



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7709 with optional development plan

Hearing Date: April 19th, 2023

Case Report Prepared by:

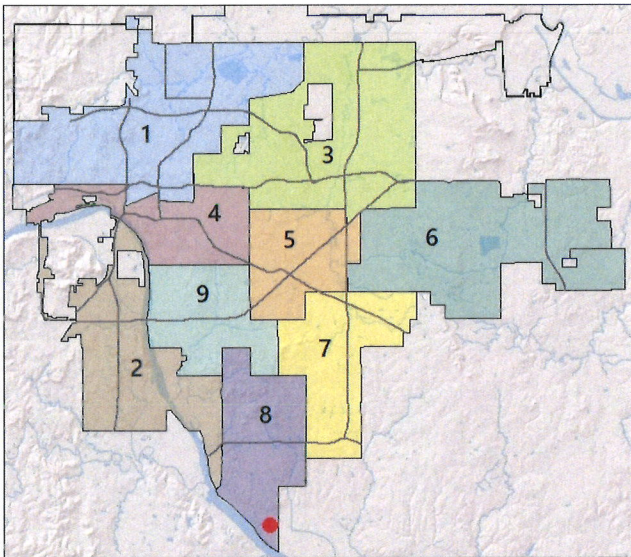
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Erik Enyart

Property Owner: STONE HORSE DEVELOPMENT LLC

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



Applicant Proposal:

Present Use: Vacant

Proposed Use: single-family residential development

Concept summary: Rezone from RS-3 to RS-4 with an optional development plan that requires more open space and larger lots than RS-4 standards.

Tract Size: 45.57 ± acres

Location:

- All of Enclave II at Addison Creek and 12300 block of South Hudson Avenue
- South of East 121st Street South and West of South Sheridan Road.

Zoning:

Existing Zoning: RS-3

Proposed Zoning: RS-4 w ODP

Comprehensive Plan:

Land Use Map: New Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 7303

CZM: 62

City Council District: 8

Councilor Name: Phil Lakin Jr

County Commission District: 3

Commissioner Name: Kelly Dunkerley

10.1

SECTION I: Z-7709

DEVELOPMENT CONCEPT:

Part of the east portion of the subject property was originally developed using the standards of a PUD 828. The platted boundary with Enclave II at Addison Creek (part of the subject tract) did not match the PUD boundary and the PUD cannot be expanded so a portion of PUD 828 was abandoned leaving the underlying RS-3 zoning on a portion of the subject tract.

The development team has now requested RS-4 zoning with an optional development plan that covers all of Enclave II at Addison Creek and vacant land west of the platted boundary. The lot and building regulations defined in the development plan are similar to the original development pattern that covers the entire subject tract. Minimum lot sizes exceed RS-4 standards and match RS-3 lot sizes.

Street setbacks and open space requirements are all greater than the minimum standards in the standard RS-4 district and consistent with RS-3 development. The only building types allowed are detached single family homes.

Summary of Zoning Development Plan differences:

	RS-4 Zoning	Development Plan standards	RS-3 zoning
Lot area	5500 square feet	6900 square feet	6900 square feet
Minimum lot width	50 feet	60 feet	60 feet
Street Setbacks	20 feet	25 feet	25 feet
Minimum open space	2500 square feet	3250 square feet	4000 square feet

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-7709 with the optional development plan provisions outlined in section II is consistent with the New Neighborhood vision of the Tulsa Comprehensive Plan and,

The applicants request for zoning change from RS-3 to RS-4 with the development plan standards defined is consistent with the expected development of surrounding properties and,

The development plan standards outlined in Section II are consistent with the provisions allowed by the optional development plan provisions in the Tulsa Zoning Code therefore,

Staff recommends Approval of Z-7709 to rezone property from RS-3 to RS-4 but only with the provisions outlined in Section II below.

SECTION II: Z-7709 DEVELOPMENT STANDARDS:

10.2

The optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in an RS-4 district with its supplemental regulations, except as further refined and restricted below. All use categories, subcategories or specific uses and residential building types that are not listed in the following permitted uses categories are prohibited:

PERMITTED USE CATEGORY

- A) RESIDENTIAL
Household Living (if in allowed building type identified below)
Single household
- B) PUBLIC, CIVIC, AND INSTITUTIONAL
Natural Resource Preservation
- C) COMMERCIAL
Lodging (short-term rental)
- D) AGRICULTURAL
Community Garden

RESIDENTIAL BUILDING TYPES

Single household

Detached house.

(note: Accessory dwelling units may be allowed by special exception on a lot occupied by a detached house. Supplemental regulations are provided in section 45.031 of the Tulsa zoning code)

LOT AND BUILDING REGULATIONS:

Detached House Minimum lot area: 6900 square feet.

Detached House Minimum Lot width 60 feet.

Minimum Street frontage 30 feet

Minimum Building setbacks

Arterial street 35 feet

Other streets 25 feet

Note: For detached houses on corner lots, the minimum side street setback along a non-arterial street may be reduced to 15 feet, provided that the minimum setback for street-facing garage doors is 20 feet.

Interior side 5 feet

Rear 20 feet

Minimum Open Space 3250 square feet

Maximum Building Height 35 feet

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

10.3

Staff Summary: *Single family detached homes are consistent with the New Neighborhood Land use designation.*

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

An area of growth is a designation 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: None

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 subject property is partially platted as Enclave II at Addison Creek. The subdivision is a single family detached development. The west portion of the subject tract is not developed. The next phase of Enclave at Addison Creek will extend to Hudson Avenue. Significant common open space has been established along the south boundary of the site where stormwater management and common open space is integrated into the development. The existing lot sizes in Enclave II at Addison Creek are consistent with the standards of the development plan.*

10.4

Environmental Considerations: None that would affect site development

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 123 rd Street South	None	50 feet	2
East 125 th Street South	Residential Collector	60 feet	2
South Hudson Avenue	Residential Collector	60 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
North	AG	New Neighborhood	Area of Growth	Undeveloped
East	RS-3 / PUD-828	New Neighborhood	Area of Growth	Single family detached homes
South	RS-3	New Neighborhood	Area of Growth	Single family detached homes
West	RS-3 / PUD-803	New Neighborhood	Area of Growth	Single family detached homes

SECTION III: Relevant Zoning History

History: Z-7709

Subject Property:

ZONING ORDINANCE: Ordinance number 23498 dated June 19, 2016, & Ordinance number 23307 dated June 19, 2015, established zoning for the subject property.

PUD-828-A January 2023: All concurred in **approval** for the abandonment of a portion of PUD 828. PUD-828-A is a major amendment that abandoned approximately 7.8 acres of PUD 828 that is the eastern portion of the subject tract.

Z-7603 June 2021: All concurred in **approval** of a request for *rezoning* a 20.010± acre tract of land from AG to RS-3 on property located S. of the SE/c of E. 121st St. S & S. Hudson.

Z-7337 June 2016: All concurred in **approval** of a request for *rezoning* a 64.01± acre tract of land from AG & RS-3 to RS-3 on property located South of SW/c of E. 121st St. & S. Sheridan Rd.

Z-7295/PUD-828 June 2015: All concurred in **approval** of a request to rezone a 30± acre tract of land from AG to RS-3 and **approval** of a proposed *Planned Unit Development* for Single-Family Residential, on property located SW of East 121st Street & South Sheridan Road.

Surrounding Property:

10.5

Z-7470 April 2019: All concurred in **approval** of a request for *rezoning* a 80± acre tract of land from RS-3 to CS on property located N. of NW/c of E. 131st St. S. & S. Sheridan Road.

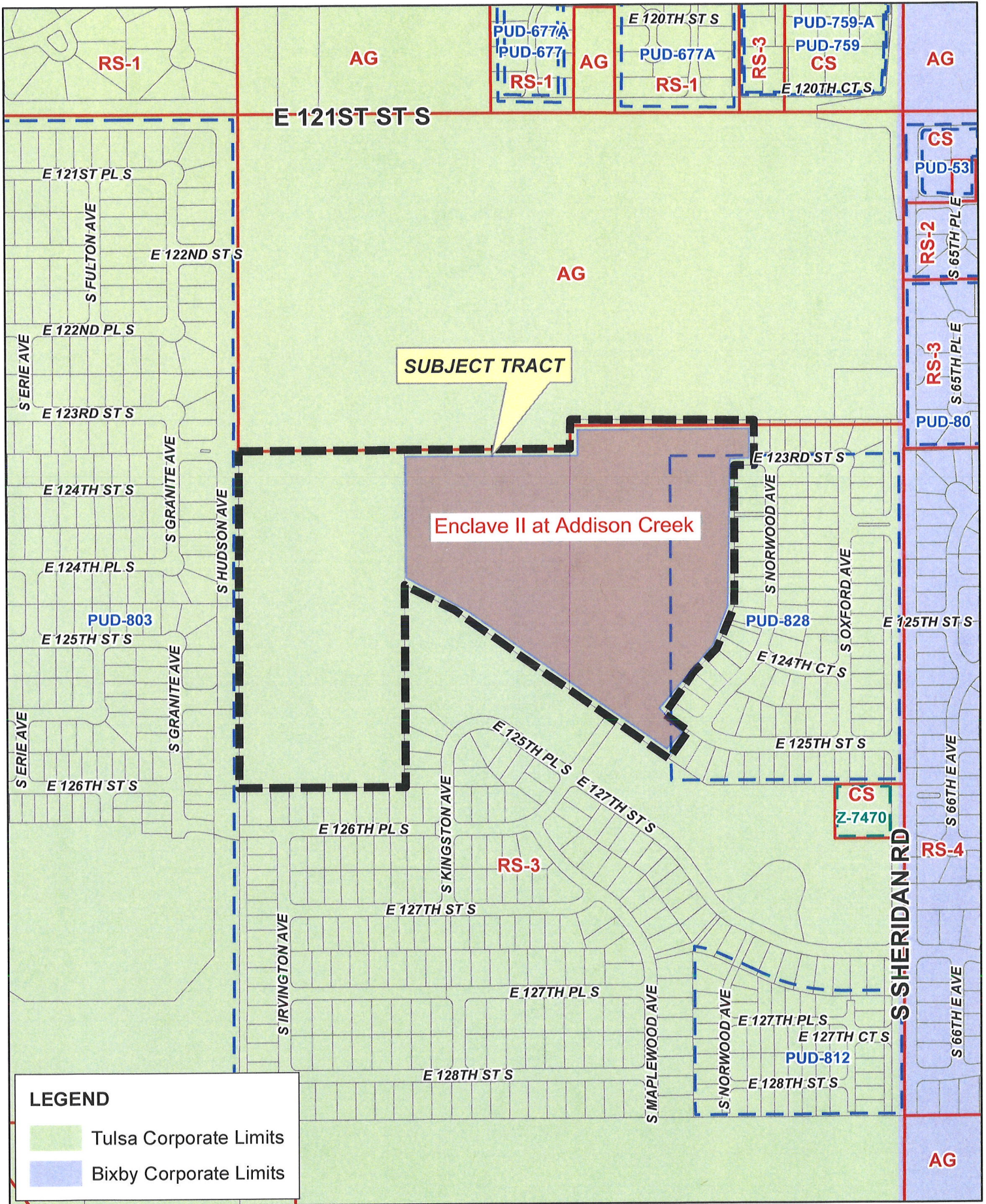
Z-7337 June 2016: All concurred in **approval** of a request for *rezoning* a 64.01± acre tract of land from AG & RS-3 to RS-3 on property located South of SE/c of E. 121st St. & S. Sheridan Rd.

Z-7295/PUD-828 June 2015: All concurred in **approval** of a request to rezone a 30± acre tract of land from AG to RS-3 and **approval** of a proposed *Planned Unit Development* for Single-Family Residential, on property located SW/c East 121st Street & South Sheridan Road.

Z-7243/PUD-803 January 2014: All concurred in **approval** of a request to rezone a 121.329± acre tract of land from AG to RS-3 and **approval** of a proposed *Planned Unit Development* for Single-Family Residential, on property located East of SE/c of 121st Street & Yale.

BOA-12274 November 1982: The Board of Adjustment **approved** a *Special Exception* to permit a mobile home along with an existing single-family dwelling in an AG district, on property located at N. of the northwest corner of 131st & Sheridan Road.

10.6

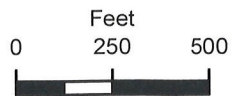


SUBJECT TRACT

Enclave II at Addison Creek

LEGEND

- Tulsa Corporate Limits
- Bixby Corporate Limits



Z-7709

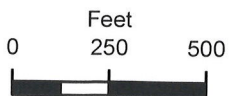
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10.7





SUBJECT TRACT



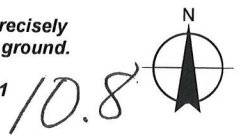
 Subject Tract

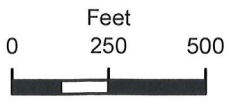
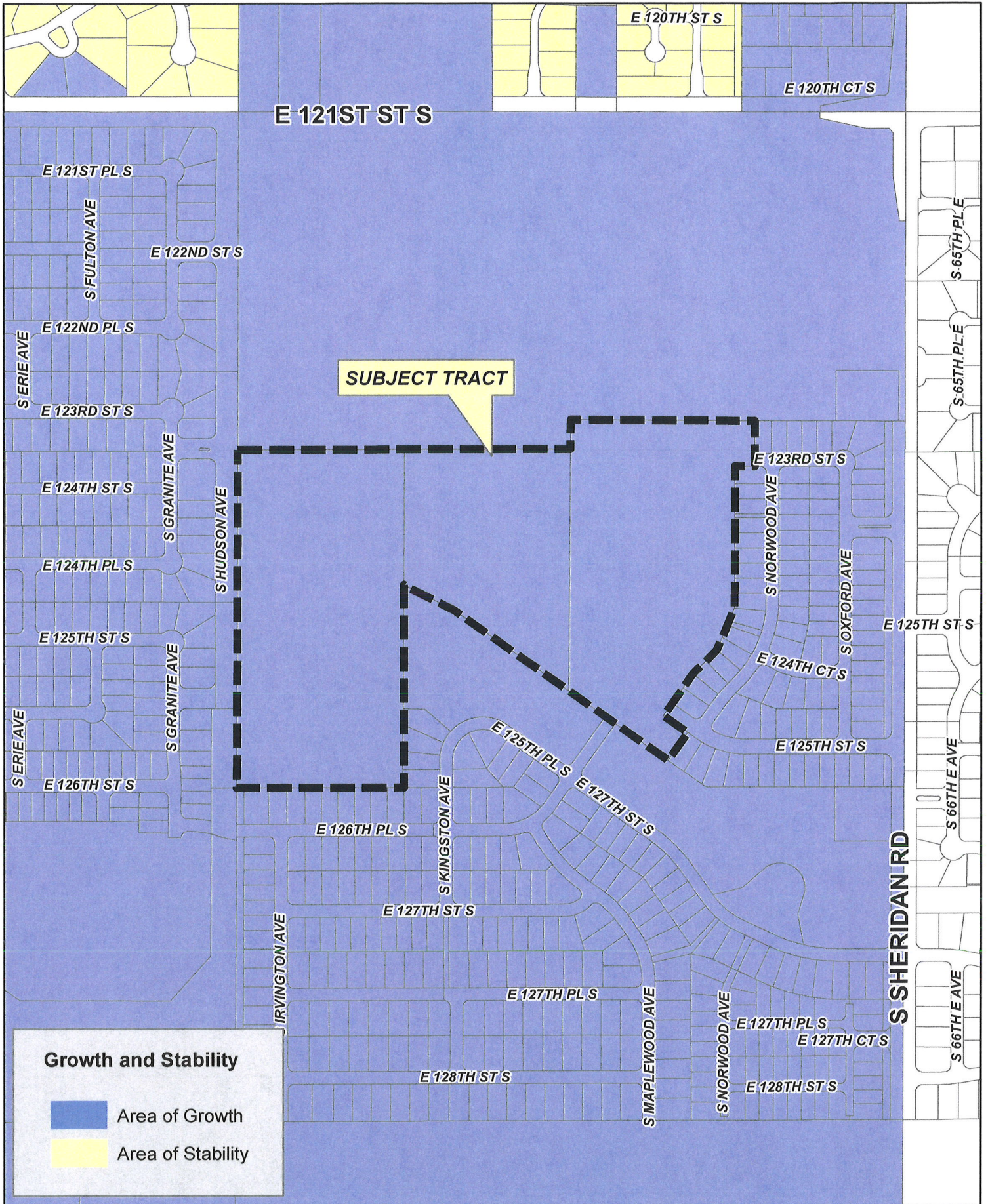
Z-7709

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

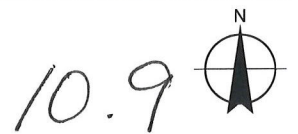
Aerial Photo Date: 2020/2021

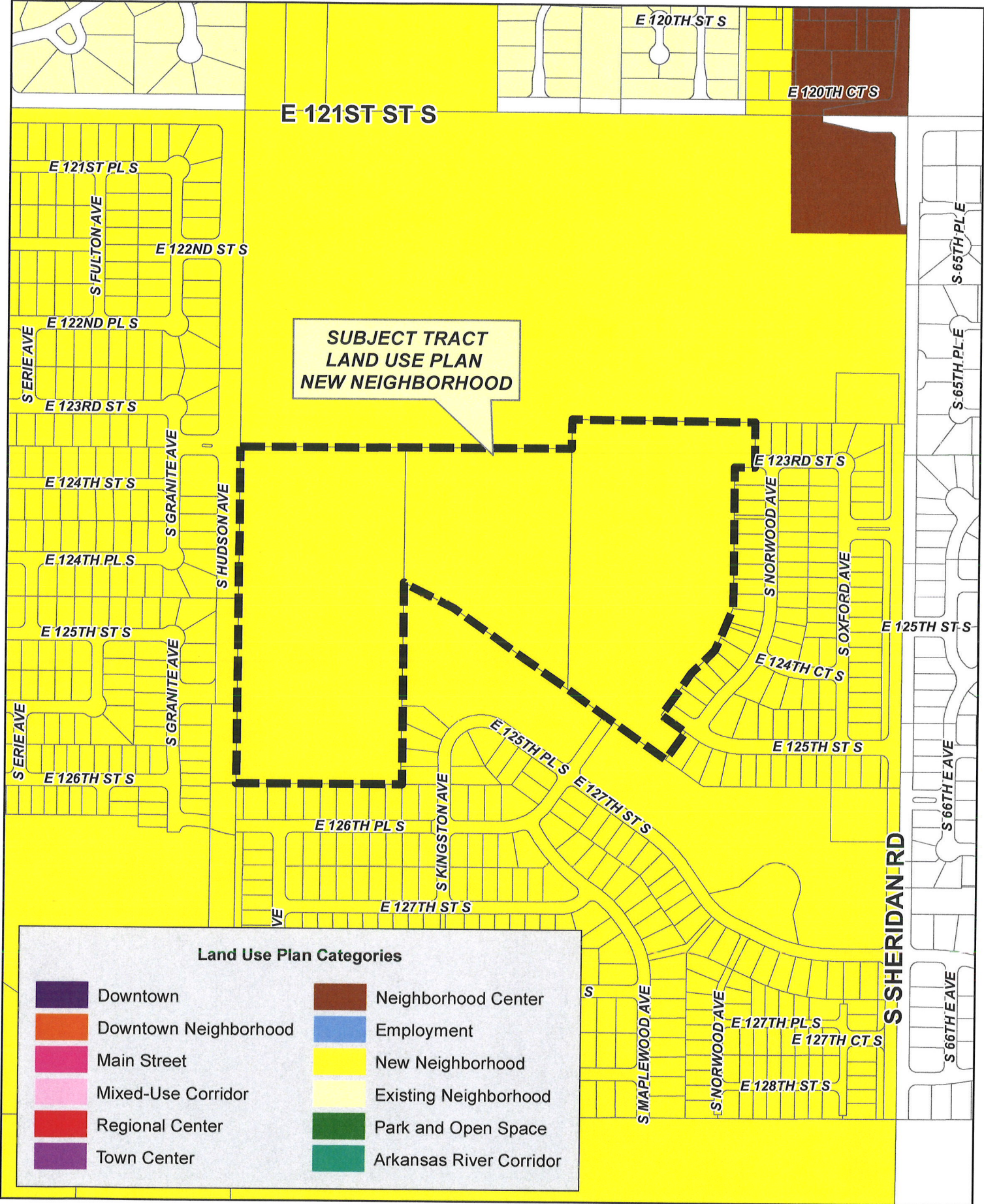




Z-7709

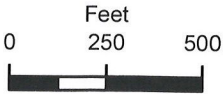
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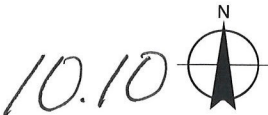
**SUBJECT TRACT
LAND USE PLAN
NEW NEIGHBORHOOD**

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-7709

17-13 03



Sawyer, Kim

From: William Garland <Wjg1972@outlook.com>
Sent: Monday, April 10, 2023 8:51 AM
To: Wilkerson, Dwayne; esubmit
Cc: William Garland
Subject: Case Number Z-7709
Attachments: Case Z7709.pdf

Good morning,

We live on South Granite Avenue. Most of the homes in the neighborhood and area are \$400,000.00 plus. We are curious what homes will be built on the subject tract shown in the attached document.

What will be the price range of the homes?

In your opinion, how would those values impact the values of surrounding homes?

Thank you,

William Garland

FILE COPY

Sawyer, Kim

From: Barr, Jeremy <Jeremy.Barr@alumni.ou.edu>
Sent: Saturday, April 1, 2023 5:49 AM
To: esubmit
Subject: Re: Z-7709 w ODP
Attachments: image0.jpeg

FILE COPY

Hello,

I also wanted to clarify some additional reasoning why we are concerned:

- Has the developer considered the additional impact of more traffic on roads like Hudson that is public and shared between our neighborhoods?
- Have they considered with a few dozen more homes will do to flooding in this area. It's already very low lying and flat and could cause issues there. the flooding when it rains is already bad, with even more homes than planned it may be even worse for all neighborhoods.

There are a lot of people in my neighborhood very concerned and this re-zoning sign was just put up this week.

Thanks,
Jeremy

> On Mar 31, 2023, at 10:33 PM, Barr, Jeremy <Jeremy.Barr@alumni.ou.edu> wrote:

>

> Hello,

>

> I've attached a zoning change request that the estates at the river neighborhood has noticed in the past couple days. Our neighborhood is extremely concerned with the cheaper neighborhood making their lots even smaller in neighborhoods extremely close. We would like to formally oppose this request as no more Simmons homes in the area are needed. Please advise as this is a huge issue for the neighboring neighborhoods. See attached picture for reference.

> <image0.jpeg>

>

>

From: Raymond Wilson <raymondpwilson@outlook.com>
Sent: Monday, April 17, 2023 4:34 PM
To: esubmit
Subject: Complaint

FILE COPY

This zoning change should not be approved. The Addison Creek neighborhoods (The Reserve at Addison Creek, The Cottages at Addison Creek, Addison Creek 1&2, The Enclave at Addison creek 1&2 all share the same clubhouse and pools. This zoning change would allow the builder to cram more smaller homes in the Enclave 2 area. This would substantially impact our house prices and considerably over crowd an already overcrowded pool. They were approved for RS-3 when they started all these developments and should be required to stick it out till completion. We didn't build here to be in a low income neighborhood.

ZONING CHANGE REQUEST
SOLICITUD DE CAMBIO DE ZONIFICACIÓN

Case
Caso **Z-7709 w ODP**

Property
Propiedad All of Enclave II at Addison Creek
& 12300 Block of S Hudson Ave

From <i>De</i>	To <i>A</i>
(RS-3) Residential Single-family 3 <i>Vivienda Unifamiliar - Intensidad Media</i>	(RS-4 w ODP) Residential Single- family 4 w/ Optional Development Plan <i>Vivienda Unifamiliar - Alta Intensidad, Plan de Desarrollo Opcional</i>

Public Hearing
Reunion Publica **April 19, 2023, 1:00 p.m.**
Tulsa City Hall
Palacio Municipal de Tulsa
175 E. 2nd St.

Watch Live
Ver en vivo TV: Cox 24
cityoftulsa.viebit.com

Contact
Contacto **918.584.7526**
esubmit@incog.org
tulsaplanning.org

TMAPC Tulsa Metropolitan Area
Planning Commission

Raymond P. Wilson, M.S.
918-853-2339
6026 E. 128th Street
Bixby, OK 74008

Sawyer, Kim

From: Route Sixty-Six <route66ttown@gmail.com>
Sent: Sunday, April 16, 2023 1:07 PM
To: esubmit; Wilkerson, Dwayne
Subject: Case # Z-7699

To whom it may concern:

Re: Case # Z-7699
430 S. Yale Avenue

We are residents and homeowners in the Turner Park Neighborhood Association.

Unlike the emails you have received in favor of re-zoning this property which come from people with addresses all over the Tulsa area and also Bixby, we actually live in the neighborhood just off Yale! We live just a few short blocks from the intersection of 4th Place and Yale Avenue.

Do you find it odd that these people from outside the neighborhood don't care about the zoning and don't care if a dispensary goes in? Why would they care if they don't even live nearby? Speaking of not living nearby, if they don't even live in the neighborhood and one is not even in the city of Tulsa, why would they ever consider submitting emails to you regarding this issue? Is it because they are friends of the property owners? Is it because they are potential tenants? Of course they don't care if a dispensary goes because it's not in their own residential area! It's not in their own front yard!

I watched the meeting on TV a couple of weeks ago when the applicant stated he had no particular plan for the property. If that is the case, why are all the emails in the packet in favor of a zoning change also okay with a dispensary? Coincidence? He also stated he wants a business that can support the cost of his purchase. We'll, maybe as an investor that should have been considered before obtaining the property. It sounds like what he is saying is that he purchased too expensive of a property for the current zoning. But did he even purchase this property? I'm asking that question because a quit-claim deed was filed with a purchase price of only something like \$10, I believe.

Like many of our neighbors either in Turner Park or White City, we are against the requested zoning change to CS. This location is not in a "commercial area" or at a major intersection, but has neighborhoods in all immediate directions and we feel this is just far too extreme of a zone change for our "neighborhood". If you are unfamiliar with the area, Admiral and 11th Street are both commercial areas lined with businesses. Yale Avenue (with the exceptions at the "major intersections" of Admiral and 11th Street) however, is not. Yale Avenue is lined with residential homes, homes that face Yale on both sides of the street.

We hope that you will disregard the requests/suggestions of people who have stated their addresses as not being in the immediate neighborhoods.

It is our hope that you will take into consideration the requests of residents submitting emails and speaking at your meetings, residents who actually reside and are homeowners in the area who oppose a zoning change, and keep this property at 430 S. Yale Avenue zoned at the current OL. Please keep I'm mind, when making your decisions, this is a neighborhood and not a commercial area.

Sincerely,

RB