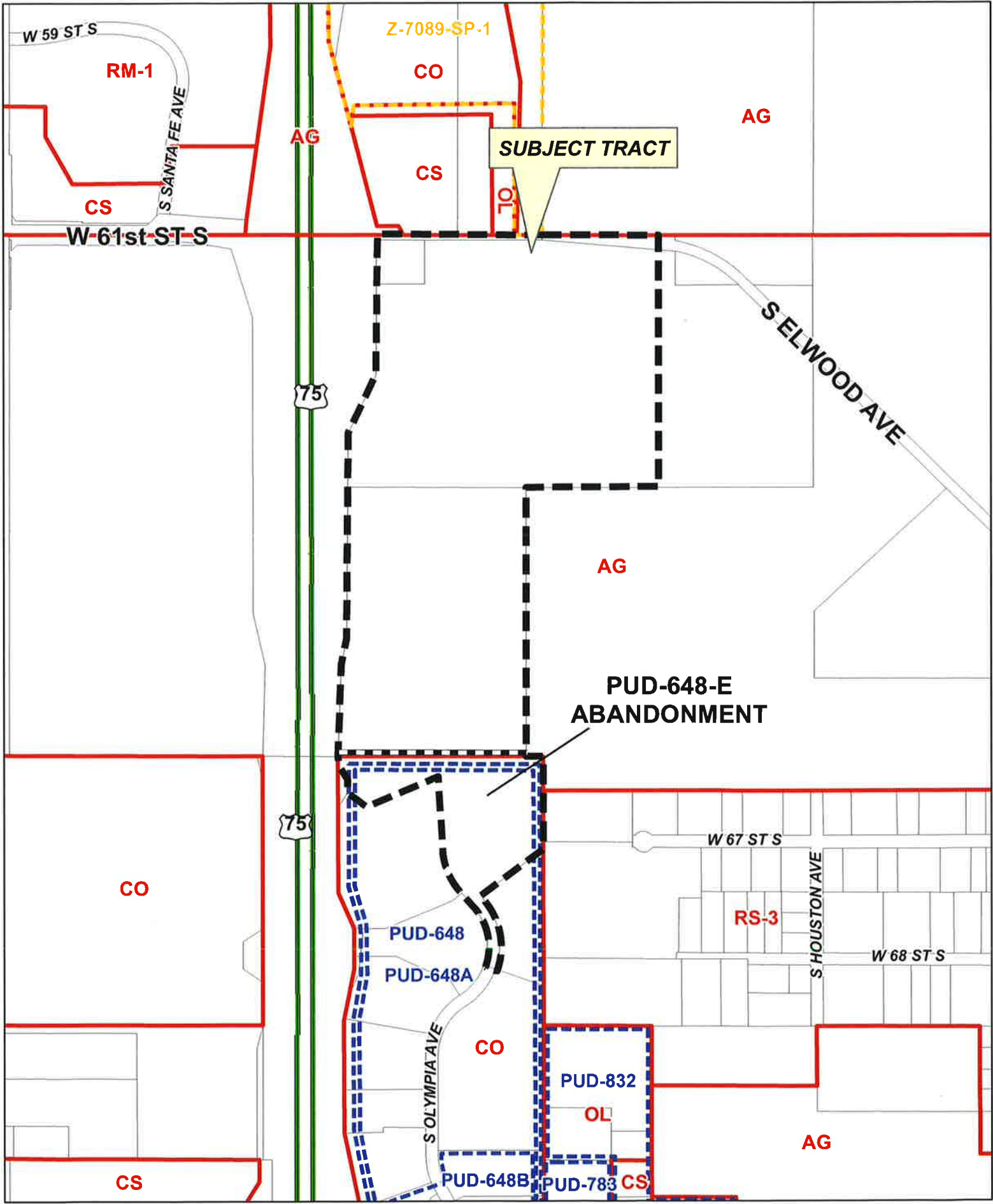
PUD-648-C August 2011: All concurred in **approval** of a proposed *Major Amendment to Abandon* a .51± acre portion of PUD-648 and add it to the east, on property located east of the northeast corner of Highway 75 and West 71st Street.

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.

Z-7089-SP-1 July 2008: All concurred in **approval** of a request for a *Corridor Development Plan* on a 50.46± acre tract of land for mixed use, on property located on the northeast corner of West 61st Street South and Highway 75 South.

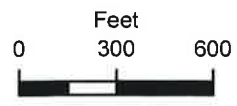
Z-4594 March 1974: All concurred in **approval** of a request for *rezoning* a 52± acre tract of land from AG to CG for a shopping center, on property located north and east of 61st Street and Okmulgee Beeline Expressway.

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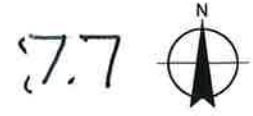
SUBJECT TRACT

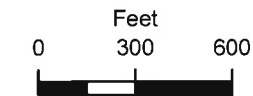
PUD-648-E
ABANDONMENT



RS-3
Zoning
18-12 02

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





 RS-3
Zoning

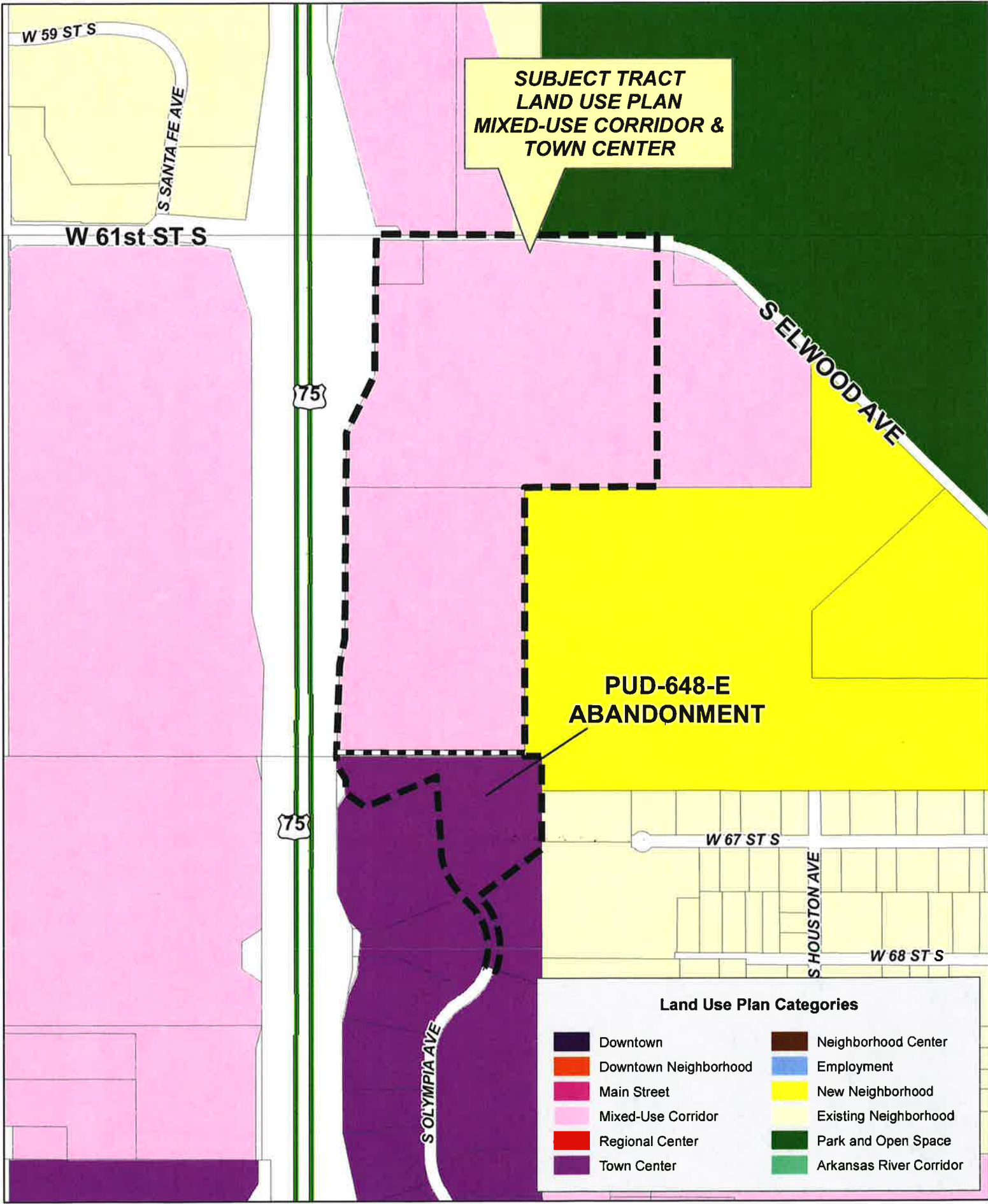
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**Z-7610/
PUD-648-E
ABANDONMENT**

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

Aerial Photo Date: February 2018



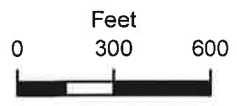


**SUBJECT TRACT
LAND USE PLAN
MIXED-USE CORRIDOR &
TOWN CENTER**

**PUD-648-E
ABANDONMENT**

Land Use Plan Categories

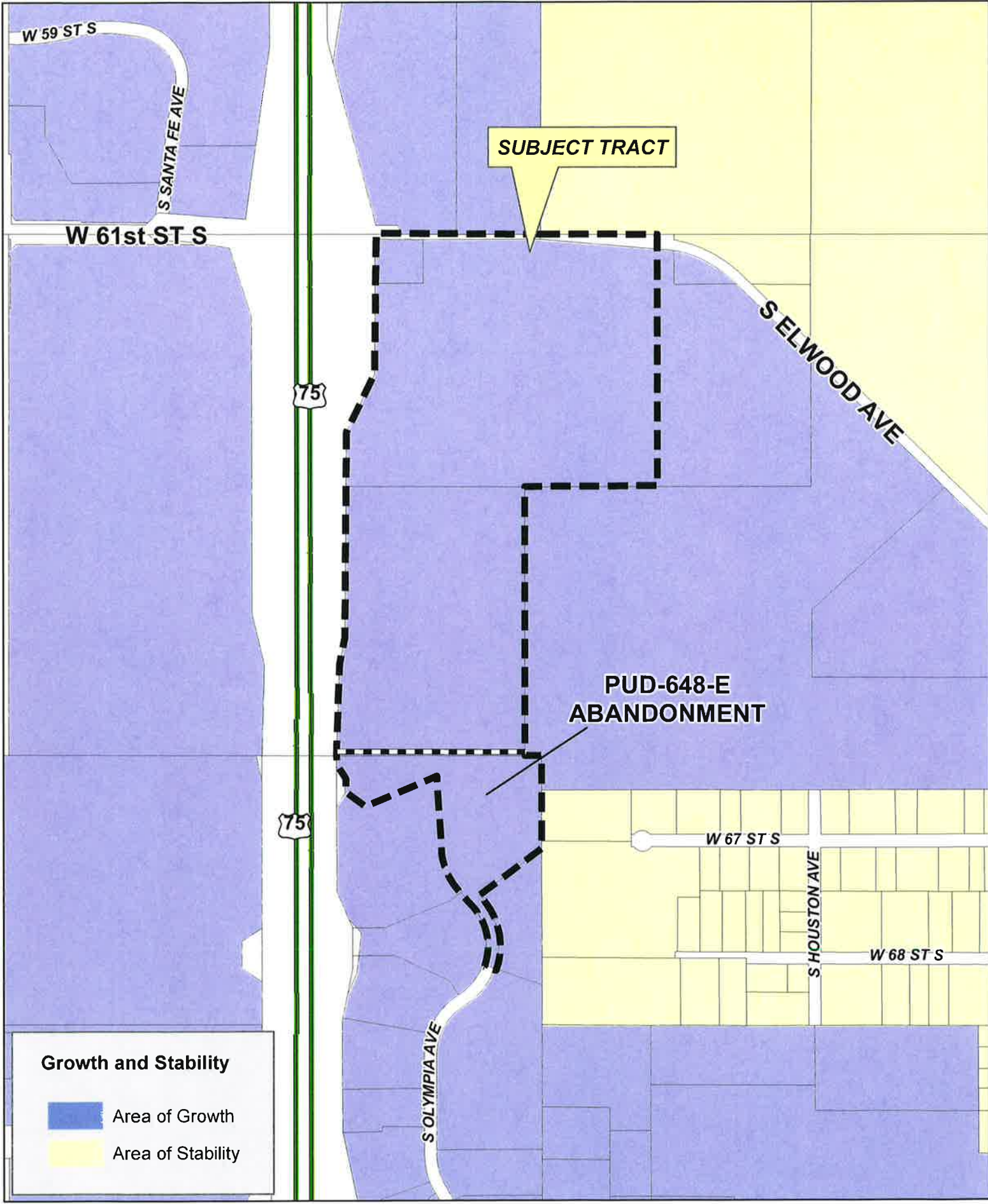
- | | |
|---|---|
|  Downtown |  Neighborhood Center |
|  Downtown Neighborhood |  Employment |
|  Main Street |  New Neighborhood |
|  Mixed-Use Corridor |  Existing Neighborhood |
|  Regional Center |  Park and Open Space |
|  Town Center |  Arkansas River Corridor |



 RS-3
Zoning
18-12 02

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



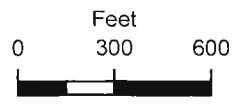


SUBJECT TRACT

PUD-648-E
ABANDONMENT

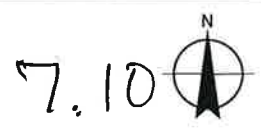
Growth and Stability

- Area of Growth
- Area of Stability



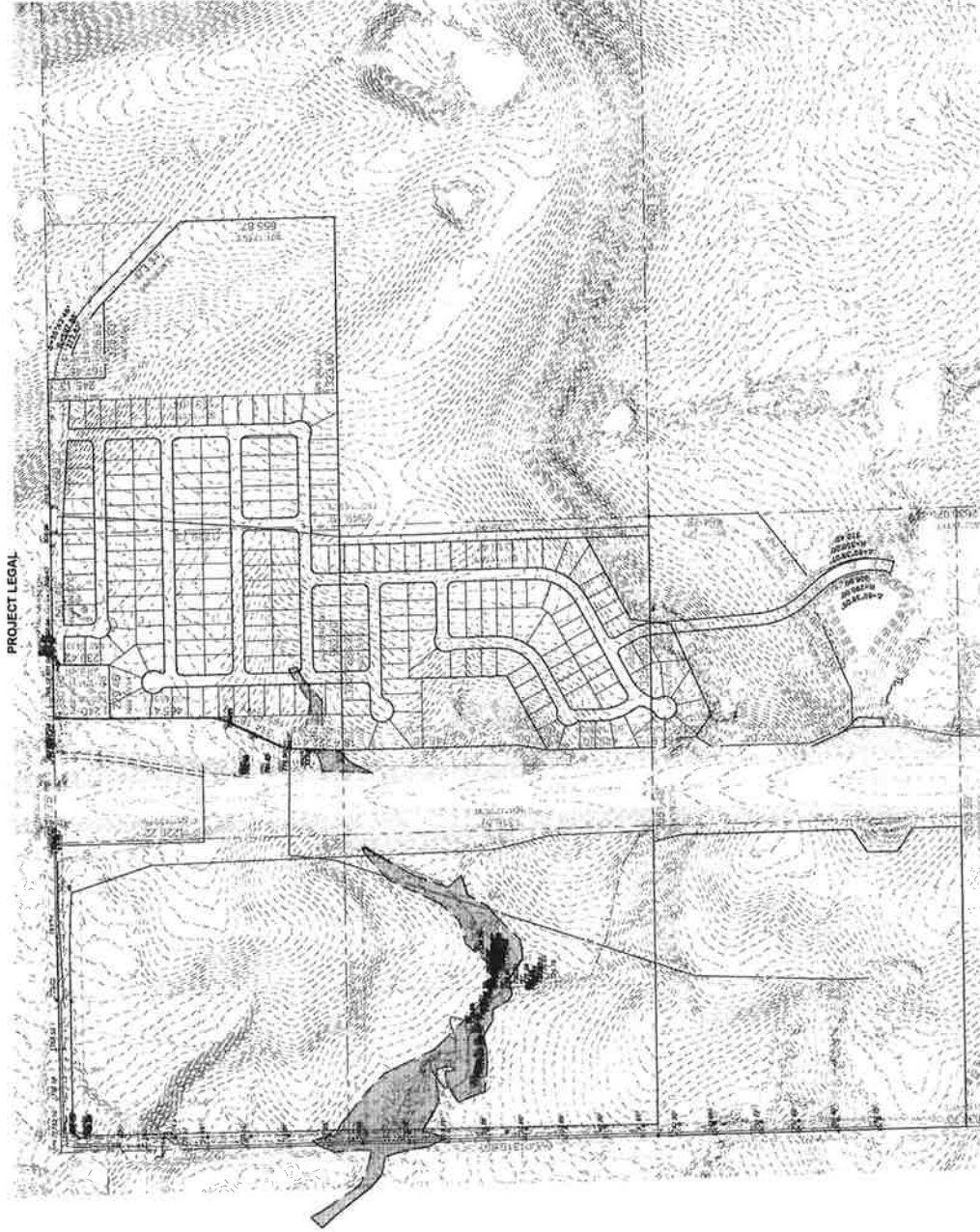
RS-3
Zoning
18-12 02

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



SITE PLAN

EAST 75



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