



Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7631 with optional  
development plan

**Hearing Date:** November 3, 2021

**Case Report Prepared by:**

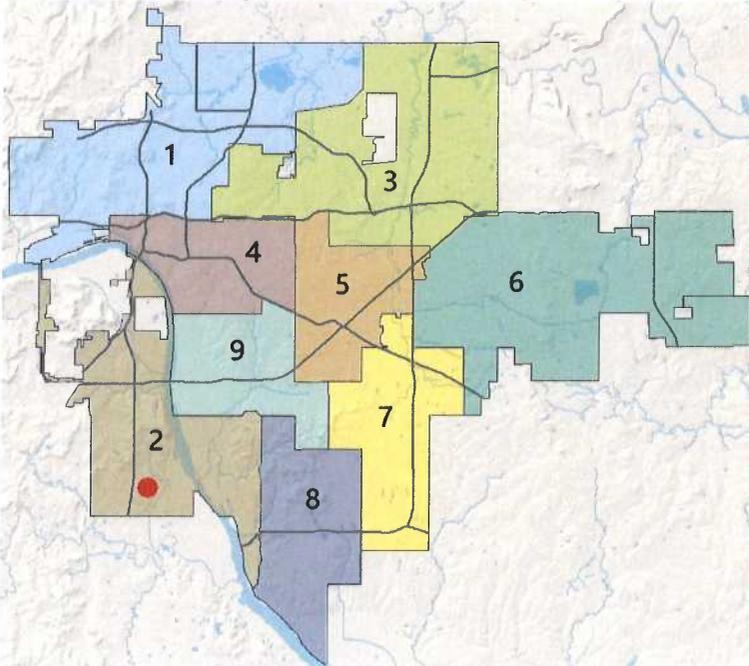
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Mike Thedford

*Property Owners:* Darrell E. and Susan D.  
Beeler

**Location Map:**  
**(shown with City Council Districts)**



**Applicant Proposal:**

*Present Use:* Residential and Agriculture

*Proposed Use:* Residential subdivision

*Concept summary:* Single family residential  
subdivision with lots accessing private streets  
from the abutting property.

Property owners in Z-7631 will be included as  
part of the homeowner's association for  
Maybelle Villas which abuts this property  
along the south boundary.

*Tract Size:* 7.3 ± acres

*Location:* South of the southeast corner of  
West 81<sup>st</sup> Street South and South Maybelle  
Avenue

**Zoning:**

*Existing Zoning:* AG

*Proposed Zoning:* RS-2 with optional development  
plan

**Comprehensive Plan:**

*Land Use Map:* New Neighborhood

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 8214  
CZM: 51

**City Council District: 2**

*Councilor Name:* Jeannie Cue

**County Commission District: 2**

*Commissioner Name:* Karen Keith

8.1  
REVISED 10/28/2021

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## SECTION I: Z-7631

**APPLICANTS DEVELOPMENT CONCEPT:** The applicant is proposing to rezone the subject lots from AG to RS-2 with an optional development plan for private streets and single-family residential lots. The lots in the plan area will gain access to East 82<sup>nd</sup> Place South which is being constructed adjacent to the south line of the subject tract.

### 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:

1. Concept subdivision plat
2. Maybelle Villas property owner agreement letter supporting use of the private street network that is currently in the construction phase.

### **DETAILED STAFF RECOMMENDATION:**

Z-7631 requesting RS-2 zoning with an optional development plan for private street access. The private street subdivision does not exceed the maximum land area for private street subdivision as identified in the Tulsa Development and Subdivision regulations and,

The development plan outlined in Section II below is consistent with the optional development plan standards defined in the Tulsa Zoning Code and,

RS-2 zoning allows residential building types and lot sizes that are consistent with the anticipated future development pattern of the surrounding property and,

RS-2 zoning is consistent with the New Neighborhood land use designation of the Comprehensive Plan, therefore,

Staff recommends Approval of Z-7631 to rezone property from AG to RS-2 zoning with an optional development plan for private street access.

### **SECTION II: Z-7631 DEVELOPMENT STANDARDS:**

The optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in a RS-2 district with its supplemental regulations except as further refined below. All uses categories, subcategories or specific uses and residential building types that are not listed in the following permitted uses categories are prohibited:

#### PERMITTED USE CATEGORY

##### RESIDENTIAL

Household Living (if in allowed building type identified below)

- Single Household
  - Detached house

#### PERMITTED RESIDENTIAL BUILDING TYPES

Household Living

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- Single Household
  - Detached house

#### SIDEWALKS:

Sidewalks will be required and constructed as defined in the Subdivision and Development Regulations for the Tulsa Metropolitan area. Sidewalks in a public street right-of-way and adjacent to private streets where they abut common open space and existing residential structures shall be constructed prior to issuance of any building permit for residential building types. Remaining sidewalks will be constructed as part of the normal building permit process

#### VEHICULAR ACCESS:

- A. Vehicular access to lots in the development plan area will be provided by a privately owned and maintained street system. The private streets are being construed as part of the Maybelle Villas infrastructure plan and abuts the subject property boundary. The subject property owners will join and pay annual dues to the Maybelle Villas Homeowners Association.
- B. Private streets will conform to the City of Tulsa engineering standards for a minor residential street.
- C. Private streets will conform to the Subdivision Regulations for the City of Tulsa.
- D. A mandatory homeowners association shall be established for maintenance of the street system. The City of Tulsa shall have no street maintenance or repair obligations of any kind.

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### SECTION III: Supporting Documentation

#### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary:* The subject property is designated as a New Neighborhood Land Use and an Area of Growth. Residential development is consistent with the land use designation however, the private street network does not support the connectivity concepts in the comprehensive plan.

#### Land Use Vision:

*Land Use Plan map designation:* New Neighborhood

The New Neighborhood 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:* None

*Trail System Master Plan Considerations:* None

Small Area Plan: West Highlands Small area plan as approved July 10<sup>th</sup>, 2019

Priorities are listed below and the goals in Priority #'s 1 and 2 that may be specific to this redevelopment area.

Priority 1: Proposed land uses balance West Highlands/ Tulsa Hills stakeholder vision with Planitulsa vision.

3.1 Encourage substantial buffering in C0-zoned lands between U5-75 and Union Avenue, including, but not limited to, dense tree or native plantings along Union Avenue, commensurate with degree of land use intensity.

Priority 2: Prioritize the preservation of open space and the natural environment in future development.

4.1 For new construction in New and Existing Neighborhood land-use areas, and Town and Neighborhood Center each 1,500 square feet of street yard should have three trees. The Zoning Code (Section 1002.C.1) currently requires only one (1) tree.

4.2 Facilitate partnerships between neighborhood stakeholders, developers and regional land trusts such as Land Legacy.

4.3 Develop easily understood, coherent standards for conservation subdivisions which will allow developers to apply conservation subdivision design for new home construction, while minimizing the need to apply for new zoning.

4.4 Develop and implement code updates to allow low-impact development (LID) practices more easily, by identifying current elements of zoning, building and other regulatory codes that do not allow LID practices. Ensure developer incentives, such as a streamlined development review process.

4.5 Develop a matrix (or checklist), to be used by City of Tulsa Planning staff, of rural design elements which can be used to easily measure how well new construction integrates with bucolic aesthetic. These design elements should pertain less to actual design of homes, and more to the units' siting, green space preservation, screening and the use of other nonstructural design material, such as fencing materials.

4.6 Revise zoning code to include a "rural residential" district which allows a limited number of livestock and horses as a use by right and has larger minimum lot sizes. This can be done by either amending an existing district, or creating a new one.

4.7 Support planting of shade trees in public right-of-way during road construction.

Priority 3: Sustain area's economic Growth through the future.

Priority 4: Improve local connections to the metropolitan transportation system.

Priority 5: Protect public welfare and safety.

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Priority 6: Ensure implementation of recommendations of West Highlands/Tulsa Hills Small Area Plan.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site currently contains single-family residences on large lots.*

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
S Maybelle Ave	None	50	2
West 82 <sup>nd</sup> Street South (private)	None	50	Construction phase

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use Designation</u>	<u>Area of Stability or Growth</u>	<u>Existing Use</u>
North	AG	New Neighborhood	Growth	Single-Family
South	AG	New Neighborhood	Growth	Single-Family/AG
East	AG	New Neighborhood	Growth	Single-Family
West	CO	Regional Center	Growth	Retail/Commercial

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#### **SECTION IV: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 11827 dated June 26, 1970, established zoning for the subject property.

***Subject Property:***

***BOA-16312 April 1993:*** The Board of Adjustment **approved** a *Variance* to permit the required frontage on a dedicated right-of-way from 30' to 0' to permit a lot -split, on property located south of the southeast corner of South Maybelle Avenue and West 81<sup>st</sup> Street South.

***Surrounding Property:***

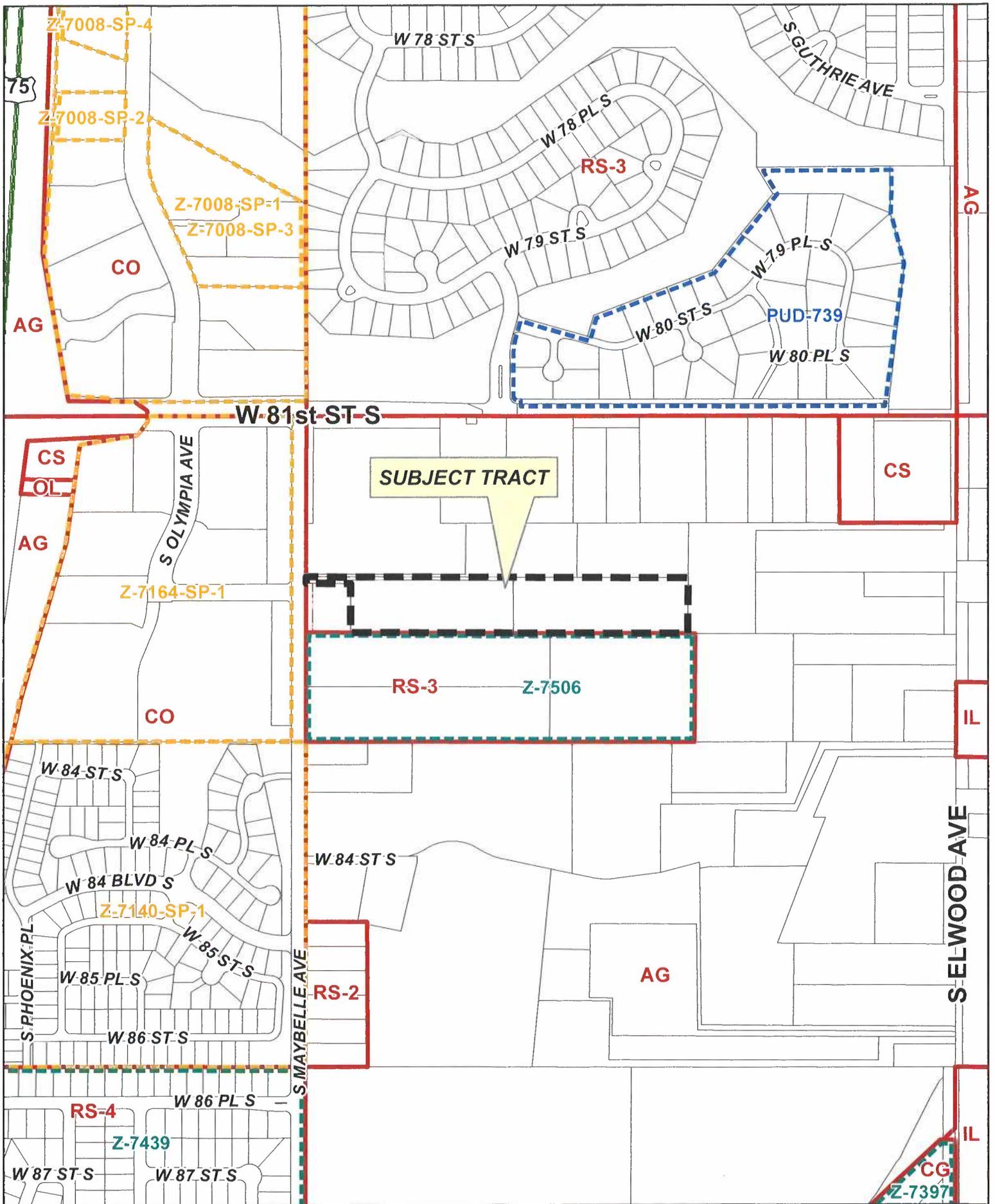
***BOA-21404 March 2012:*** The Board of Adjustment **approved** a *Special Exception* to permit a Church in an AG district; and **approved** a *Variance* to permit parking in the required front yard on property located at Southeast corner of West 81<sup>st</sup> Street and South Maybelle Avenue.

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**Z-7506 with Optional Development Plan September 2020 (Maybelle Villas):** The development plan for Maybelle Villas was approved by City Council requiring a private street system for a single-family residential development.

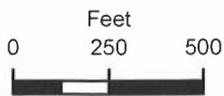
**Maybelle Villas Draft Final Plat submitted 9.17.2021:** The subdivision plat status has been included to provide context that the abutting property where West 82<sup>nd</sup> Street South is near the end of the subdivision conformance process and staff recognizes that access from the subject property will be required through the Maybelle Villas development with a private street network.

J. G.



SUBJECT TRACT

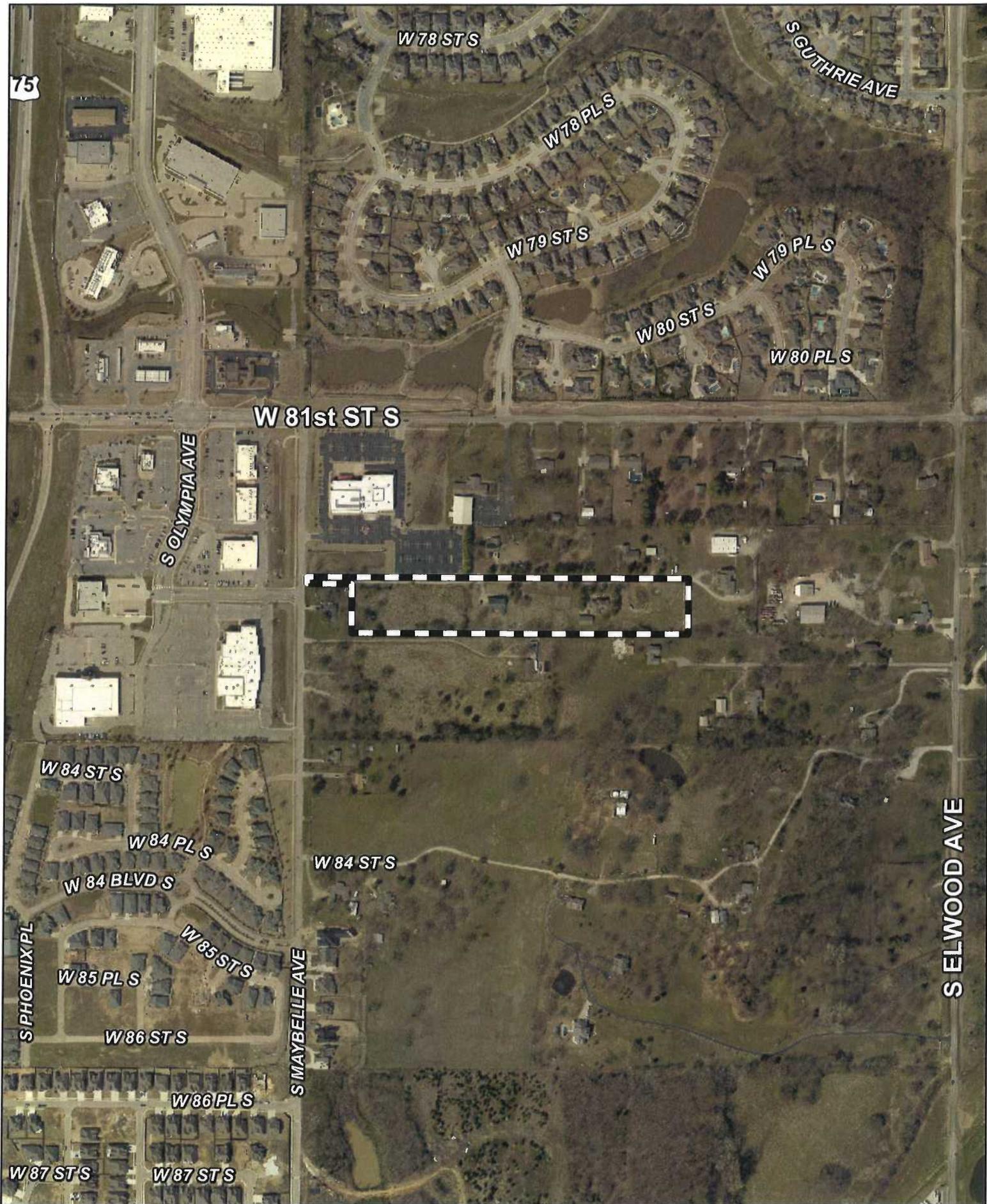
RS-3 Z-7506



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**Z-7631  
with Optional  
Development Plan**





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W 78 ST S

S GUTHRIE AVE

W 78 PL S

W 79 ST S

W 79 PL S

W 80 ST S

W 80 PL S

W 81st ST S

S OLYMPIA AVE



W 84 ST S

W 84 PL S

W 84 ST S

W 84 BLVD S

S PHOENIX PL

W 85 ST S

W 85 PL S

W 86 ST S

S MAYBELLE AVE

W 86 PL S

S SELWOOD AVE

W 87 ST S

W 87 ST S



Subject Tract

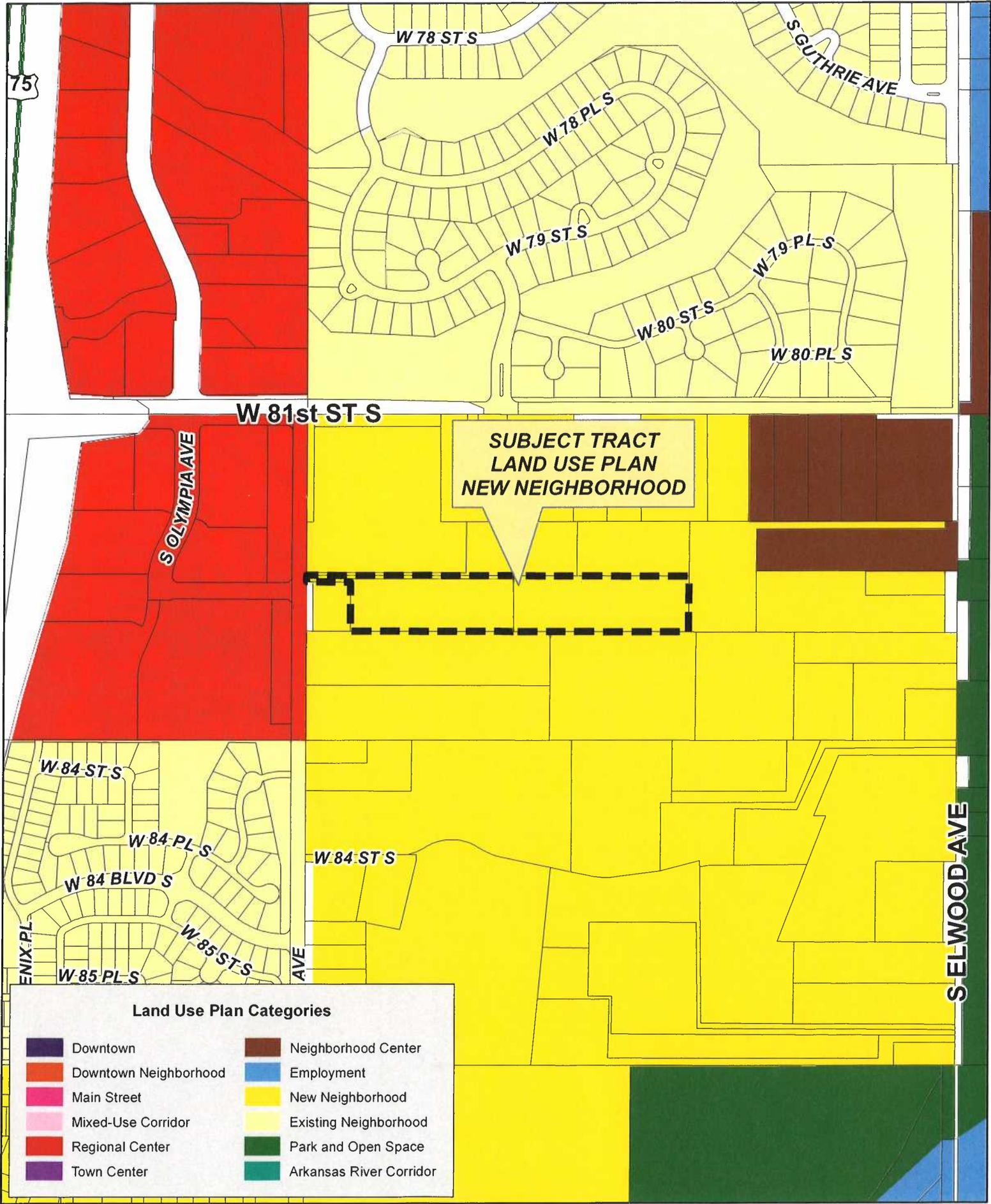
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# Z-7631 with Optional Development Plan

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

Aerial Photo Date: 2020/2021

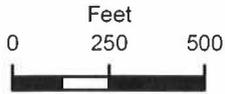




**SUBJECT TRACT  
LAND USE PLAN  
NEW NEIGHBORHOOD**

**Land Use Plan Categories**

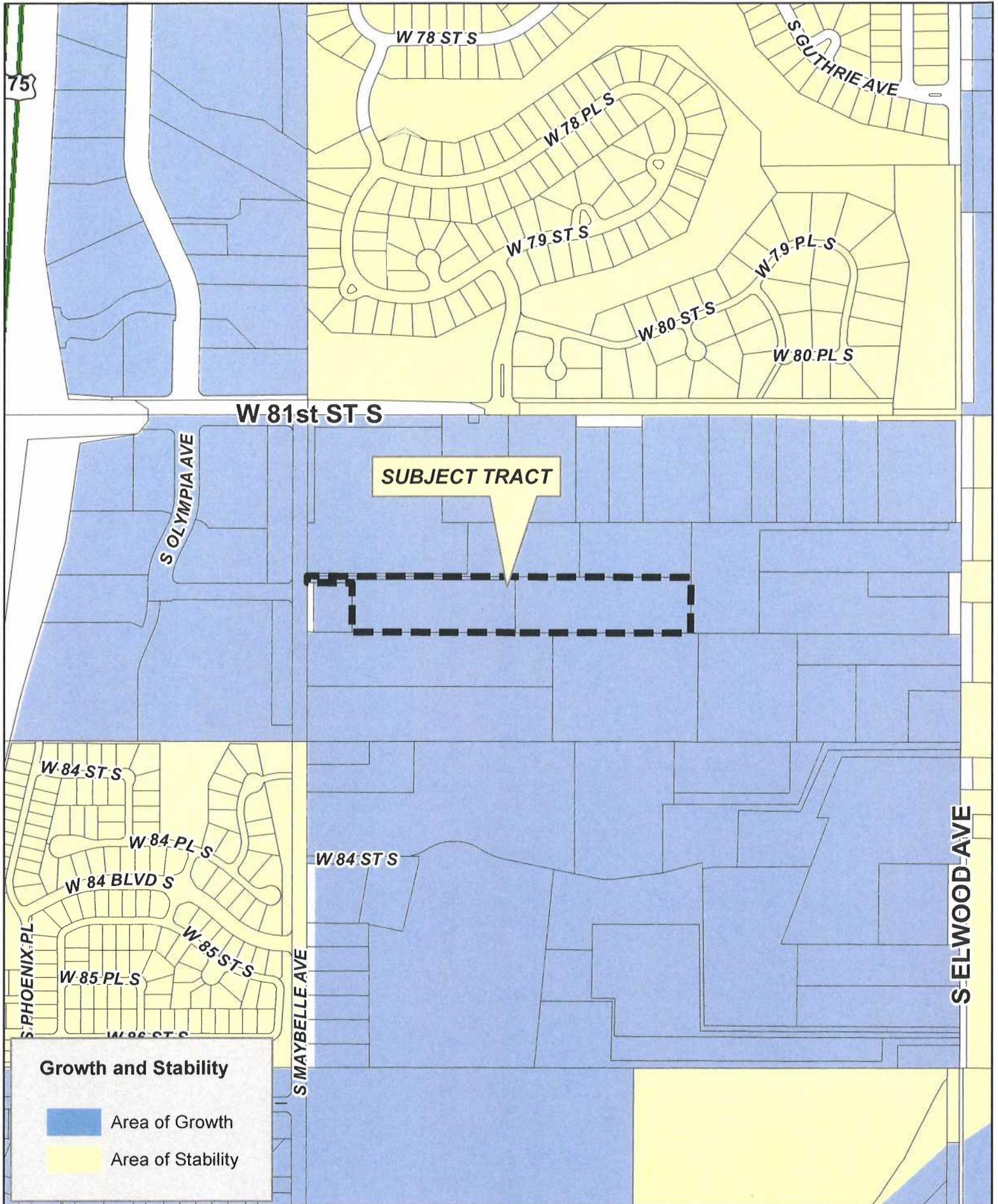
- |  |   |
|--|---|
|  Downtown              |  Neighborhood Center     |
|  Downtown Neighborhood |  Employment              |
|  Main Street           |  New Neighborhood        |
|  Mixed-Use Corridor    |  Existing Neighborhood   |
|  Regional Center       |  Park and Open Space     |
|  Town Center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



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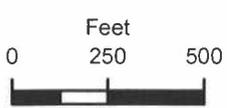
**Z-7631  
with Optional  
Development Plan**





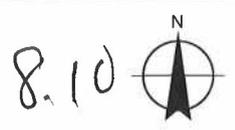
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SUBJECT TRACT



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**Z-7631**  
with Optional  
Development Plan



Chris Key  
Maybelle Villas, LLC

**Dwayne Wilkerson, ASLA, PLA**  
Principal Planner | Current Planning  
**Tulsa Planning Office**  
2 W. 2nd St., 8th Floor | Tulsa, OK 74103  
918.579.9475  
[dwilkerson@incog.org](mailto:dwilkerson@incog.org)

Re: Maybelle Villas Phase II  
File: 2140339

Dear Mr. Wilkerson:

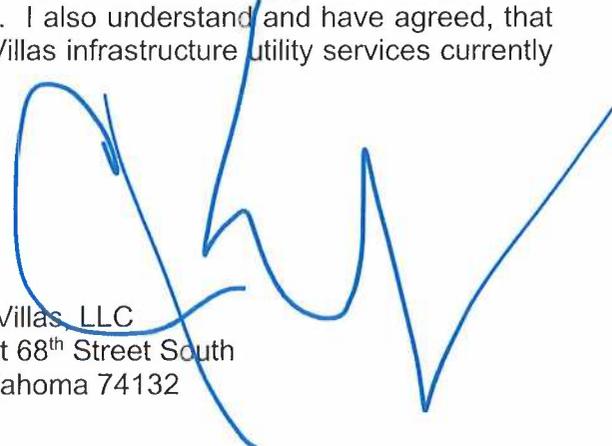
As the abutting landowner and developer of the Maybelle Villas, I have reviewed the optional development plan concept for the proposed RS-2 rezoning and support this application.

I have worked with the Beeler family over the past months and have agreed upon a mutually beneficial arrangement between my current development - Maybelle Villas and their proposed development whereby the Phase II lots will address, have access to and through Maybelle Villas subdivision from 82<sup>nd</sup> Place as shown on the concept plan exhibit.

I understand and have agreed, that the residents of Phase II will ultimately join and pay annual dues to the Maybelle Villas Homeowner's Association. I also understand and have agreed, that all Phase II lots will have full access to the Maybelle Villas infrastructure utility services currently being constructed, once completed.

Sincerely,

Chris Key  
Maybelle Villas, LLC  
3306 West 68<sup>th</sup> Street South  
Tulsa, Oklahoma 74132



cc: Nicole Watts, P.E. (email: [nicole.watts@wallace.design](mailto:nicole.watts@wallace.design))

8.11

