



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7704 with an optional development plan (Related to Tracy Estates preliminary plat)

Hearing Date: April 5th, 2023

Case Report Prepared by:

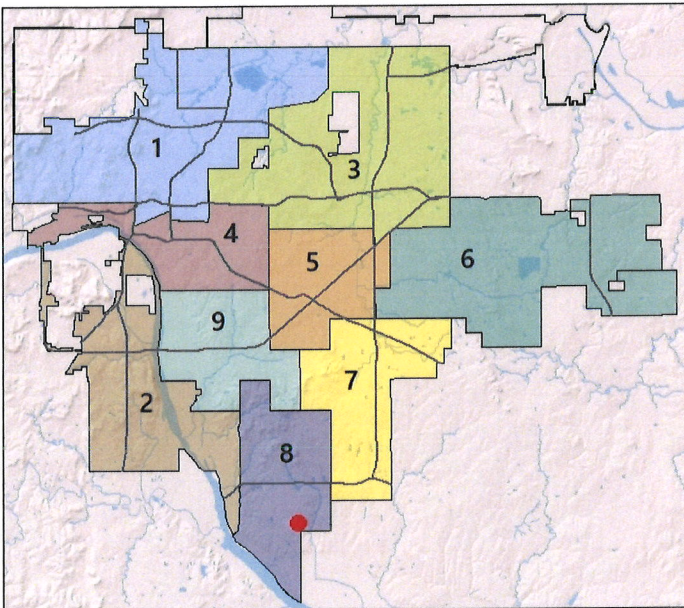
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Tim Terral

Property Owner: TCGH LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Singly Family Residential

Concept summary: The applicant has submitted a proposal for rezoning from AG to RS-2 for a residential development with private streets. An optional development plan is included for the private street concept.

Tract Size: 5 ± acres

Location: North of the Northwest corner of East 111th Street South and South Sheridan Road

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: 8327

CZM: 57

City Council District: 8

Councilor Name: Phil Lakin Jr.

County Commission District: 3

Commissioner Name: Kelly Dunkerley

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SECTION I: Z-7704

DEVELOPMENT CONCEPT:

Tracy Estates is a proposed large lot, single-family residential development submitted as an Optional Development Plan (ODP), with a proposed underlying zoning of RS-2 (Residential Single-Family 2), pursuant to the provisions of Section 70.40 of the Tulsa Zoning Code. The site consists of ±5.03 acres located on the west side of South Sheridan Road, at East 109th Street South. The project has approximately 330 linear feet of frontage on South Sheridan Road. The site is bounded on the north by “The Gates at Forest Park” residential subdivision (PUD-627/RS-1), to the west by “Tradition, Blocks 8 - 11” residential subdivision (PUD-741/RS-2) and to the south by undeveloped Agriculture (AG) zoned land.

The site is characterized by moderately sloping terrain that generally slopes from the west to the east and south, away from the existing residential subdivisions, and is covered in large masses of mature trees. The maintenance of these existing trees is one of the main goals in this development, they are a very important and valuable asset and amenity to the site. There is no 100-year floodplain located on the project site.

The proposed Tracy Estates ODP will consist of 6 single-family detached homesites with a minimum lot size of 22,500 sf, which corresponds to the RE (Residential Single-Family Estate) zoning district. The proposed underlying RS-2 zoning is to allow for a slightly less restrictive front building setback of 30 feet and a slightly more restrictive interior side yard of 10 feet/10feet, per the RS-2 standards, otherwise this development will adhere to the RE zoning Bulk and Area requirements. The ODP will also allow for the use of an internal, gated private street system.

A homeowners’ association will be established at Tracy Estates for the maintenance of the gated, private street system, landscaped entry, perimeter fencing and any common areas.

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:

Concept site plan:	Exhibit A
Concept site plan with Aerial Photo:	Exhibit B

DETAILED STAFF RECOMMENDATION:

Z-7704 requesting RS-2 with a private street zoning allows single family residential uses that are compatible with the existing surrounding properties and,

Lot and building regulations identified in the provisions of the optional development plan require larger lot sizes than minimum RS-2 requirements. The lot sizes identified in the optional development plan are consistent with the anticipated future development pattern of the surrounding property and,

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

Lot and building regulations in Z-7704 are consistent with the New Neighborhood land use designation of the Comprehensive Plan therefore,

Staff recommends Approval of Z-7704 to rezone property from AG to RS-2 with the provisions outlined in the optional development plan defined below.

SECTION II: OPTIONAL DEVELOPMENT PLAN STANDARDS:

GENERAL PROVISIONS:

1. All uses, supplemental regulations, residential building types, lot and building regulations, and other relevant regulations shall conform with the provision of the Tulsa Zoning Code for development in an RS-2 zoning district except as outlined in in the optional development plan.
2. The entire optional development plan may be served by private streets.

PERMITTED USES:

Uses permitted by right in the RS-2 Zoning District.

Permitted Uses: Uses permitted by right in the RS-2 Zoning District.

LOT AND BUILDNG STANDARDS:

Minimum Lot Size 22,500 sq. ft.

Minimum Lot Width 150 feet

Minimum Building Setbacks:

-Street Setbacks

Arterial 35 feet (from planned right of way)

Private Streets 30 feet (from reserve area)

- Rear Yard 25 feet

- Interior Side Yards 10 ft. / 10 ft.

Maximum Building Height 35 feet*

* Architectural decorative features such as chimneys and cupolas, may extend to a maximum height of 45 feet. However, no habitable portion of any dwelling may exceed the 35-foot height limitation.

Minimum Open Space Per Lot 12,000 SF

PRIVATE STREETS AND MAINTENANCE OBLIGATIONS FOR COMMON AREAS AND IMPROVEMENTS:

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1. All lots within the subdivision shall include direct vehicular access to either a public street or a private street. All private streets shall be in a reserve area as defined on the face of the final plat.
2. All operations and maintenance responsibilities for improvements in reserve areas shall be assigned to the Homeowners Association. The reserve area language in the plat shall include provisions that provide common use and benefit of the owners of the residential lots, their guest, and invitees for providing vehicular and pedestrian access to and from the various residential lots and to and from public streets.
3. Provisions shall be made to allow access to the City of Tulsa, the United States Postal Service, private parcel delivery services, public utility providing service to the subdivision and to any refuse collection service which provides service within the subdivision the right to enter and traverse the private street and to operate thereon all service, emergency and allow government vehicles including, but not limited to, police and fire vehicles and equipment.
4. Private streets and sidewalks abutting private streets shall be constructed to meet or exceed the City of Tulsa Engineering standards for minor residential streets and must satisfy the provisions of the Tulsa Metropolitan Area Subdivision and Development Regulations.
5. Private streets intersecting with public streets must have a vehicular turn around area before any entrance gate that allows a complete turnaround completely outside the street right of way of the intersecting public streets. A building permit is required prior to subdivision entrance features that may include gates, walls, security systems, lighting, and access controls. Entrance features must be reviewed and approved by the technical advisory committee before building permit approval and installation.

PLATTING REQUIREMENT:

A final plat meeting or exceeding the minimum standards of the City of Tulsa shall be filed at the Tulsa County Courthouse prior to receipt of any residential building permit.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The Comprehensive Plan recognizes this site as a new neighborhood. RS-2 zoning is a compatible use in the New Neighborhood designation.

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 to develop 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

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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:

South Sheridan Road is considered a secondary arterial. The planned right of way will be a minimum width of 100 feet. A minimum right-of-way width of 50 feet is required on the west side of the section line. The long-range plan for a secondary arterial street includes 4 lanes of vehicular traffic.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: none

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is wooded and isolated from abutting properties. No street connectivity is available for this site, so this is an appropriate location for a private street subdivision.*

Environmental Considerations: None that would affect site development.

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Sheridan Road	Secondary Arterial	100 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
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North	RS-2 / PUD 627	Existing Neighborhood	Stability	Single family residential
East	RS-1 / PUD 646	Existing Neighborhood	Stability	Single family residential
South	AG	New Neighborhood	Growth	Single family residential
West	RS-2 / PUD 741-B	Existing Neighborhood	Growth	Single family residential

SECTION III: Relevant Zoning History

History: Z-7704 w/ ODP

ZONING ORDINANCE: Ordinance number 11833 dated June 26, 1970, established zoning for the subject property.

Subject Property:

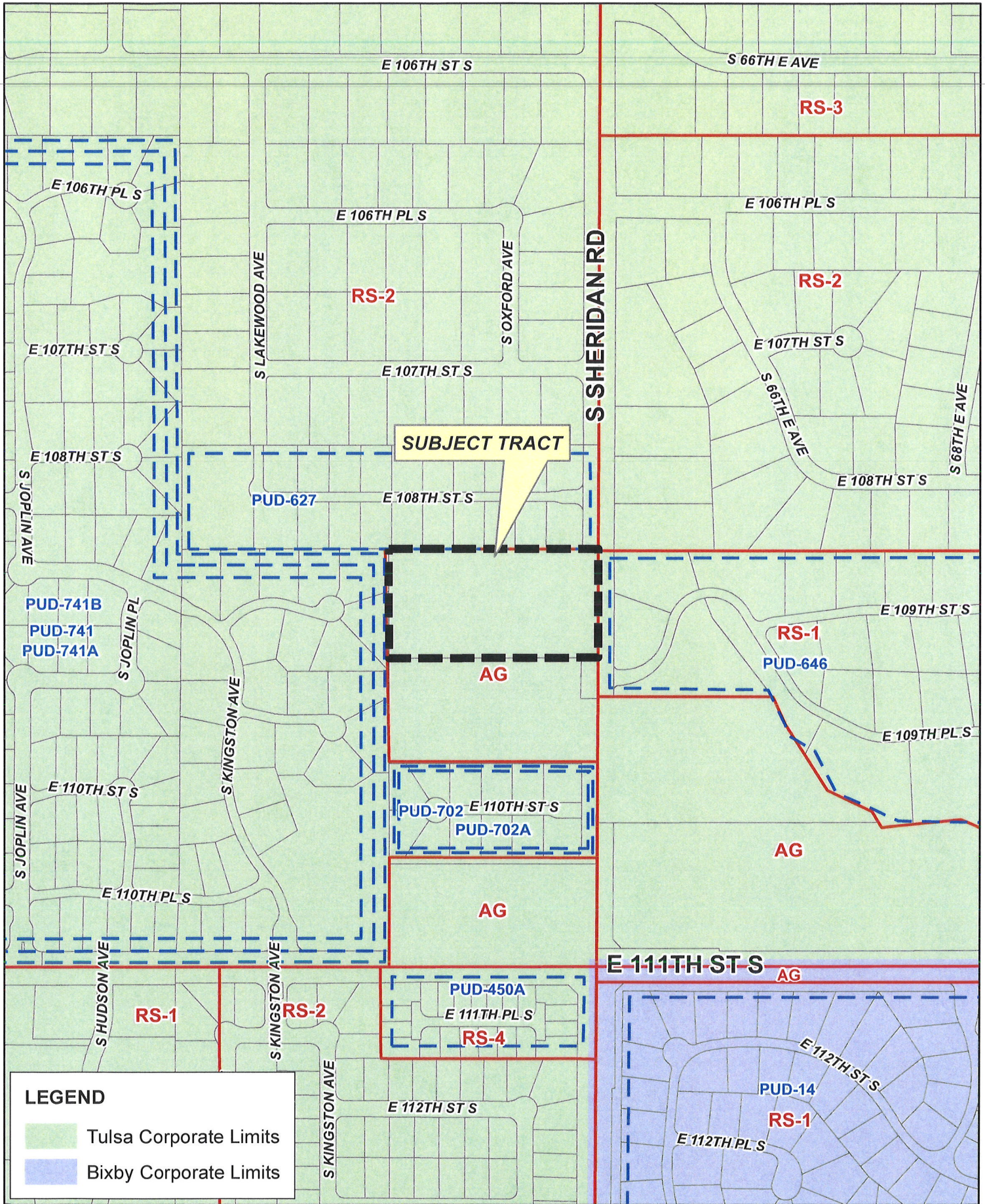
BOA-17569 November 1996: The Board of Adjustment **denied** a *Special Exception* to permit a 110' cellular tower in an AG district, on property located at 10910 South Sheridan Road.

Surrounding Property:

PUD-741 August 2007: All concurred in **approval** of a proposed *Planned Unit Development* on a 60+ acre tract of land for single-family Residential on property located West of the northwest corner of 11th Street South and South Sheridan.

PUD-627 March 2000: All concurred in **approval** of a proposed *Planned Unit Development* on a 10+ acre tract of land for 25 single-family dwellings on property located Southwest corner of East 108th Street South and South Sheridan Road.

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SUBJECT TRACT

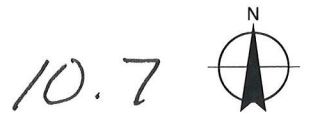
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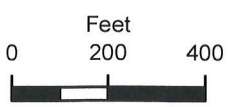
- Tulsa Corporate Limits
- Bixby Corporate Limits



**Z-7704 with Optional
 Development Plan**

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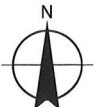


 Subject Tract

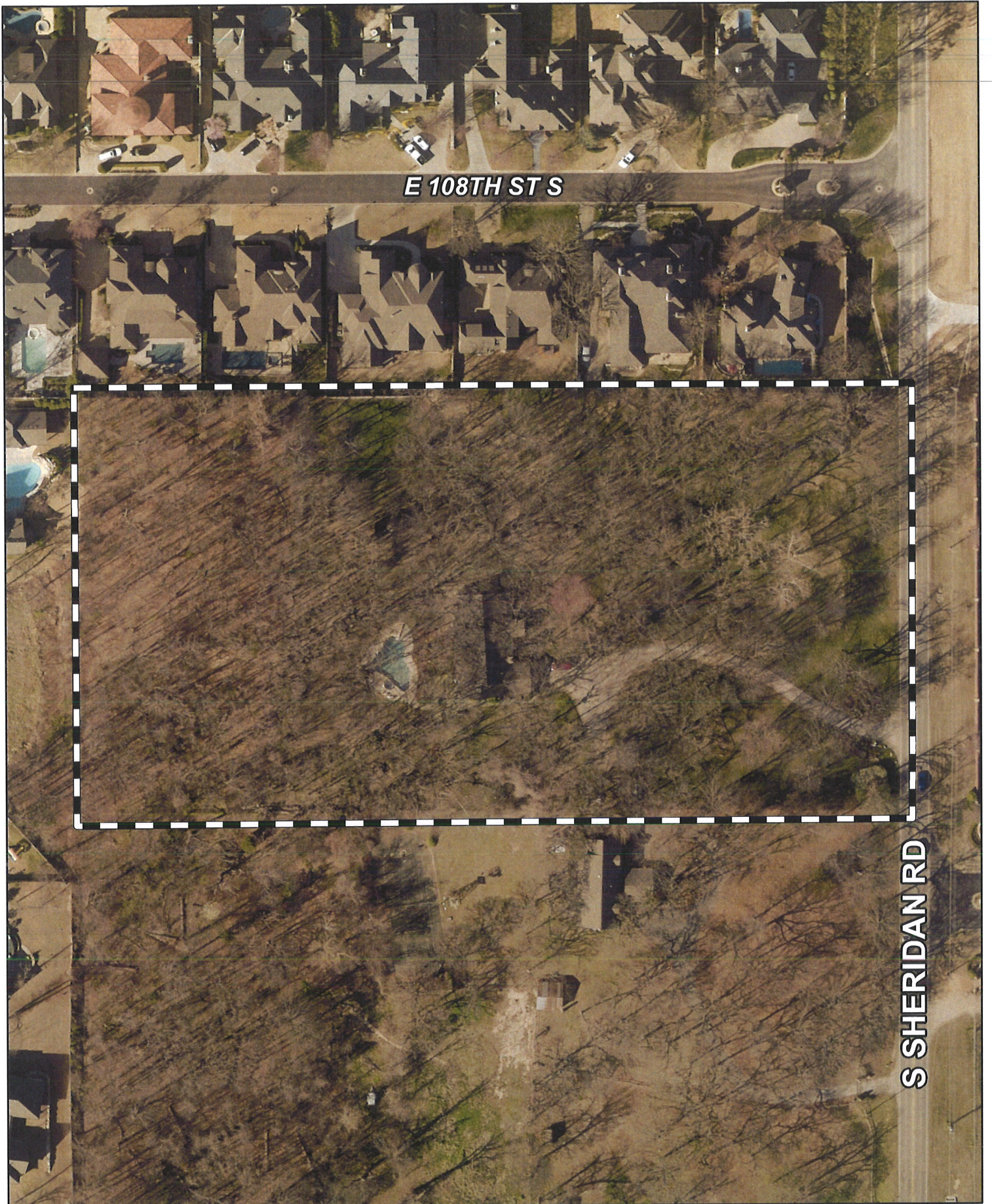
Z-7704 with Optional Development Plan

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

Aerial Photo Date: 2020/2021

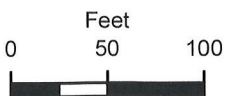


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Subject Tract

Z-7704 with Optional Development Plan

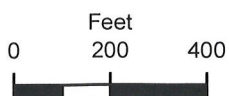
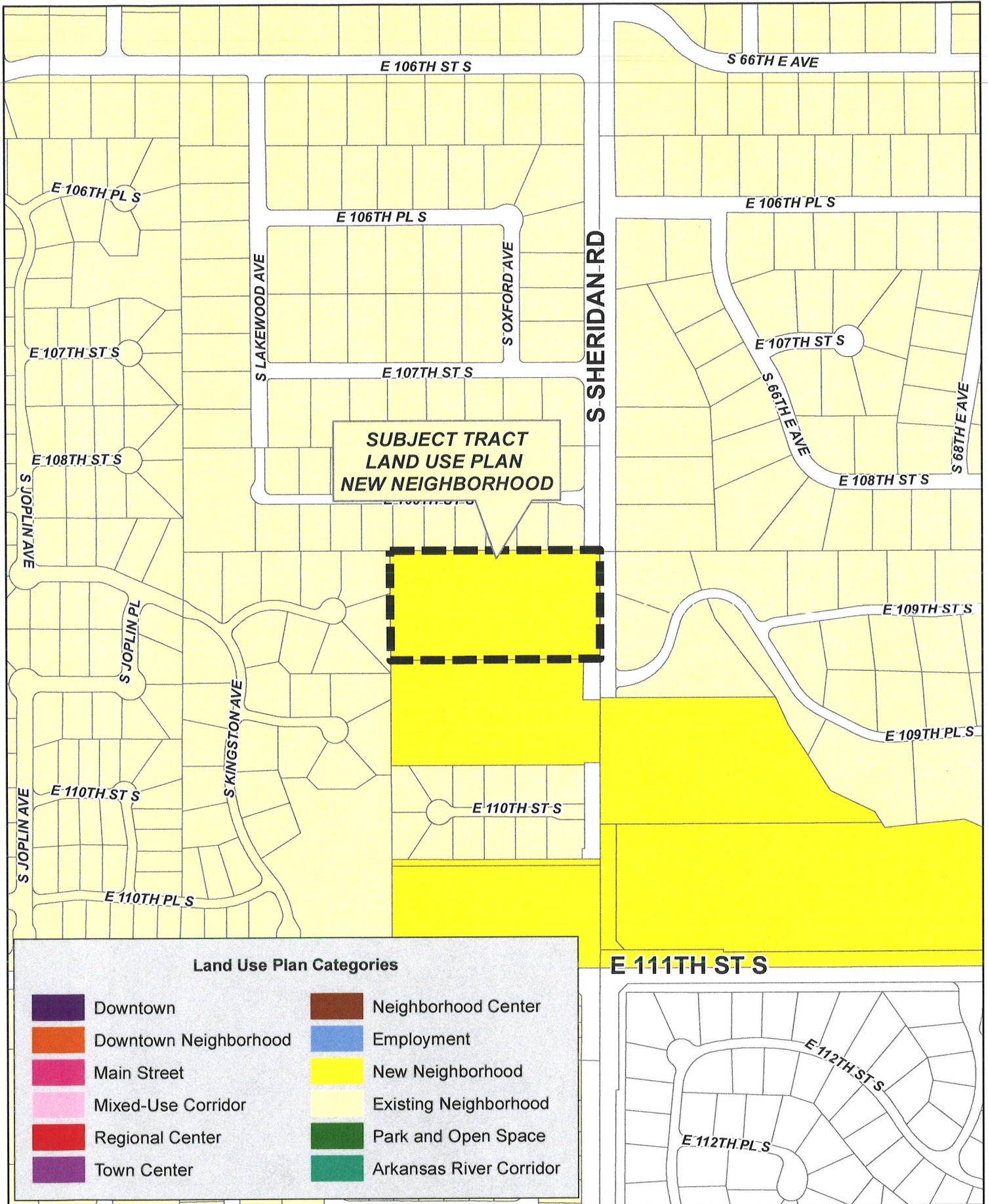
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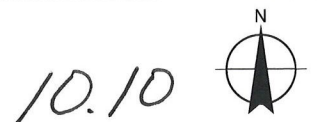
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Z-7704 with Optional Development Plan

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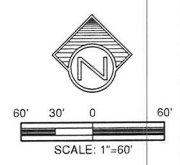
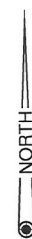
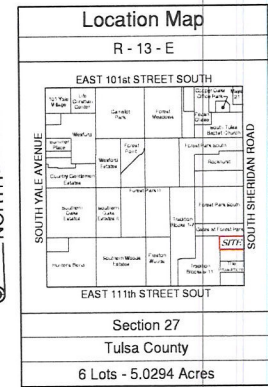
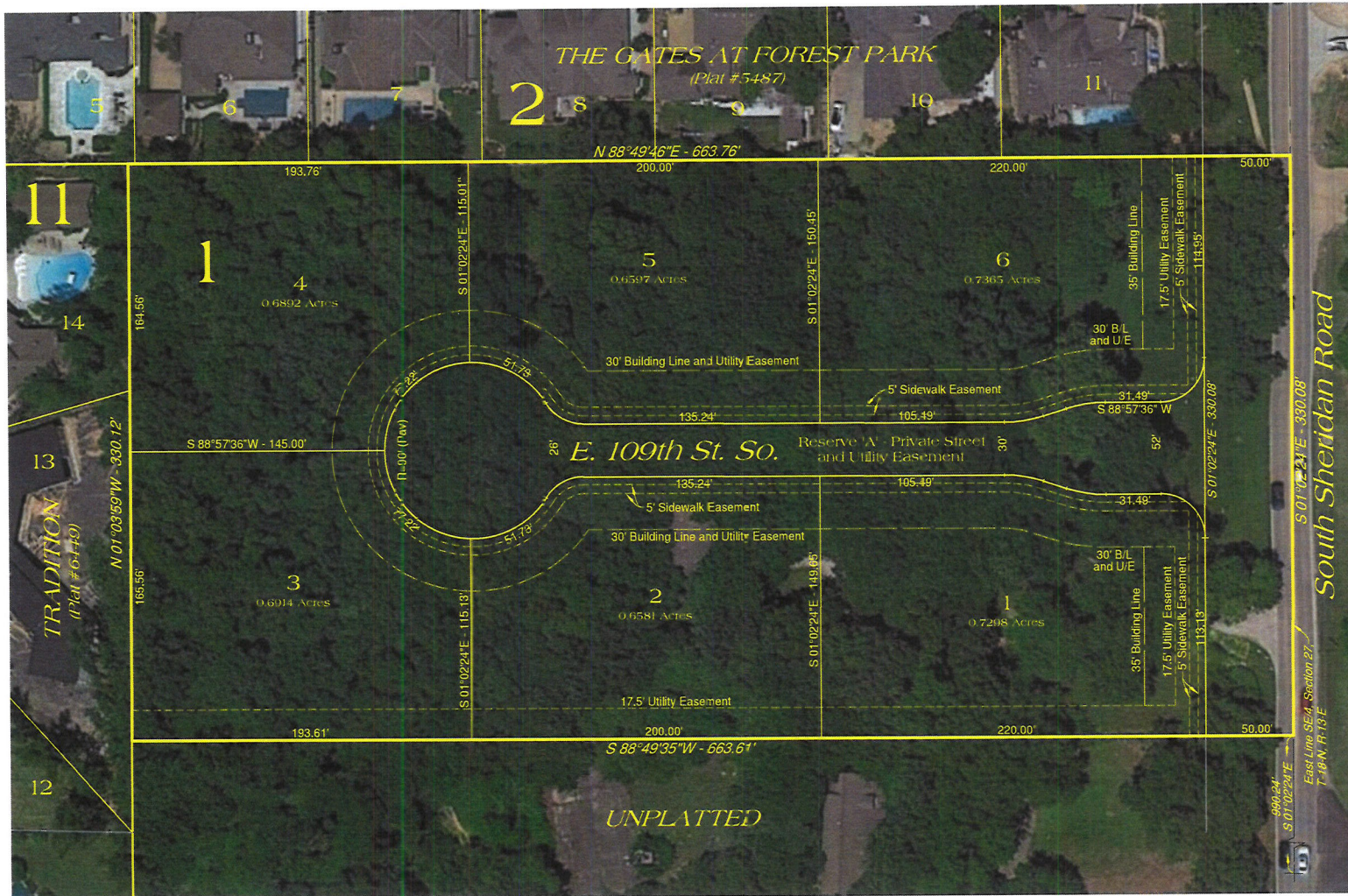


Exhibit 'B'

Tracy Estates

Conceptual Site Plan
with Aerial Photo

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9810 East 42nd Street, Suite 100
Tulsa, Oklahoma 74146
Office 918-252-9621 Fax 918-340-5999
www.tulsaengineering.com

March 21, 2023

Dear Property Owner:

My name is Tim Terral and I am the Director of Land Planning at Tulsa Engineering and Planning Associates, Inc. and the representative for TCGH, LLC, in connection with their rezoning application for the proposed 5.03 acre Tracy Estates development, located on the west side of Sheridan Road at East 109th Street.

You likely recently received a letter notifying you of a formal application that was submitted to the City of Tulsa seeking approval of a rezoning and Optional Development Plan for the Tracy Estates project. In this application, my client is requesting that the City of Tulsa approve a rezoning from AG (Agriculture) to RS-2 (Residential Single-Family). In addition, we are requesting an Optional Development Plan (ODP) to accompany this rezoning request. In the City of Tulsa, an ODP is required to allow for the use of a gated, private street system, which Tracy Estates is proposing. I have enclosed the "Development Concept" of the submitted ODP text to help give a better understanding of what we are requesting.

Tracy Estates will be developed, essentially, as a RE (Residential Single-Family Estate) zoned development, with a gated, private street system and a reduced front building setback. The proposed RS-2 zoning is needed to allow for a reduction in the front building setback (to 30 feet, from the 35 feet required in the RE zoning district). The 6 lots that will make up Tracy Estates are all over ½ acre in size, which is the minimum lot size for the RE zoning district. The enclosed Conceptual Site Plan shows what is being proposed.

Concurrently, we have also submitted a Preliminary Plat application for the Tracy Estates development.

I hope that this letter and the attached illustrations have been informative. Should you have questions prior to the TMAPC meeting, please feel free to contact me.

Sincerely,

Tim Terral
Director of Land Planning
9810 East 42nd Street, Suite 100
Tulsa OK 74146
918.252.9621

10.14

Tracy Estates **Optional Development Plan Z-7704**

I. DEVELOPMENT CONCEPT

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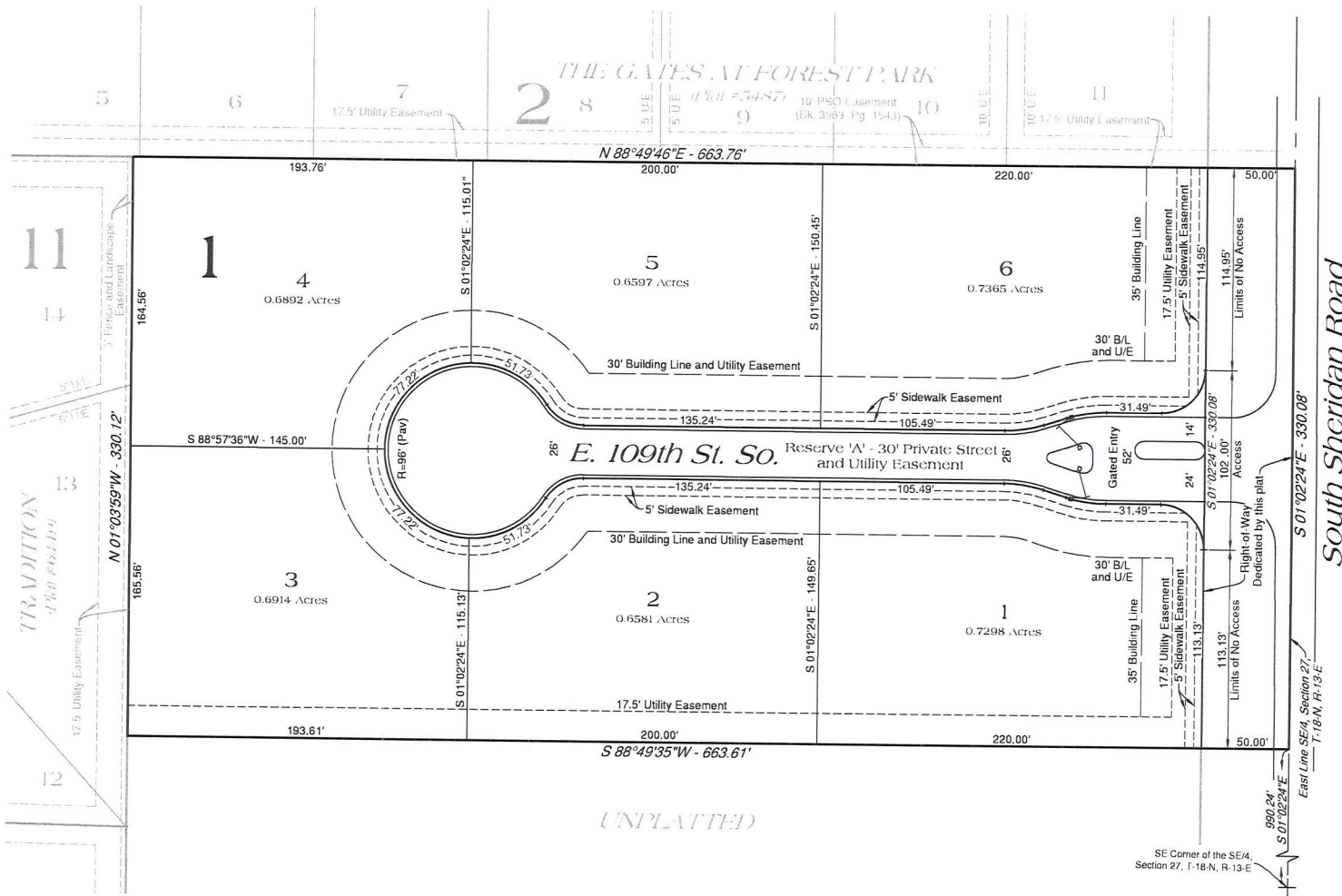
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A homeowners' association will be established at Tracy Estates for the maintenance of the gated, private street system, landscaped entry, perimeter fencing and any common areas.

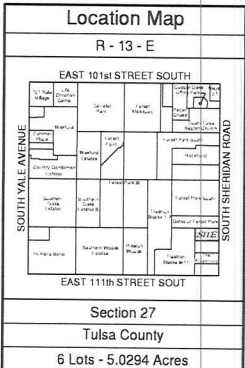
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THE GATES AT FOREST PARK
 28' (1/4" = 54.87')
 10' PSO Easement (Bk 3963 Pg 1543)



Section 27
 Tulsa County
 6 Lots - 5.0294 Acres

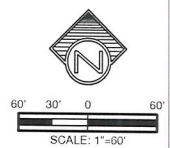


Exhibit 'A'
Tracy Estates
 Conceptual Site Plan