

**\*AMENDED\***  
**TULSA METROPOLITAN AREA PLANNING  
COMMISSION**

**Meeting No. 2784**

December 19, 2018, 1:30 PM

175 East 2<sup>nd</sup> Street, 2<sup>nd</sup> Level, One Technology Center  
Tulsa City Council Chamber

**CONSIDER, DISCUSS AND/OR TAKE ACTION ON:**

Call to Order:

**REPORTS:**

Chairman's Report:

Work session Report:

Director's Report:

Review TMAPC Receipts for the month of October 2018

Review TMAPC Receipts for the month of November 2018

1. Minutes of December 5, 2018, Meeting No. 2783

**CONSENT AGENDA:**

**All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.**

2. PUD-288-19 Rob Stephens (CD 4) Location: East of the southeast corner of South Lewis Avenue and East 26<sup>th</sup> Place South requesting a **PUD Minor Amendment** to reduce the required rear yard setback
3. Estates at the River II (CD 8) Final Plat, Location: South of the southwest corner of East 121<sup>st</sup> Street South and South Hudson Avenue
- 3a. Union E-14 (CD 6) Final Plat, Location: East of the southeast corner of East 31<sup>st</sup> Street South and South Garnett Road

**PUBLIC HEARINGS:**

4. **CPA-77** consider adoption “**Berryhill Land Use Plan**” as an amendment to the Tulsa Comprehensive Plan.
5. **Fairmont Acres** (County) Preliminary Plat, Location: Northwest corner of East 171<sup>st</sup> Street South and South Lewis Avenue
6. **MR-2, The Summit at Tulsa Hills** (CD 2) Modification to Subdivision and Development Regulations to remove sidewalk requirement along Union Avenue, Location: South of the southeast corner of West 71<sup>st</sup> Street South and South Union Avenue
7. **Z-7464 Tulsa City Council/ Matthew Scott Kirkland** (CD 9) Location: Northeast corner of East 60<sup>th</sup> Street South and South Peoria Avenue requesting rezoning from **OM to MX1-U-U**
8. **Z-7465 Wallace Engineering/ Crystal Keller** (CD 2) Location: South of the southwest corner of West 71<sup>st</sup> Street South and South Elwood Avenue requesting rezoning from **AG to RS-3**

## OTHER BUSINESS

### 9. Commissioners' Comments

## ADJOURN

CD = Council District

**NOTE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526. Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG. Ringing/sound on all cell phones and paggers must be turned off during the Planning Commission.**

Visit our website at [www.tmapc.org](http://www.tmapc.org)

email address: [esubmit@incog.org](mailto:esubmit@incog.org)

**TMAPC Mission Statement:** The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development

of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region's current and future residents.

**TMAPC RECEIPTS**  
**Month of November 2018**

	----- Current Period -----			----- Year To Date -----				
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
<b>ZONING</b>								
Zoning Letters	11	\$562.50	\$562.50	\$1,125.00	58	2,962.50	2,962.50	\$5,925.00
Zoning	3	1,025.00	1,025.00	2,050.00	30	15,150.00	15,150.00	30,300.00
Plan Reviews	23	2,950.00	2,950.00	5,900.00	94	10,225.00	10,225.00	20,450.00
Refunds		0.00	0.00	0.00		0.00	0.00	0.00
NSF		0.00	0.00	0.00		0.00	0.00	0.00
		<u>\$4,537.50</u>	<u>\$4,537.50</u>	<u>\$9,075.00</u>		<u>\$28,337.50</u>	<u>\$28,337.50</u>	<u>\$56,675.00</u>
<b>LAND DIVISION</b>								
Minor Subdivision	0	\$0.00	0.00	0.00	0	\$0.00	\$0.00	0.00
Preliminary Plats	1	600.00	600.00	1,200.00	11	\$6,600.00	\$6,600.00	13,200.00
Final Plats	0	0.00	0.00	0.00	4	\$1,800.00	\$1,800.00	3,600.00
Development Reg. Compliance	0	0.00	0.00	0.00	0	\$0.00	\$0.00	0.00
Lot Splits	4	300.00	300.00	600.00	25	\$2,325.00	\$2,325.00	4,650.00
Lot Line Adjustment	4	300.00	300.00	600.00	35	\$2,525.00	\$2,525.00	5,050.00
Other	1	250.00	250.00	500.00	10	\$1,075.00	\$1,075.00	2,150.00
NSF		0.00	0.00	0.00		\$0.00	\$0.00	0.00
Refunds		0.00	0.00	0.00		\$0.00	\$0.00	0.00
		<u>\$1,450.00</u>	<u>\$1,450.00</u>	<u>\$2,900.00</u>		<u>\$14,325.00</u>	<u>\$14,325.00</u>	<u>\$28,650.00</u>
<b>TMAPC COMP</b>								
Comp Plan Admendment	0	\$0.00	\$0.00	\$0.00	1	\$300.00	\$0.00	\$300.00
Refund		<u>\$0.00</u>		<u>\$0.00</u>		<u>(\$300.00)</u>	<u>\$0.00</u>	<u>(\$300.00)</u>
		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
<b>BOARDS OF ADJUSTMENT</b>								
Fees	17	\$5,200.00	\$1,250.00	\$6,450.00	100	\$27,250.00	\$8,950.00	\$36,200.00
Refunds		(750.00)	0.00	(\$750.00)		(\$1,250.00)	(\$1,350.00)	(2,600.00)
NSF Check		0.00	0.00	\$0.00		\$0.00	(\$500.00)	(500.00)
		<u>\$4,450.00</u>	<u>\$1,250.00</u>	<u>\$5,700.00</u>		<u>\$26,000.00</u>	<u>\$7,100.00</u>	<u>\$33,100.00</u>
<b>TOTAL</b>		<b>\$10,437.50</b>	<b>\$7,237.50</b>	<b>\$17,675.00</b>		<b>\$68,662.50</b>	<b>\$49,762.50</b>	<b>\$118,425.00</b>
<b>LESS WAIVED FEES *</b>		<b>\$0.00</b>		<b>\$0.00</b>		<b>(\$1,930.97)</b>		<b>(\$1,930.97)</b>
<b>GRAND TOTALS</b>		<b><u>\$10,437.50</u></b>	<b><u>\$7,237.50</u></b>	<b><u>\$17,675.00</u></b>		<b><u>\$66,731.53</u></b>	<b><u>\$49,762.50</u></b>	<b><u>\$116,494.03</u></b>

\* Advertising, Signs & Postage Expenses for City of Tulsa Applications with Fee Waivers.



### November 2018 receipt comparison

	Nov. 2018	Oct. 2018	Nov. 2017
<b>Zoning Letters</b>	11	15	9
<b>Zoning</b>	3	8	5
<b>Plan Reviews</b>	23	25	22
<b>Minor Subdivisions</b>	0	0	0
<b>Preliminary Plats</b>	1	5	3
<b>Final Plats</b>	0	0	5
<b>Development Regulations Compliance</b> (includes plat waivers prior to 5/10/2018)	0	0	5
<b>Lots Splits</b>	4	7	10
<b>Lot Line Adjustments</b> (includes lot combinations prior to 5/10/2018)	4	10	0
<b>Other</b>	1	5	0
<b>Comp Plan Amendments</b>	0	0	0

**TMAPC RECEIPTS**  
**Month of October 2018**

	----- Current Period -----			----- Year To Date -----				
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
<b>ZONING</b>								
Zoning Letters	12	\$675.00	\$675.00	\$1,350.00	47	2,400.00	2,400.00	\$4,800.00
Zoning	8	3,250.00	3,250.00	6,500.00	27	14,125.00	14,125.00	28,250.00
Plan Reviews	25	2,250.00	2,250.00	4,500.00	71	7,275.00	7,275.00	14,550.00
Refunds		0.00	0.00	0.00		0.00	0.00	0.00
NSF		0.00	0.00	0.00		0.00	0.00	0.00
		<u>\$6,175.00</u>	<u>\$6,175.00</u>	<u>\$12,350.00</u>		<u>\$23,800.00</u>	<u>\$23,800.00</u>	<u>\$47,600.00</u>
<b>LAND DIVISION</b>								
Minor Subdivision	0	\$0.00	0.00	0.00	0	\$0.00	\$0.00	0.00
Preliminary Plats	5	3,000.00	3,000.00	6,000.00	10	\$6,000.00	\$6,000.00	12,000.00
Final Plats	0	0.00	0.00	0.00	4	\$1,800.00	\$1,800.00	3,600.00
Development Reg. Compliance	0	0.00	0.00	0.00	0	\$0.00	\$0.00	0.00
Lot Splits	7	1,000.00	1,000.00	2,000.00	21	\$2,025.00	\$2,025.00	4,050.00
Lot Line Adjustment	10	675.00	675.00	1,350.00	31	\$2,225.00	\$2,225.00	4,450.00
Other	5	250.00	250.00	500.00	9	\$825.00	\$825.00	1,650.00
NSF		0.00	0.00	0.00		\$0.00	\$0.00	0.00
Refunds		0.00	0.00	0.00		\$0.00	\$0.00	0.00
		<u>\$4,925.00</u>	<u>\$4,925.00</u>	<u>\$9,850.00</u>		<u>\$12,875.00</u>	<u>\$12,875.00</u>	<u>\$25,750.00</u>
<b>TMAPC COMP</b>								
Comp Plan Admendment	0	\$0.00	\$0.00	\$0.00	1	\$300.00	\$0.00	\$300.00
Refund		<u>(\$300.00)</u>		<u>(\$300.00)</u>		<u>(\$300.00)</u>	<u>\$0.00</u>	<u>(\$300.00)</u>
		<u>(\$300.00)</u>	<u>\$0.00</u>	<u>(\$300.00)</u>		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
<b>BOARDS OF ADJUSTMENT</b>								
Fees	20	\$9,050.00	\$0.00	\$8,000.00	83	\$22,050.00	\$7,700.00	\$29,750.00
Refunds		0.00	(1,050.00)	\$0.00		(\$500.00)	(\$1,350.00)	(1,850.00)
NSF Check		0.00	0.00	\$0.00		\$0.00	(\$500.00)	(500.00)
		<u>\$9,050.00</u>	<u>(\$1,050.00)</u>	<u>\$8,000.00</u>		<u>\$21,550.00</u>	<u>\$5,850.00</u>	<u>\$27,400.00</u>
<b>TOTAL</b>		<b>\$19,850.00</b>	<b>\$10,050.00</b>	<b>\$29,900.00</b>		<b>\$58,225.00</b>	<b>\$42,525.00</b>	<b>\$100,750.00</b>
<b>LESS WAIVED FEES *</b>		<b>(\$1,320.00)</b>		<b>(\$1,320.00)</b>		<b>(\$1,930.97)</b>		<b>(\$1,930.97)</b>
<b>GRAND TOTALS</b>		<b><u>\$18,530.00</u></b>	<b><u>\$10,050.00</u></b>	<b><u>\$28,580.00</u></b>		<b><u>\$56,294.03</u></b>	<b><u>\$42,525.00</u></b>	<b><u>\$98,819.03</u></b>

\* Advertising, Signs & Postage Expenses for City of Tulsa Applications with Fee Waivers.

### October 2018 receipt comparison

	<b>Oct. 2018</b>	<b>Sept. 2018</b>	<b>Oct. 2017</b>
<b>Zoning Letters</b>	15	3	13
<b>Zoning</b>	8	4	9
<b>Plan Reviews</b>	25	12	27
<b>Minor Subdivisions</b>	0	0	0
<b>Preliminary Plats</b>	5	1	2
<b>Final Plats</b>	0	0	2
<b>Development Regulations Compliance</b> (includes plat waivers prior to 5/10/2018)	0	0	4
<b>Lots Splits</b>	7	1	10
<b>Lot Line Adjustments</b> (includes lot combinations prior to 5/10/2018)	10	7	0
<b>Other</b>	5	1	3
<b>Comp Plan Amendments</b>	0	1	0



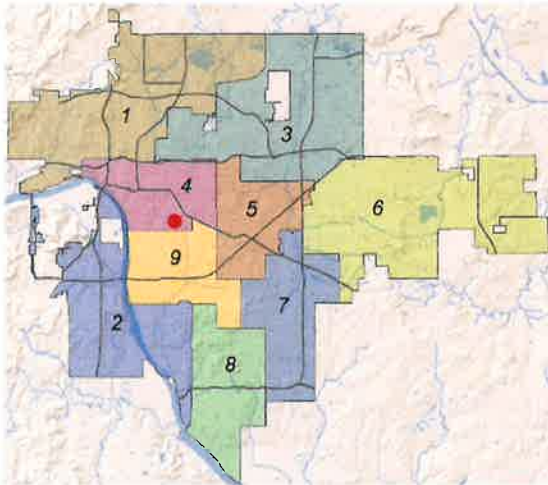
**Case Number:** PUD-288-19  
**Minor Amendment**

**Hearing Date:** December 19, 2018

**Case Report Prepared by:**  
 Jay Hoyt

**Owner and Applicant Information:**  
 Applicant: Rob Stephens  
 Property Owner: Rob & Stacey Stephens

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



**Applicant Proposal:**

Concept summary: PUD minor amendment to reduce the required rear yard setback from 25 ft to 5 ft to permit an outdoor living area

Gross Land Area: 0.36 acres

Location: East of the SE/c of S Lewis Ave and E 26<sup>th</sup> PI S

Lot 15, Block 1, EIGHT ACRES RESUB L9&10 & PRT L1&2B2 WOODY CREST

2660 S Birmingham Ave E, Unit O

**Zoning:**  
 Existing Zoning: RS-1/PUD-288  
 Proposed Zoning: No Change

**Comprehensive Plan:**  
 Land Use Map: Existing Neighborhood  
 Growth and Stability Map: Stability

**Staff Recommendation:**  
 Staff recommends **approval**.

**Staff Data:**  
 TRS: 8316

**City Council District: 4**  
*Councilor Name:* Kara Jo McKee  
**County Commission District: 2**  
*Commissioner Name:* Karen Keith

**SECTION I:** PUD-288-19 Minor Amendment

**STAFF RECOMMENDATION**

Amendment Request: Revise the PUD Development Standards to reduce the rear yard setback from 25 ft to 5 ft in order to permit the construction an outdoor living area.

Currently, the development standards of the PUD call for a rear yard setback of 25 feet. The applicant is proposing to reduce the rear yard to 5 feet to permit the proposed outdoor living area addition. The plat for this site does not show any utility easements in the rear of the lot. A 5 ft Fence and Landscape easement is located at the rear property line. The requested reduced setback would be located outside of this easement.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 30.010.1.2.c(9) of the City of Tulsa Zoning Code.*

*“Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved standards and the character of the development are not substantially altered.”*

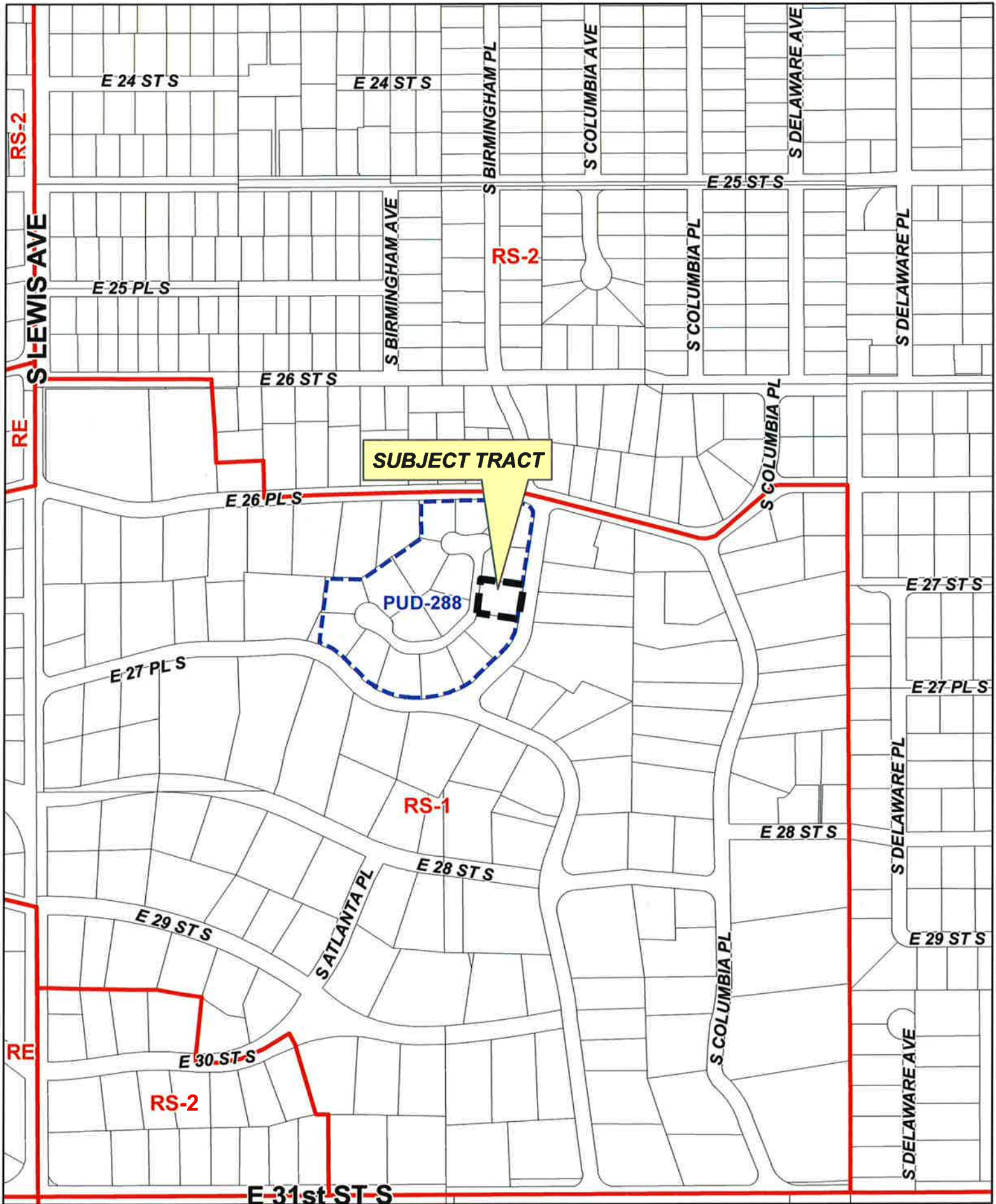
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-288 and subsequent amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map  
INCOG aerial photo  
INCOG aerial photo (enlarged)  
Applicant Mortgage Inspection Report  
Applicant Site Plan  
Applicant Elevations

With considerations listed above, staff recommends **approval** of the minor amendment request to reduce the required yard setback from 25 feet to 5 feet.



**SUBJECT TRACT**

**PUD-288**

**RS-1**

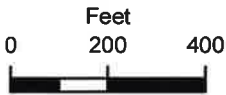
**RS-2**

**RE**

**RE**

**RS-2**

# PUD-288-19

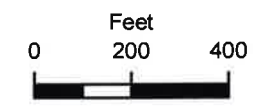


19-13 17

2.3







 Subject Tract

# PUD-288-19

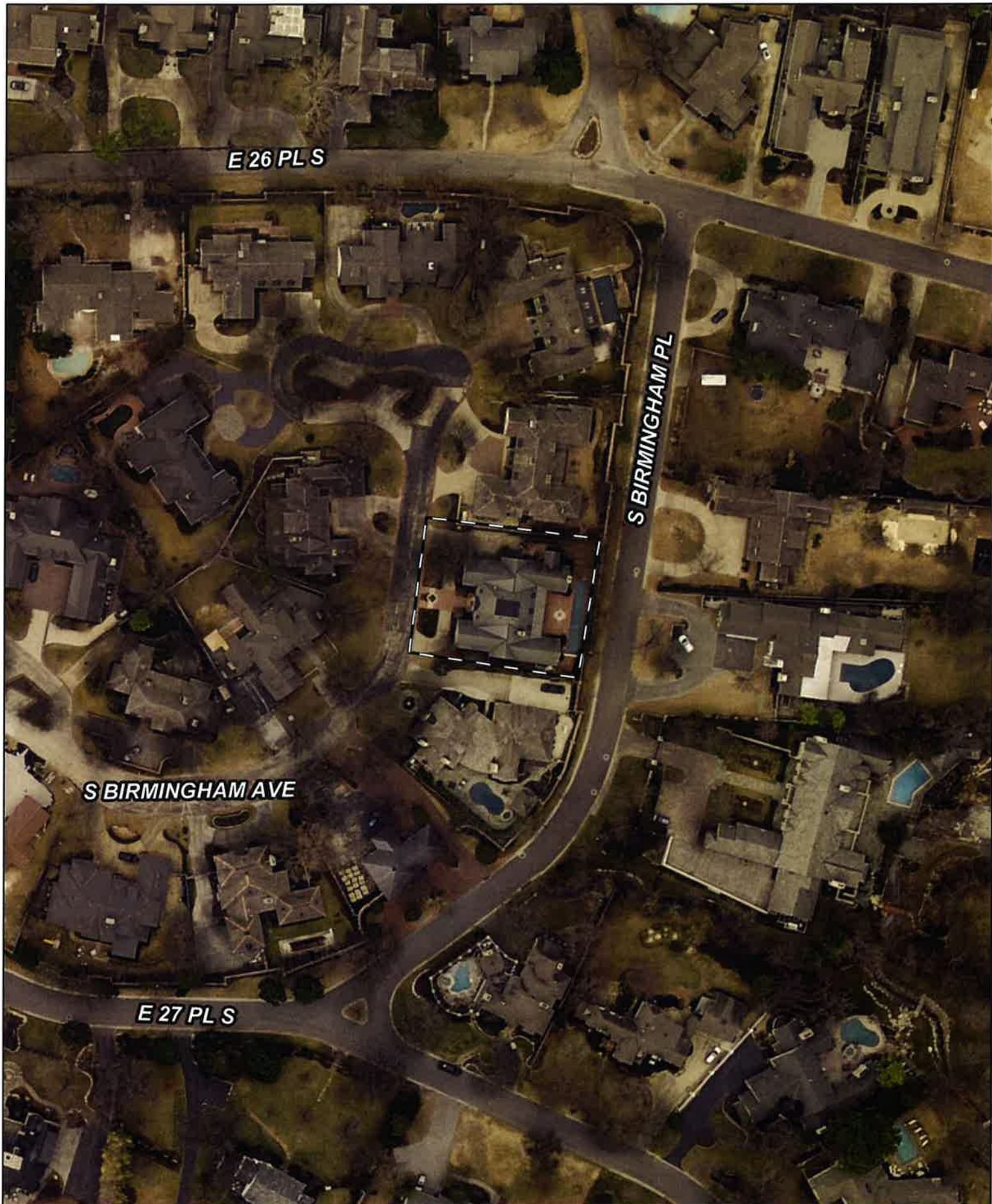
Note: Graphic overlays may not precisely align with physical features on the ground.

19-13 17

Aerial Photo Date: February 2018







Subject  
Tract

**PUD-288-19**

19-13 17

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

Aerial Photo Date: February 2018



2.5





WHITE SURVEYING COMPANY

• 8836 EAST 56TH PLACE TULSA, OKLAHOMA 74140 • (918) 883-8924

LEGEND

- X— FENCE
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- M/P METERING POINT
- B/E BURIED ELECTRIC & TELEPHONE CABLE EASEMENT (APPROXIMATE LOCATION)
- B.L. BUILDING LINE
- O.B.L. OUTBUILDING LINE

# MORTGAGE INSPECTION REPORT

INVOICE NO.: GA 18-92586  
MORTGAGOR: STEPHENS, ROBERT D. & STACEY

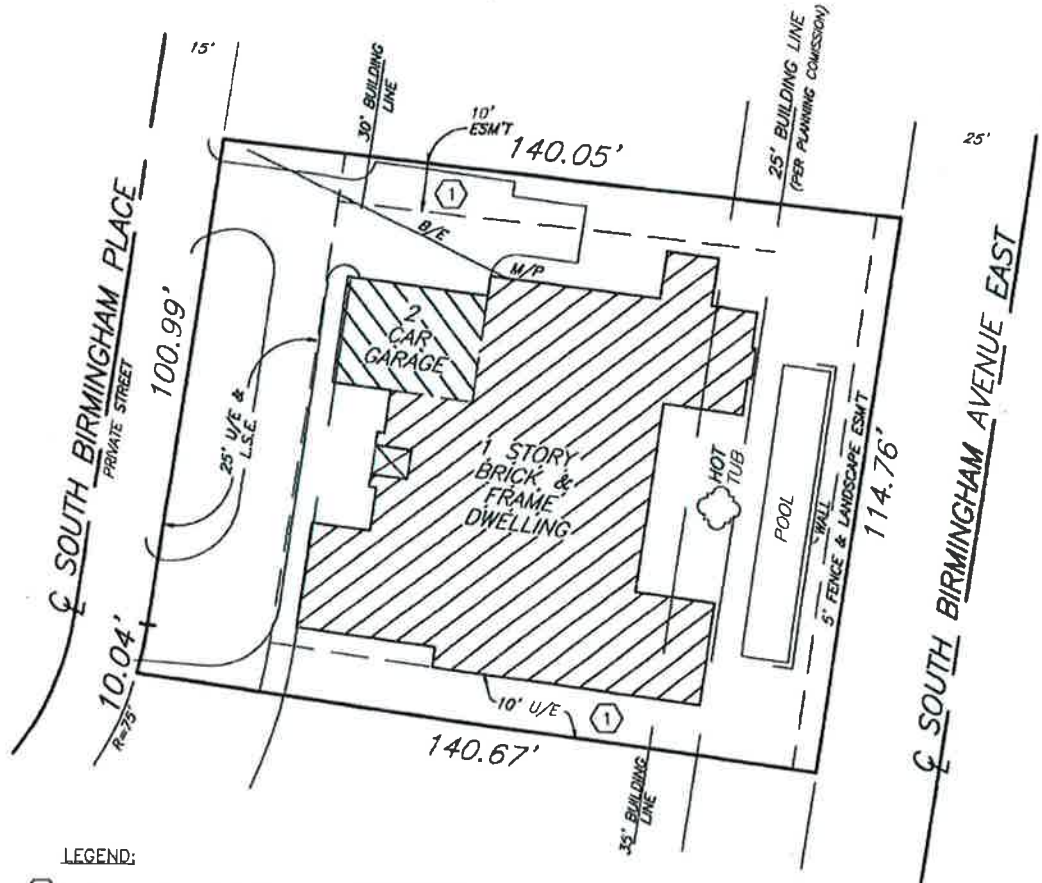
CLIENT: GUARANTY ABSTRACT COMPANY  
VALLEY NATIONAL BANK  
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
256581



BEFORE YOU DIG,  
CALL OKIE  
1-800-522-6543

THIS PROPERTY LIES IN ZONE "X-UNSHADED"  
FLOOD HAZARD AREA PER F.I.R.M. MAP NUMBER  
40143C0352L, AS LAST REVISED 10/16/12.

THE FOLLOWING RECORDED DOCUMENT DOES NOT AFFECT THIS PROPERTY:  
7. SEWER EASEMENT RECORDED IN BOOK 2698 PAGE 1.



LEGEND:

- ① - 5. EASEMENTS CLOSED PER ORDINANCE# 15769 & VACATED BY DIST. COURT CASE# CJ-84-6159 BOOK 4860 PAGE 2793.

PLAT NO. 4293

LEGAL DESCRIPTION AS PROVIDED:

LOT FIFTEEN (15), BLOCK ONE (1), EIGHT ACRES, A RESUBDIVISION OF ALL OF LOTS 9&10 AND PART OF LOT 1&2 IN BLOCK 2 OF WOODY CREST SUBDIVISION, IN THE N/2 OF THE SW/4 OF SECTION 17, T-19-N, R-13-E, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND KNOWN AS 2660 SOUTH BIRMINGHAM AVENUE EAST.

SURVEYOR'S STATEMENT

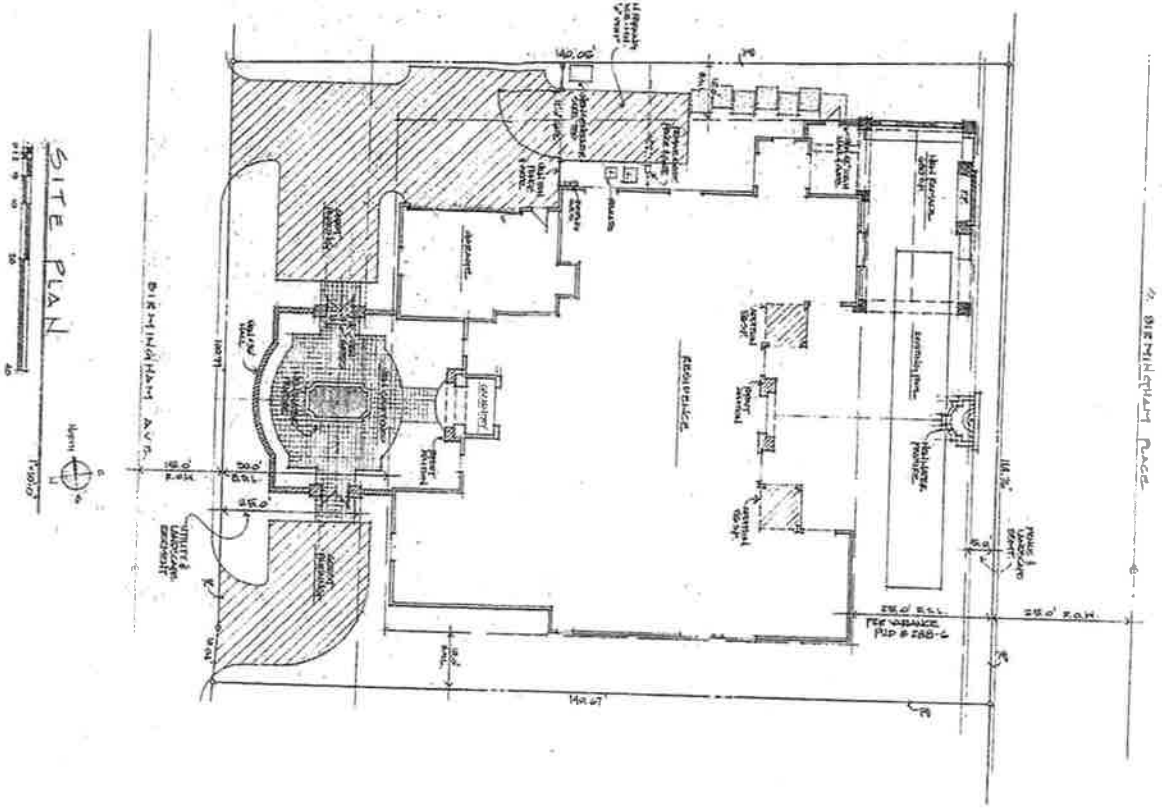
WHITE SURVEYING COMPANY, AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED LICENSED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION #CA1098 (RENEWAL DATE: JUNE 30, 2017), DO HEREBY STATE THAT IN OUR PROFESSIONAL OPINION THE ABOVE INSPECTION PLAT SHOWS THE DWELLING AS LOCATED ON THE PREMISES DESCRIBED, THAT IT IS ENTIRELY WITHIN THE DESCRIBED TRACT BOUNDARIES, AND THERE ARE NO ENCROACHMENTS THEREON BY VISIBLE PERMANENT IMPROVEMENTS, EXCEPT AS INDICATED; THAT THE ABOVE INSPECTION PLAT SHOWS ALL RECORDED PLAT EASEMENTS AND OTHER SUCH EASEMENTS WHICH HAVE BEEN DISCLOSED BY A CURRENT TITLE OPINION OR BY COMMITMENT FOR TITLE INSURANCE AND COPIES THEREOF PROVIDED TO US; THAT THIS INSPECTION PLAT WAS PREPARED FOR IDENTIFICATION PURPOSES ONLY FOR THE MORTGAGEE AND IS NOT A LAND OR BOUNDARY LINE SURVEY; THAT NO PROPERTY CORNERS WERE SET, AND IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER IMPROVEMENTS; THAT UNDERGROUND OR ABOVE GROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS INSPECTION PLAT UNLESS SPECIFICALLY REQUESTED BY THE CLIENT; THAT THIS INSPECTION PLAT IS PREPARED SOLELY FOR THE CLIENT LISTED HEREON AS OF THIS DATE AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION; AND THAT NO RESPONSIBILITY OR LIABILITY IS ASSUMED HEREIN OR HEREBY TO THE PRESENT OR FUTURE LAND OWNER OR OCCUPANT.

WITNESS MY HAND AND SEAL THIS DATE: 4/16/18

WARNING! If the seal on this document is not RED, it is an unauthorized copy which may have been altered or modified, and cannot be used for any purpose without the written permission of White Surveying Company.

Copyright 2017 by White Surveying Company. All Rights reserved. No part of this plat may be reproduced, stored in a retrieval system, or transmitted in any form without prior written permission of White Surveying Company, P.O. Box 471675, Tulsa, Oklahoma.

2.6



SITE PLAN  
 1" = 10'-0"

SHEET INDEX

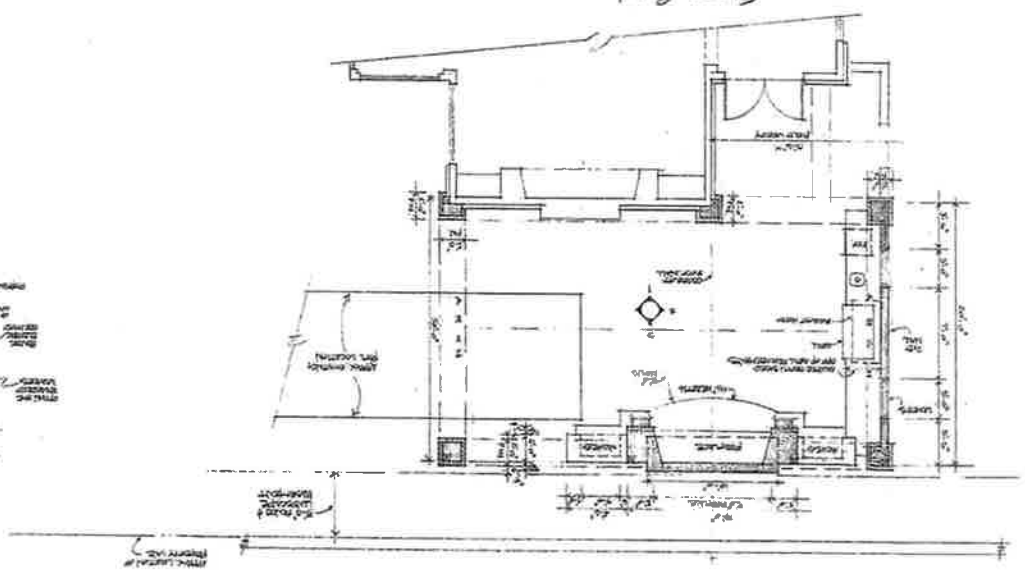
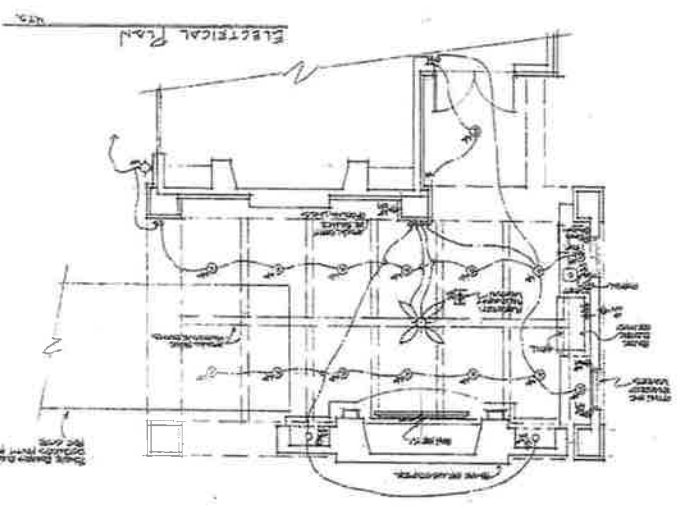
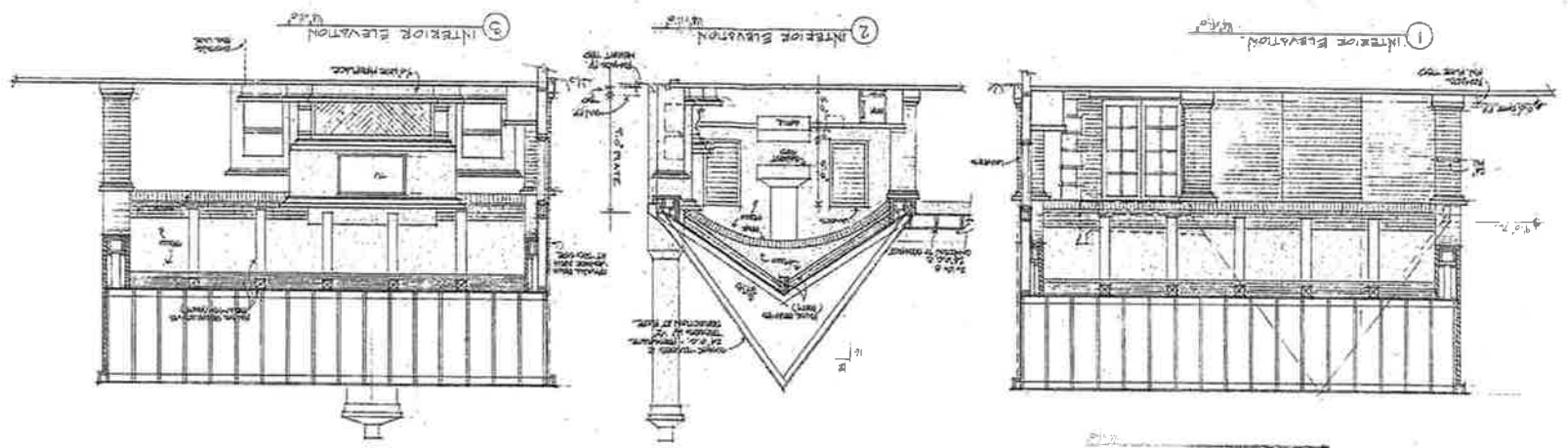
A1	Site Plan
A2	Front Elevation
A3	Side Elevation
A4	Back Elevation
A5	Section
A6	Section
A7	Section
A8	Section
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A10	Section
A11	Section
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STEPHENS RESIDENCE  
 TULSA, OKLAHOMA

SCALE:	1" = 10'-0"
DATE:	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	

8.2

SHEET NO. A-8  
 DATE: SEPTEMBER 1, 1916  
 PROJECT: STEPHENS RESIDENCE  
 ARCHITECT: J. W. BERRY  
 ENGINEER: J. W. BERRY  
 TULSA, OKLAHOMA





Tulsa Metropolitan Area  
Planning Commission

**Case :** Estates at the River II

**Hearing Date:** December 19, 2018

**Case Report Prepared by:**

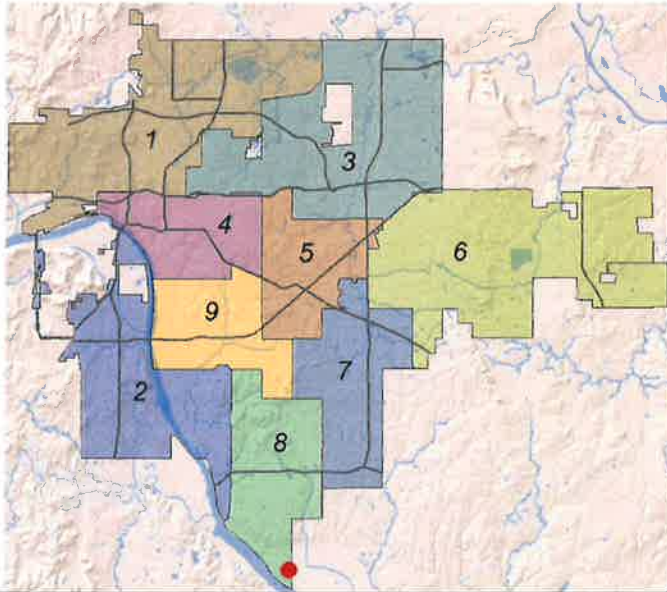
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Tanner Consulting, LLC

*Owner:* 121<sup>st</sup> Street Property, LLC

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



**Applicant Proposal:**

Final Plat

85 lots, 5 blocks, 3 reserve areas, 27.69± acres

*Location:* South of the southwest corner of East 121<sup>st</sup> Street South and South Hudson Avenue

**Zoning:** RS-3/PUD-803

**Staff Recommendation:**

Staff recommends **approval** of the final plat

**City Council District:** 8

*Councilor Name:* Phil Lakin

**County Commission District:** 3

*Commissioner Name:* Ron Peters

**EXHIBITS:** Final Plat



DRAFT FINAL PLAT  
PUD-803-4

# THE ESTATES AT THE RIVER II

PART OF THE NORTHEAST QUARTER NORTHWEST QUARTER (NE/4 NW/4)  
AND PART OF THE SOUTHEAST QUARTER NORTHWEST QUARTER (SE/4 NW/4) OF SECTION THREE (3)  
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN  
A SUBDIVISION WITHIN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

OWNER:  
**121st Street Property, L.L.C.**  
AN OKLAHOMA LIMITED LIABILITY COMPANY  
CONTACT: BRIAN GREEN  
EMAIL: BGREEN34@MSN.COM  
17211 South 4170 Road  
Claremore, Oklahoma 74017  
Phone: (918) 342-0840

SURVEYOR/ENGINEER:  
**Tanner Consulting, LLC**  
DAN E TANNER, P.L.S. NO. 14355  
OK CA NO. 2661, EXPIRES 03/30/2019  
EMAIL: DAN@TANNERBROTHERS.COM  
5323 South Lewis Avenue  
Tulsa, Oklahoma 74105  
Phone: (918) 745-9929



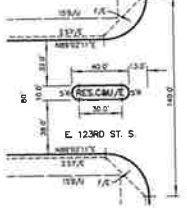
- LEGEND:
- B/L BUILDING LINE
  - B/LA BUILDING LINE & UTILITY EASEMENT
  - CS CHORD BEARING
  - CD CHORD DISTANCE
  - DOC DOCUMENT
  - ESMT EASEMENT
  - F/E FENCE EASEMENT
  - UTE UTILITY EASEMENT
  - Z/OA ADDRESS ADDRESS
  - o FOUND MONUMENT
  - SET MONUMENT

Lot Area Table

AREA LABEL	AREA(SQ FT)	AREA LABEL	AREA(SQ FT)
BLOCK 7, LOT 01	11,539	BLOCK 8, LOT 17	8,750
BLOCK 7, LOT 02	10,245	BLOCK 8, LOT 18	8,750
BLOCK 7, LOT 03	13,499	BLOCK 8, LOT 19	8,750
BLOCK 7, LOT 04	8,812	BLOCK 8, LOT 20	8,750
BLOCK 7, LOT 05	9,106	BLOCK 8, LOT 21	9,126
BLOCK 7, LOT 06	9,100	BLOCK 10, LOT 01	9,208
BLOCK 7, LOT 07	9,100	BLOCK 10, LOT 02	8,750
BLOCK 7, LOT 08	9,100	BLOCK 10, LOT 03	8,750
BLOCK 7, LOT 09	9,100	BLOCK 10, LOT 04	8,750
BLOCK 7, LOT 10	9,100	BLOCK 10, LOT 05	8,750
BLOCK 7, LOT 11	10,236	BLOCK 10, LOT 06	8,750
BLOCK 8, LOT 01	10,268	BLOCK 10, LOT 07	8,750
BLOCK 8, LOT 02	9,100	BLOCK 10, LOT 08	8,750
BLOCK 8, LOT 03	9,788	BLOCK 10, LOT 09	8,125
BLOCK 8, LOT 04	14,580	BLOCK 10, LOT 10	8,125
BLOCK 8, LOT 05	12,969	BLOCK 10, LOT 11	9,130
BLOCK 8, LOT 06	10,431	BLOCK 10, LOT 12	9,171
BLOCK 8, LOT 07	10,500	BLOCK 10, LOT 13	8,125
BLOCK 8, LOT 08	10,500	BLOCK 10, LOT 14	8,750
BLOCK 8, LOT 09	10,500	BLOCK 10, LOT 15	8,750
BLOCK 8, LOT 10	10,500	BLOCK 10, LOT 16	8,750
BLOCK 8, LOT 11	10,500	BLOCK 10, LOT 17	8,750
BLOCK 8, LOT 12	10,500	BLOCK 10, LOT 18	8,750
BLOCK 8, LOT 13	10,208	BLOCK 10, LOT 19	8,750
BLOCK 8, LOT 14	16,460	BLOCK 10, LOT 20	8,750
BLOCK 8, LOT 15	9,400	BLOCK 10, LOT 21	8,125
BLOCK 8, LOT 16	8,856	BLOCK 10, LOT 22	9,175
BLOCK 8, LOT 17	9,100	BLOCK 11, LOT 01	9,480
BLOCK 8, LOT 18	9,485	BLOCK 11, LOT 02	9,100
BLOCK 9, LOT 01	10,594	BLOCK 11, LOT 03	9,100
BLOCK 9, LOT 02	9,620	BLOCK 11, LOT 04	9,100
BLOCK 9, LOT 03	9,620	BLOCK 11, LOT 05	9,100
BLOCK 9, LOT 04	9,620	BLOCK 11, LOT 06	9,100
BLOCK 9, LOT 05	9,620	BLOCK 11, LOT 07	9,100
BLOCK 9, LOT 06	9,620	BLOCK 11, LOT 08	9,407
BLOCK 9, LOT 07	9,620	BLOCK 11, LOT 09	11,047
BLOCK 9, LOT 08	9,620	BLOCK 11, LOT 10	10,766
BLOCK 9, LOT 09	9,620	BLOCK 11, LOT 11	10,464
BLOCK 9, LOT 10	11,493	BLOCK 11, LOT 12	10,500
BLOCK 9, LOT 11	9,195	BLOCK 11, LOT 13	10,500
BLOCK 9, LOT 12	8,125		
BLOCK 9, LOT 13	8,125		
BLOCK 9, LOT 14	8,750		
BLOCK 9, LOT 15	8,750		
BLOCK 9, LOT 16	8,750		

Curve Table

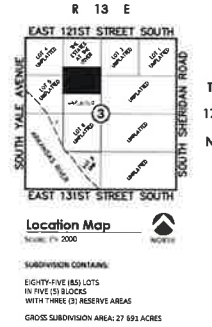
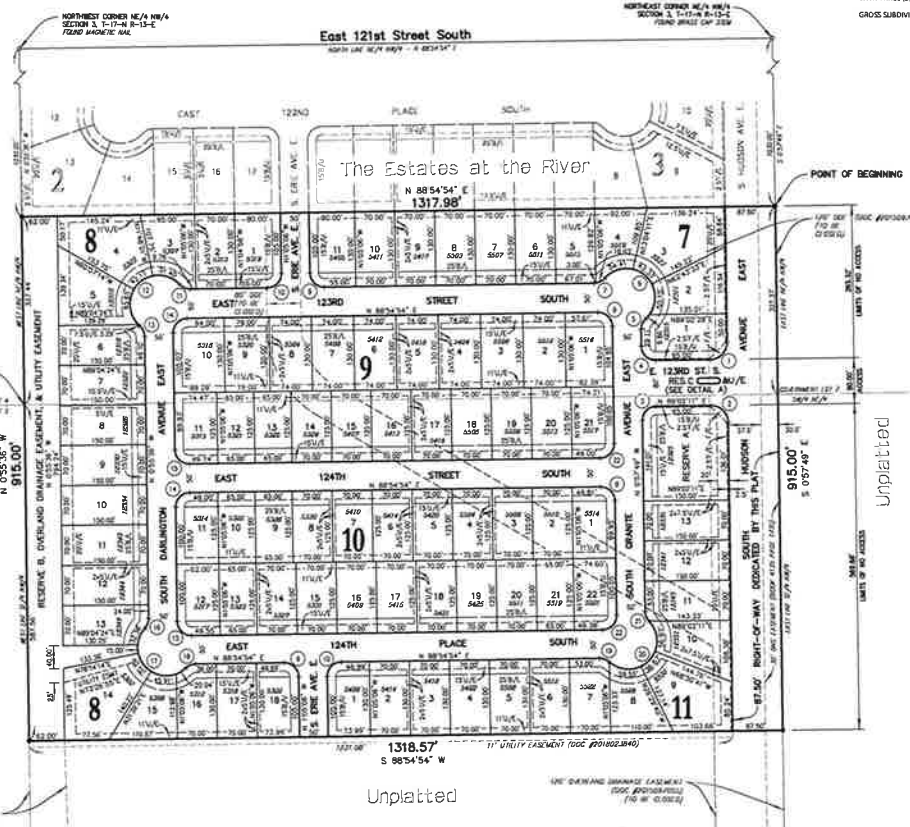
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
1	47.12'	30.00'	90°00'00"	N44°02'11"E	42.43'
2	47.12'	30.00'	90°00'00"	N45°37'49"W	42.43'
3	39.37'	25.00'	90°00'00"	N44°02'11"E	35.34'
4	39.37'	25.00'	90°00'00"	N45°37'49"W	35.34'
5	71.20'	25.00'	48°11'23"	N23°07'34"E	20.41'
6	241.79'	50.00'	148°50'00"	N67°01'28"W	29.84'
7	21.09'	25.00'	48°11'23"	N66°49'33"E	20.41'
8	39.37'	25.00'	90°07'17"	N46°01'28"W	35.39'
9	39.37'	25.00'	90°07'00"	N44°01'00"W	35.34'
10	39.37'	25.00'	90°07'00"	N43°54'54"E	35.34'
11	21.09'	25.00'	48°11'23"	N66°58'24"W	20.41'
12	164.51'	50.00'	148°13'16"	N45°38'38"E	89.80'
13	21.09'	25.00'	48°11'23"	N23°01'37"W	20.41'
14	39.37'	25.00'	89°59'01"	N43°09'39"E	35.31'
15	39.34'	25.00'	90°07'00"	N46°01'11"W	35.30'
16	18.89'	25.00'	42°50'00"	N20°29'24"E	18.20'
17	132.44'	50.00'	173°49'11"	N46°01'21"W	89.83'
18	18.89'	25.00'	42°50'00"	N67°29'54"E	18.20'
19	18.89'	25.00'	42°50'00"	N69°40'08"W	18.20'
20	132.39'	50.00'	173°51'14"	N45°38'22"E	89.80'
21	18.89'	25.00'	42°50'00"	N22°12'46"W	18.20'
22	39.32'	25.00'	89°53'42"	N43°58'32"E	35.32'



Detail A East Entry  
Scale: 1"=40'

DATE OF PREPARATION: July 6, 2018

OVERLAND CHARGE (EASEMENT)  
(DOC #201803381)



Location Map  
Scale: 1"=200'

SUBDIVISION CONTAINS:  
EIGHTY-FIVE (85) LOTS  
IN FIVE (5) BLOCKS  
WITH THREE (3) RESERVE AREAS  
GROSS SUBDIVISION AREA: 27,691 ACRES

FINAL PLAT ENDORSEMENT OF APPROVAL	
Tulsa Metropolitan Area Planning Commission	
Approval Date:	
TMAPC/NCDS	
CITY ENGINEER	
Council of the City of Tulsa, Oklahoma	
Approval Date:	
CHAIRMAN	
MAYOR	
ATTEST: CITY CLERK	
CITY ATTORNEY	

The approval of this final plat will expire one year from the date of City Council approval if not filed in the Office of the County Clerk before that date.

Notes:

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF JOURNALISM FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER PLS SURV" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3201), NORTH AMERICAN DATUM 1983 (NAD83). SMO BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
  - A. FOUND MAGNETIC NAIL AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE/4) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 3;
  - B. FOUND BRASS CAP STEM AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NE/4) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 3;
 THE BEARINGS BETWEEN SAID MONUMENTS BEING NORTH 89°54'54" EAST.
- ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD REFER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
- ACCESS AND LIMITS OF ACCESS INDICATED ON SOUTH HUDSON AVENUE EAST APPLY ONLY TO THE WEST SIDE OF THE HUDSON AVENUE RIGHT-OF-WAY. SEE LIMITS OF NO ACCESS IN SECTION 1 OF THE DEED OF DEDICATION.

3.2







Tulsa Metropolitan Area  
Planning Commission

**Case :** Union E-14

**Hearing Date:** December 19, 2018

**Case Report Prepared by:**

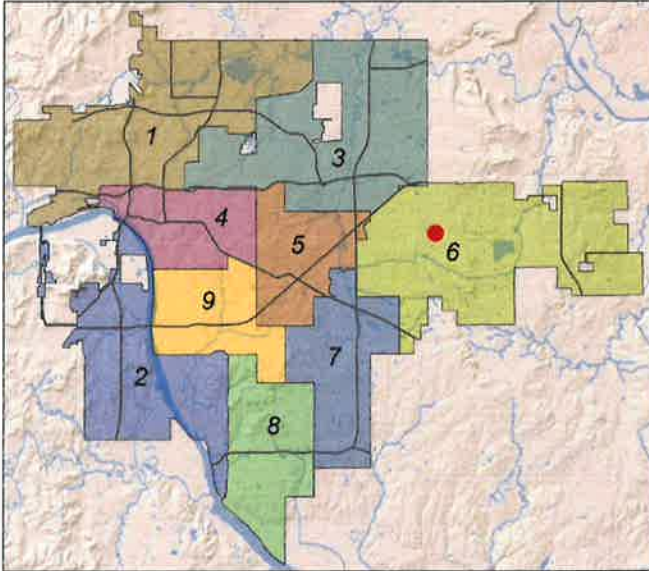
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Crystal Keller, Wallace Engineering

*Owner:* Union Public Schools

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



**Applicant Proposal:**

Final Plat

1 lot, 1 block, 32.91 ± acres

*Location:* East of the southeast corner of East 31<sup>st</sup> Street South and South Garnett Road

**Zoning:** AG/OL

**Staff Recommendation:**

Staff recommends **approval** of the final plat

**City Council District:** 6

*Councilor Name:* Connie Dodson

**County Commission District:** 1

*Commissioner Name:* Stan Sallee

**EXHIBITS:** Final Plat



# FINAL PLAT of Union E-14

PART OF THE NORTHEAST QUARTER NE¼ OF THE NORTHWEST QUARTER NW¼ OF SECTION 20, TOWNSHIP 19 NORTH,  
RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

<p><b>Recorder</b> WALLACE ENGINEERING STRUCTURAL CONSULTANTS, INC. 202 EAST BRADY STREET TULSA, OK 74103 (918) 584-5808 OKLAHOMA CA #1482 CRP DATE 8/25/19 cwallace@wallace.com</p>	<p><b>Surveyor</b> BENNETT SURVEYING, INC. 219 CHOUTEAU AVENUE CHOUTEAU, OK 74137 TEL: (918) 476-7444 RPLS 1558, CA #4302, EXP. DATE 8/20/20 wob@bennettsurveying.com</p>	<p><b>Owner</b> INDEPENDENT SCHOOL DISTRICT NO. 9, OF TULSA COUNTY, OKLAHOMA, UNION PUBLIC SCHOOLS, 8006 E. 61ST ST TULSA, OK 74133 (918) 257-4221</p>
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**Legal Description**

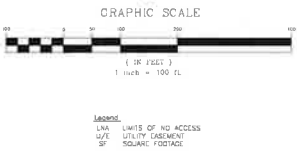
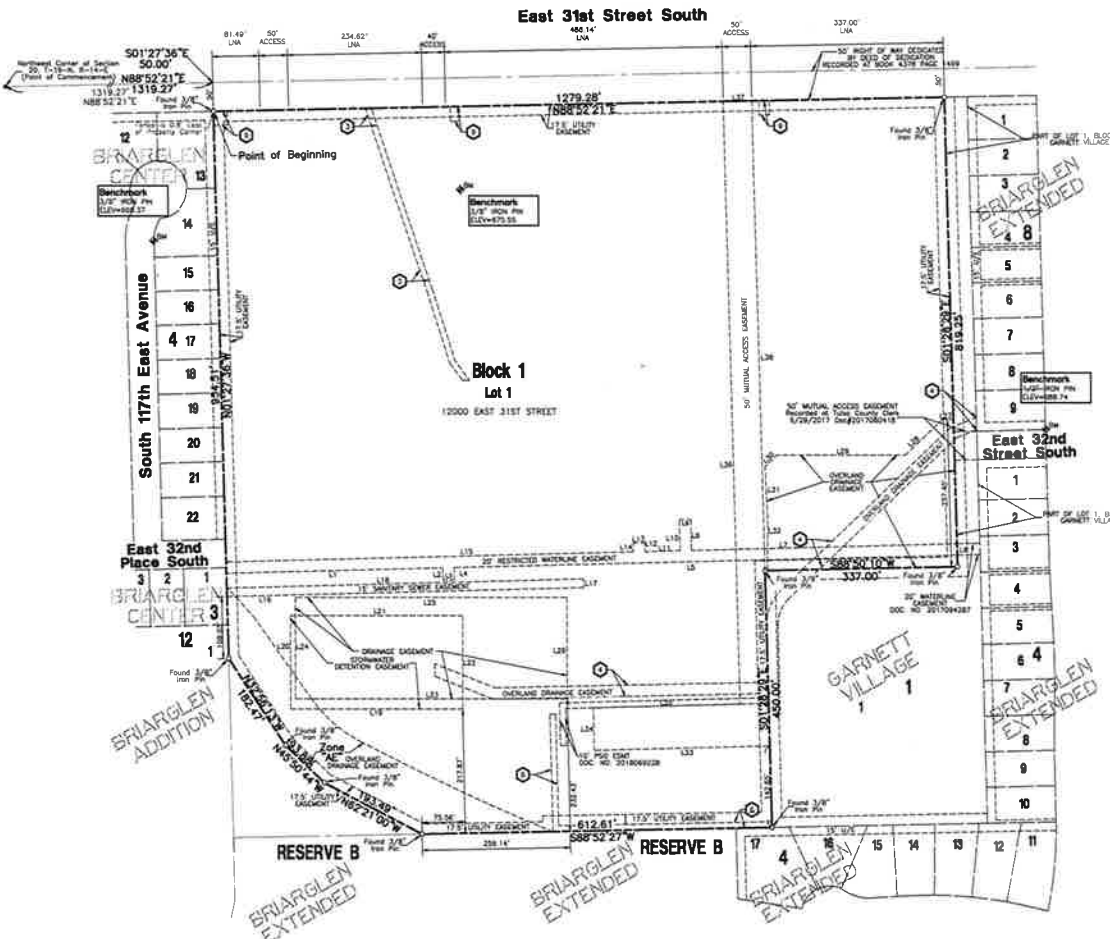
A TRACT OF LAND THAT IS PART OF THE NORTHEAST QUARTER NE¼ OF THE NORTHWEST QUARTER NW¼ OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION TWENTY (20) THENCE N88°22'11" AND ALONG THE NORTH LINE OF SAID SECTION TWENTY (20) FOR A DISTANCE OF 1279.28 FEET; THENCE S67°22'11" FOR A DISTANCE OF 2036 FEET TO THE NORTHEAST CORNER OF LOT 1 (HEREINAFTER REFERRED TO AS "BRANGLEN CENTER") AND POINT OF BEGINNING; THENCE N88°22'11" FOR A DISTANCE OF 1718.81 FEET; THENCE S89°22'11" FOR A DISTANCE OF 418.91 FEET TO THE NORTHEAST CORNER OF LOT ONE (1) BLOCK ONE (1) GARNETT VILLAGE; THENCE S89°22'11" AND ALONG THE NORTH LINE OF LOT ONE (1) BLOCK ONE (1) GARNETT VILLAGE FOR A DISTANCE OF 318.00 FEET TO THE WEST LINE OF LOT ONE (1) BLOCK ONE (1) GARNETT VILLAGE; THENCE S89°22'11" FOR A DISTANCE OF 187.14 FEET TO THE NORTHEAST CORNER OF LOT SEVENTEEN (17) BLOCK FOUR (4) BRANGLEN EXTENDED; THENCE S89°22'11" AND ALONG THE NORTH LINE OF LOT SEVENTEEN (17) BLOCK FOUR (4) BRANGLEN EXTENDED AND ALONG THE WEST LINE OF LOT SEVENTEEN (17) BLOCK FOUR (4) BRANGLEN EXTENDED FOR A DISTANCE OF 187.14 FEET; THENCE N89°22'11" FOR A DISTANCE OF 812.61 FEET; THENCE N89°22'11" FOR A DISTANCE OF 187.14 FEET TO THE EAST LINE OF LOT ONE (1) BLOCK THREE (3) BRANGLEN ADDITION; THENCE N89°22'11" AND ALONG THE EAST LINE OF LOT ONE (1) BLOCK THREE (3) BRANGLEN ADDITION AND ALONG THE WEST LINE OF LOT ONE (1) BLOCK THREE (3) BRANGLEN ADDITION FOR A DISTANCE OF 187.14 FEET TO THE NORTHWEST CORNER OF LOT THIRTEEN (13) BLOCK FOUR (4) OF BRANGLEN CENTER AND THE POINT OF BEGINNING.

**Existing Easements**

- ① UNDERGROUND RIGHT-OF-WAY EASEMENT TO PUBLIC SERVICE COMPANY OF OKLAHOMA, AN OKLAHOMA CORPORATION, DATED JUNE 29, 1960, FILED JULY 16, 1960, RECORDED IN BOOK 1482, PAGE 421.
- ② OVERLAND DRAINAGE EASEMENT TO CITY OF TULSA, OKLAHOMA, DATED MAY 8, 1967, FILED JUNE 23, 1967, RECORDED IN BOOK 2033, PAGE 2387.
- ③ UNDERGROUND RIGHT-OF-WAY EASEMENT TO PUBLIC SERVICE COMPANY OF OKLAHOMA, AN OKLAHOMA CORPORATION, DATED DECEMBER 11, 1986, FILED DECEMBER 11, 1986, RECORDED IN BOOK 5889, PAGE 2321.
- ④ EASEMENT TO CITY OF TULSA, A MUNICIPAL CORPORATION, DATED FEBRUARY 22, 2008, FILED MARCH 24, 2008, RECORDED AS DOCUMENT # 2008022256.

LINE	BEARING	DISTANCE	AREA
1	N88°22'11"	1279.28	1718.81
2	S89°22'11"	2036.00	1718.81
3	N88°22'11"	1718.81	1718.81
4	S89°22'11"	418.91	1718.81
5	N89°22'11"	812.61	1718.81
6	N89°22'11"	187.14	1718.81
7	N89°22'11"	187.14	1718.81
8	N89°22'11"	187.14	1718.81
9	N89°22'11"	187.14	1718.81
10	N89°22'11"	187.14	1718.81
11	N89°22'11"	187.14	1718.81
12	N89°22'11"	187.14	1718.81
13	N89°22'11"	187.14	1718.81
14	N89°22'11"	187.14	1718.81
15	N89°22'11"	187.14	1718.81
16	N89°22'11"	187.14	1718.81
17	N89°22'11"	187.14	1718.81
18	N89°22'11"	187.14	1718.81
19	N89°22'11"	187.14	1718.81
20	N89°22'11"	187.14	1718.81
21	N89°22'11"	187.14	1718.81
22	N89°22'11"	187.14	1718.81
23	N89°22'11"	187.14	1718.81
24	N89°22'11"	187.14	1718.81
25	N89°22'11"	187.14	1718.81
26	N89°22'11"	187.14	1718.81
27	N89°22'11"	187.14	1718.81
28	N89°22'11"	187.14	1718.81
29	N89°22'11"	187.14	1718.81
30	N89°22'11"	187.14	1718.81
31	N89°22'11"	187.14	1718.81
32	N89°22'11"	187.14	1718.81
33	N89°22'11"	187.14	1718.81
34	N89°22'11"	187.14	1718.81
35	N89°22'11"	187.14	1718.81
36	N89°22'11"	187.14	1718.81
37	N89°22'11"	187.14	1718.81
38	N89°22'11"	187.14	1718.81
39	N89°22'11"	187.14	1718.81
40	N89°22'11"	187.14	1718.81
41	N89°22'11"	187.14	1718.81
42	N89°22'11"	187.14	1718.81
43	N89°22'11"	187.14	1718.81
44	N89°22'11"	187.14	1718.81
45	N89°22'11"	187.14	1718.81
46	N89°22'11"	187.14	1718.81
47	N89°22'11"	187.14	1718.81
48	N89°22'11"	187.14	1718.81
49	N89°22'11"	187.14	1718.81
50	N89°22'11"	187.14	1718.81



- Notes**
1. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. CALL "DIAL" (1-800-322-4343) BEFORE DIGGING.
  2. THE PROPERTY DESCRIBED HEREIN CONTAINS 1 LOT.
  3. THE PROPERTY DESCRIBED HEREIN CONTAINS 1 BLOCK.
  4. THE PROPERTY DESCRIBED HEREIN CONTAINS 1871 ACRES.
  5. BEARING IS BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE 2001, UNITS MEASURED IN U.S. SURVEY FEET, WITH THE NORTH LINE OF SECTION 20 AS BEING N88°22'11".
  6. THE PROPERTY DESCRIBED HAS BEEN EXAMINED BY A MAP OF THE FEDERAL EXCESSIVE MANAGEMENT ACTIVITY FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA, MAP NO. 01434027E, MAP REVISED, OCTOBER 16, 2012, WHICH SHOWS A PORTION OF THE PROPERTY DESCRIBED HEREIN AS LOCATED IN ZONE (AO) WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE IN RISK OF FLOOD 100-YEAR FLOOD PLAIN.
  7. ADDRESSES SHOWN ON THIS PLAT REPRESENT ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTIONS.

**Benchmark Notes**

Benchmark	Benchmark	Benchmark
1/2" IRON PIN ELEV=869.47	3/8" IRON PIN ELEV=875.55	1/2" IRON PIN ELEV=888.74

**Nathan Foster**  
**2018.12.17**  
**09:24:17**  
**-06'00"**





**TMAPC Public Hearing Staff Report**  
**December 19, 2018**  
**Berryhill Land Use Plan**

---

- A. Item for consideration:** Consider adoption of the Berryhill Land Use Plan as an amendment to the Tulsa Comprehensive Plan and the Tulsa Metropolitan Area Comprehensive Plan for District 9.

The plan area boundary is approximately 4.15 square miles of land area, bounded on the North by the Arkansas River; and on the South along W 51st St. S, excluding some properties within Sapulpa city limits; and bounded on the East along 49th W Ave to include some east abutting properties; and on the West along 65th West Avenue including properties west of 65th W Ave that abut Chandler Park and Sand Springs City limits.

- B. Related Plans:** The Tulsa County District 9 Plan, adopted as a part of the Tulsa Metropolitan Area Comprehensive Plan (Vision 2000) in 1976 covers the area bounded by the Arkansas River on the North and East, the Skelly Bypass and Tulsa County line on the South, and South 65<sup>th</sup> West Avenue on the West. The Tulsa County District 9 Plan does not include all the Berryhill Land Use Plan area.

- C. Background:** In 2012 the Tulsa City Council annexed properties within the Berryhill community along a portion of the proposed Gilcrease Expressway extension. The newly annexed properties were classified as AG (Agricultural) zoning per the annexation ordinance and existing zoning code. Subsequent staff-initiated zoning changes processed in 2014 corrected nonconformities that existed as a result of the initial annexation and zoning classifications.

At that time, staff recommended further land use analysis of areas along the proposed Gilcrease alignment most likely to be impacted upon completion of the expressway. Staff and decision-makers alike have otherwise had to rely on the 1976 Tulsa County District 9 Plan to guide land use decisions. The most recent rezoning application along the expressway (Z-7394) was tabled by the Tulsa City Council until further analysis was completed

By Resolution #19879, dated February 26, 2018, the City Council formally initiated the planning process to amend the land use map and the areas of stability and growth maps of the comprehensive plan. On February 15, 2018, INCOG and City of Tulsa planners presented the proposed Berryhill land use planning effort to the Board of County Commissioners and received their full support to move forward.

**D. Process:** Planning staff in a joint City-County effort held a public project kick-off on April 2, 2018 at the Chandler Park Community Center. More than 160 interested parties attended the event. The agenda included a general overview of the land use process, review of community survey results, and an introduction of the Citizens Advisory Team (CAT). The CAT consists of local stakeholders (residents, business-owners and other), invited to serve by District 2 City Councilor Jeannie Cue and District 2 County Commissioner Karen Keith. Each CAT member volunteered to attend meetings, review materials and communicate land use topics to their respective constituents and neighbors and, likewise, convey specific concerns and feedback of their constituents to the larger group during subsequent CAT meetings.

Early in the community engagement process, members of Berryhill framed a long-range vision for working towards “a desirable place to live and work that in 10 to 20 years is a safe, close-knit, and well-maintained community and which supports a rural lifestyle by allowing for strategic economic opportunities and the enhancement and preservation of the natural environment.” This vision statement helped guide the formation of land use priorities, goals, and recommendations which, if followed, would help to implement the broader community vision. As sections of the Berryhill Land Use Plan were drafted by planning staff, key concepts and ideas were explored at CAT meetings, a public open house on August 27, 2018 and community survey period from October 10- 24, 2018. A total of 5 CAT meetings were held in-between April and November

CAT public meeting agenda items generally included:

- Review and discussion of community input;
- Analysis of existing conditions;
- Identification of strengths, weaknesses, opportunities and threats;
- Creation of the vision statement and guiding principles;
- Review of draft map and plan priorities, goals, and recommendations;

Over the past few months, planning staff and members of the CAT have worked together to prepare a complete draft. The plan’s land use recommendations and map reflect the aspirations of the vision statement at a more concrete level, with references to specific locations and should be used to guide decisions associated with land-use activities within the plan area. Members of the CAT discussed the draft on November 5, 2018 and find the plan to accurately represent a fair and balanced approach to guiding land use issues within the interests of the Berryhill community. A final public presentation of the draft was presented on November 15, 2018 at the Chandler Park Community Center. On November 19, 2018, staff members presented the final draft to the Planning Commission.

All project materials and meeting agendas were also posted on the project webpage: <https://www.cityoftulsa.org/government/departments/planning/current-projects/small-area-and-land-use-plans/berryhill-land-use-plan/>.

## E. Conformance with the Tulsa Comprehensive Plan and the Tulsa County District 9 Plan:

### 1) Land Use Plan Map

The planning area in the *Berryhill Land Use Plan* includes several land use designations from the **Tulsa Comprehensive Plan**.

**Existing Residential Neighborhood** category is intended to preserve and enhance Tulsa's existing single family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

**New 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.

**Neighborhood Center** are small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to a number of destinations.

**Employment** areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity.

**Parks and Open Space** provide recreational opportunities, community gathering places, shade and sunlight, air and water pollution filtration, natural beauty, habitat, and benefit surrounding uses.

### 2) Areas of Stability and Growth Map

The Berryhill Land Use Plan area in the **Tulsa Comprehensive Plan** includes "Areas of Stability" and "Areas of Growth".

The **Areas of Stability** includes approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

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.

*Staff comments: According to the Tulsa Comprehensive Plan, the purpose of the Growth and Stability designations is to show "where the majority of growth and investment should take place and which neighborhoods should remain substantially as they are." The Comprehensive Plan states that "ensuring that (growth area) residents will not be displaced is a high priority". Plan recommendations have tried to consider how growth can occur and the areas' existing character is maintained. Areas of existing residential uses are shown to be more stable in the land use plan, as shown by the Area of Stability designation. The plan states that new development in stable areas should "require that transition-sensitive design standards ensure that the compatibility of non-residential development with adjacent single-family homes."*

### 3) Land Use Priorities and Recommendations

For this planning area, the Berryhill Land Use Plan is consistent with the **Tulsa Comprehensive Plan** Land Use Priorities, specifically:

*"Maintain, stabilize and strengthen existing neighborhoods, making them places where new residents are attracted to live. "*

According to the Tulsa Comprehensive Plan, some of the goals for this priority focus on ensuring existing neighborhoods are stable and infill development revitalize, preserves and enhances these areas.

*Staff comments: The Berryhill Land Use Plan desires to establish policies that maintain the stability of the existing community and ensure any development is compatible with the current environment. Within the Berryhill Land Use Plan, a goal is to “preserve existing single-family residential; neighborhoods while fostering opportunities for strategic growth.” With the construction of the Gilcrease Expressway, the Berryhill Land Use Plan priorities aim to mitigate the impact of the Gilcrease Expressway and future development by providing development concepts that can be utilized during the rezoning process. These recommendations are included in this plan to encourage context-compatible aesthetics and promote transition-sensitive design standards between commercial and residential uses.*

The Tulsa Comprehensive Plan also has a priority to:

*“Preserve and enhance environmental assets”*

Within the Berryhill Land Use Plan, one of the Priorities is to promote the enhancement and preservation of Berryhill’s natural environment. The goal is to create a network of connected amenities throughout the plan areas for the enjoyment of Berryhill residents. Both of these priorities aligning with the Comprehensive Plan Land Use Policy Priority listed above.

*Staff comments: The citizen team has expressed concern about maintaining the residential character of the planning area while allowing for new, low density, commercial development that capitalized on opportunities presented by the Gilcrease Expressway expansion. This land use plan has a list of detailed priorities for the area. There are recommendations from staff and the citizen committee of targeted steps toward the goals for the planning area including such details as encouraging buffering through the requirement of Optional Development Plans and PUD’s for any commercial rezoning application, and encouraging non-residential uses be compatible with adjacent single-family residential neighborhoods.*

*A “Trail District” designation was added to the Land Use Map to encourage park-serving, low-impact commercial uses on unimproved lots along the proposed trail west of Gilcrease Expressway expansion. The goals and objectives of the plan are in conformance with the Land Use Priorities of the Tulsa Comprehensive Plan and will serve as fundamental concepts and ideas in guiding the area towards meeting these priorities.*

- 4) The Tulsa County District 9 Plan identifies the Berryhill Plan area as areas of “low intensities” with a few areas of “medium intensity”. “Low intensity” areas are described as having an average of 6 dwelling units per net acre. “Medium intensity” areas have a maximum of 36 dwelling units per net acre. This plan also identifies sections of the plan**

areas as “development sensitive”. The “development sensitive” classification defines natural areas where the ecological, environmental, and aesthetic balance should be given consideration prior to development.

*Staff Comments: The broader categories utilized by the Tulsa Comprehensive Plan are used to update the city and county’s land use map. Much of the area is designated as an Existing Neighborhood with a few pockets of New Neighborhood designations where large vacant land could be developed into residential uses. Existing residential uses are shown to be more protected in the land use plan. Areas for Park and Open Space were designated to include land that was largely flood zone and along the future trail on the west of the proposed Gilcrease Expressway. The corridors designated as Neighborhood Center are located near proposed exit ramps for the Gilcrease Expressway along arterial streets with existing commercial uses. The Employment designated areas are existing industrial uses and along the boundaries of the planning area.*

**Conclusion:** After reviewing the proposed Berryhill Land Use Plan for conformance with the Tulsa Comprehensive Plan and the Tulsa County District 9 Plan, TMAPC Staff finds that the recommendations contained in the proposed plan are consistent with and will further the vision of the Tulsa Comprehensive Plan and the Tulsa County District 9 Plan.

**F. Staff Recommendation:** Staff recommends that TMAPC adopt and include the Berryhill Land Use Plan as an amendment to the Tulsa Comprehensive Plan and the Tulsa County District 9 Plan.



CITY OF TULSA

TULSA COUNTY

INCOG

BERRYHILL

LAND

USE

PLAN



## ACKNOWLEDGEMENTS

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**PUBLISHED 2019**

The Berryhill Land Use Plan is the result of collaboration among the City of Tulsa, Tulsa County, INCOG, and the citizens of the planning area.

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## ACKNOWLEDGEMENTS

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### ABSTRACT

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This policy document is a record of the public process used to develop the Berryhill Land Use Plan. As a planning guide for many community stakeholders – citizens, property owners, investors, Planning Commissioners, and elected officials – it follows the planning process prescribed in PLANiTULSA, the Tulsa Comprehensive Plan, and is organized in two main sections: Executive Summary and The Plan.

The Executive Summary and details of the Land Use recommendations were adopted by the Tulsa Metropolitan Area Planning Commission (TMAPC) on DATE, approved by the Tulsa City Council on DATE, and approved by the Tulsa County Commissioners on DATE.

### EXECUTIVE SUMMARY

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The Executive Summary highlights the planning process, including the Vision Statement and Guiding Principles, developed by stakeholders, and key local issues that resulted in policy and land use recommendations.

Adopted concepts and policies provide the basis for land use and development decisions for this area throughout the planning horizon of 10 to 20 years.

Details including illustrations, images, and analysis of existing data were presented in The Plan to provide background and context for how these recommendations were formulated but will not be cited as policy.

### THE PLAN

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The Plan's organization and structure is based on the process set forth in PLANiTULSA. Content from overlapping process steps may be addressed in more than one chapter of the plan. Plan chapters include an inventory of existing conditions and relevant data, details of the community engagement process, and input generated from consensus-building activities to establish a vision and provide a baseline by which to measure progress throughout the planning horizon.

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CHAPTER 1

# EXECUTIVE SUMMARY

## OVERVIEW

The Berryhill Land Use Plan, “The Plan,” was developed through the joint efforts of the City of Tulsa planning staff and the Land Development Services staff of Indian Nations Council of Governments (INCOG). The Plan was created as a guide for future development for land located in this portion of unincorporated Tulsa County and the City of Tulsa.

The small area planning process was used as framework for this land use planning process. The small area planning process includes a thorough citizen engagement process, extensive research of existing conditions, and vetting of plan recommendations by citizens as well as relevant City of Tulsa and Tulsa County departments and stakeholders.

Following this process, the plan’s recommendations were adopted by the Tulsa Metropolitan Area Planning Commission on December 19<sup>th</sup>, 2019 and approved by the Tulsa Board of County Commissioners on January 7<sup>th</sup>, 2019 and the Tulsa City Council on January 23<sup>rd</sup>, 2019. Accordingly, this plan amends the Tulsa Comprehensive Plan and its recommendations are the City of Tulsa and Tulsa County’s policy guide for land development in the plan area.

MAP 1: PLAN BOUNDARY



MAP 1 LEGEND: PLAN BOUNDARY

- Plan Area
- Planned Gilcrease Expressway
- Unincorporated Tulsa County
- Tulsa City Limits
- Sand Springs City Limits
- Sapulpa City Limits

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### INTRODUCTION

The Berryhill plan area located just south and west of the Arkansas River contains approximately 4.15 sq. miles of land and includes properties located either in Tulsa city limits or unincorporated Tulsa County. Berryhill is predominantly built with single-family homes, a few non-residential uses and a fair amount of open space and rolling hills.

As a prototypical bedroom community, very little has changed over the years with minimal development activity and a decline in total population from 2000 to 2010. However, the Berryhill community faces potential changes soon with the planned construction of the Gilcrease Expressway likely spurring new development activity nearby.

In early 2018, Tulsa City Council and the Tulsa Board of County Commissioners initiated the small area planning process as a joint city-county planning effort and directed professional planning staff at the City of Tulsa and INCOG to engage local stakeholders (residents, business owners, and others) to establish land use policies to help guide future development.

#### WHAT IS A LAND USE PLAN?

Land Use Plans are long-range plans focused on specific areas to identify local land use issues and recommend solutions for a 10 to 20 year time frame. Land Use Plans are intended to provide tailored solutions for neighborhoods and are developed primarily through the input of property owners and area stakeholders. Land Use Plans are to be adopted as amendments to the Comprehensive Plan and can be implemented through zoning changes.

Accordingly, this plan amends the City of Tulsa Comprehensive Plan and Tulsa County District 9 Plan. All priorities, goals, and recommendations act as the City of Tulsa's and Tulsa County's policy guide for land development.

### GUIDING PRINCIPLES

The Berryhill Land Use Plan aims to achieve predictability for the residents and attempts to balance future demand for land development with respect for the existing community and the key concerns of local stakeholders. The purpose of the land use plan is also to manage growth and development in such a way that allows for appropriate changes and updates to the existing community while retaining its small-town character and charm.

The plan's guiding principles for future development fall into six broad categories:

- Economy
- Equality and Opportunity
- Environment
- Community and Housing
- Transportation
- Planning Process

Following thorough research of the existing conditions in Berryhill, engagements with the stakeholders began to envision their ideal future for the area. After thorough review and vetting from local stakeholders, a future vision formed the foundation of the plan's priorities, goals and recommendations.

The recommendations address key land use concerns that, if heeded, will help make the stakeholder-led vision a reality.

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## VISION STATEMENT

Members of the Berryhill community desire a place to live and work that in 10 to 20 years is a safe, close-knit, and well-maintained community and which supports a rural lifestyle by allowing for strategic economic opportunities and preservation of the natural environment.

## DESIRED OUTCOMES

The Berryhill planning process engaged stakeholders to consider existing conditions and circumstances in the area, and to envision what the community might become in the future. Berryhill has potential to build upon its traditional strengths and assets and transform itself into a more exceptional neighborhood. Through recommendations and priorities identified in this plan, the Berryhill community hopes to achieve the following outcomes:

- Be a safe, family-friendly community
- Allow for strategic economic opportunities
- Promote the enhancement and preservation of the natural environment
- Be a well-maintained and aesthetically pleasing community
- Maintain the stability of the existing community
- Provide options for residents to age in place
- Connect of open spaces
- Ensure compatible development with current environment

CHANDLER PARK ENTRANCE



RED BERRY FARM



SOUTH 49<sup>TH</sup> WEST AVE HILL



## A GUIDE TO PRIORITIES, GOALS, AND RECOMMENDATIONS

The Berryhill Land Use Plan includes five priorities. Each priority carries specific goals and implementation recommendations.

- **Priority 1:** Maintain the stability of the existing Berryhill Community.
- **Priority 2:** Allow for strategic growth, capitalizing on economic opportunities presented by the Gilcrease Expressway.
- **Priority 3:** Promote the enhancement and preservation of Berryhill's natural environment.
- **Priority 4:** Be a safe, family friendly community.
- **Priority 5:** Be a well-maintained and aesthetically-pleasing community.

## PLAN IMPLEMENTATION

The land use recommendations will help implement the vision of the Berryhill community through zoning changes, code enforcement, efforts of local stakeholders, and various public-private partnerships. The Tulsa Planning Office will act as the lead agency to ensure the necessary actions are taken to implement the land use recommendations and monitor for any changes which may require revisions to the adopted plan.

## RECOMMENDATIONS

### PRIORITY 1

**Maintain the stability of the existing Berryhill Community.**

#### Goal 1

Preserve existing single-family residential neighborhoods while fostering opportunities for strategic growth.

#### *Recommendation 1.1*

Require the inclusion of **Optional Development Plans** (within Tulsa City limits) or **Planned Unit Development** (within unincorporated Tulsa County) in rezoning applications for non-residential uses adjacent to residential areas.

#### *Recommendation 1.2*

Require that transition-sensitive design standards ensure the compatibility of non-residential development with adjacent single-family homes. Design standards should be applied consistently across jurisdictional boundaries to:

- 1.2.1 Address access, circulation, and landscaping regarding commercial parking.
- 1.2.2 Limit the height of commercial buildings.
- 1.2.3 Provide attractive and appropriate landscaping.
- 1.2.4 Require increased landscaping and/or screening buffers along non-residential uses' rear lot lines abutting single-family neighborhoods.
- 1.2.5 Utilize glare-minimizing lighting options.
- 1.2.6 Prohibit signage that intrudes upon surrounding residences.
- 1.2.7 Require that non-residential service and parking areas be placed in a manner having the least negative impact on adjacent residential uses.
- 1.2.8 Limit uses incompatible with existing single-family residential areas.

## Goal 2

Allow for development of non-residential uses compatible with adjacent single-family residential neighborhoods.

### *Recommendation 2.1*

Promote non-residential infill of limited commercial uses near neighborhoods which serve the existing community, such as retail, restaurants, personal improvement services, and studios. Additional self-storage uses in the plan area are discouraged.

### *Recommendation 2.1*

Where the land use map outlines “Trail Districts” allow - in a manner that mitigates the impacts of commercial uses on neighborhoods - the following trail-complementing activities:

- 2.2.1 The conversion of existing homes into permitted principal or accessory commercial uses.
- 2.2.2 The development of low-impact, small-scale, and park-serving commercial uses on unimproved lots.

## PRIORITY 2

**Allow strategic growth, capitalizing on economic opportunities presented by the Gilcrease Expressway.**

## Goal 3

Allow for new, low-density, commercial development that capitalizes on opportunities presented by the Gilcrease Expressway expansion.

### *Recommendation 3.1*

Promote commercial growth along major street corridors and interchanges of the Gilcrease Expressway in the following locations:

- 3.1.1 Along West 21<sup>st</sup> Street South between South 61<sup>st</sup> West Avenue and South 49<sup>th</sup> West Avenue.
- 3.1.2 Along West 41<sup>st</sup> Street South between S

65<sup>th</sup> West Avenue and South 47<sup>th</sup> West Avenue.

## Goal 4

Require the inclusion of enhanced development standards within commercial development rezoning applications.

### *Recommendation 4.1*

Require the inclusion of **Optional Development Plans** (within Tulsa city limits) or **Planned Unit Development** (within unincorporated Tulsa County) in rezoning applications for non-residential uses adjacent to interchanges and residential areas.

Design standards should be applied consistently across jurisdictional boundaries to:

- 4.1.1 Address access, circulation, and landscaping regarding commercial parking.
- 4.1.2 Limit the height of commercial buildings.
- 4.1.3 Provide attractive and appropriate landscaping.
- 4.1.4 Require increased landscape and/or screening buffers along non-residential uses' rear lot lines abutting single-family neighborhoods.
- 4.1.5 Utilize glare-minimizing lighting options.
- 4.1.6 Prohibit signage that intrudes upon surrounding residences.
- 4.1.7 Require that non-residential service and parking areas be placed in a manner having the least negative impact on adjacent residential uses.
- 4.1.8 Limit uses incompatible with existing single-family residential areas.
- 4.1.9 Limit the placement of billboards along the Gilcrease Expressway.

**Goal 5**

Limit industrial areas and uses incompatible with the existing and desired future character of the community.

*Recommendation 5.1*

Limit industrial uses to the following existing industrial zones:

- North of the BNSF tracks and east of the Gilcrease Expressway.
- In the area bounded by the West 43<sup>rd</sup> Street South, South 49<sup>th</sup> West Avenue, West 51<sup>st</sup> Street South, and the Gilcrease Expressway.
- Preserve select industrial areas where appropriate zoning is in place for limited industrial activity, attracting and retaining target industries while growing the local employment base over the long-term.

**Goal 6**

Promote agritourism on larger vacant land areas.

*Recommendation 6.1*

Allow for low-intensity development on larger undeveloped agriculturally zoned lots having unique topography and rural characteristics. Leverage unique characteristics to develop destination parks, outdoor facilities, event space, and other permitted accessory uses.

**PRIORITY 3**

**Promote the enhancement and preservation of Berryhill’s natural environment.**

**Goal 7**

Create a network of connected amenities throughout the plan areas for the enjoyment of Berryhill residents.

*Recommendation 7.1*

Preserve land for a park or other active outdoor space near the Arkansas River north of West 21<sup>st</sup> Street South and west of the Gilcrease Expressway.

*Recommendation 7.2*

Between existing neighborhoods and areas designated as “Trail District” on the land use map, encourage the installation of pedestrian connections and appropriate landscaping and screening materials.

*Recommendation 7.3*

Work with ODOT and Up with Trees to ensure adequate tree coverage along the new trail on the west side of West 57<sup>th</sup> Street South.

*Recommendation 7.4*

Encourage the preservation of significant trees and natural areas along the trail corridor.

**Goal 8**

Protect environmentally-sensitive areas where construction and new utility service would negatively impact existing natural systems.

*Recommendation 8.1*

Ensure that development within the mapped floodplain complies with the adopted codes and ordinances of the local jurisdiction.

*Recommendation 8.2*

Encourage the use of low-impact development solutions to manage stormwater runoff, improve stormwater quality, and reduce the construction of impervious area.

**PRIORITY 4**

**Be a safe, family friendly community.**

**Goal 9**

Protect existing neighborhood institutions and facilities.

*Recommendation 9.1*

Discourage high-intensity commercial developments directly adjacent to schools, minimizing traffic and safety issues.

*Recommendation 9.2*

Support the integration of services into the community such as schools, churches, libraries



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and other community facilities. The uses typically occupy large lots and incorporate open space or recreational fields, supporting both educational and neighborhood functions.

**Goal 10**

Provide options for residents to “age in place” within the Berryhill community.

*Recommendation 10.1*

Support the development of alternative housing options such as senior living facilities, townhomes, and condominiums.

*Recommendation 10.2*

Promote the development of alternative housing options close to amenities like retail, parks, and open space.

**PRIORITY 5**

**Be a well-maintained and aesthetically pleasing community.**

**Goal 11**

Reduce blight and rehabilitate dilapidated structures.

*Recommendation 11.1*

Promote appropriate residential infill development.

*Recommendation 11.2*

Work to prevent the decline of single-family residential areas through proactive programs and the use of code enforcement through partnerships with the City of Tulsa’s Working in Neighborhoods Department and Tulsa County Code Enforcement.

**Goal 12**

Respect and maintain the feel and character that defines Berryhill.

*Recommendation 12.1*

Support areas intended to preserve agriculturally-based activity and open space

where major development is inappropriate, and the natural character of the environment improves the quality of life for residents.

*Recommendation 12.2*

Encourage the compatibility of new alternative housing developments with the character of the surrounding neighborhood.

**Goal 13**

Maintain or improve the attractiveness and aesthetic appeal of existing neighborhoods.

*Recommendation 13.1*

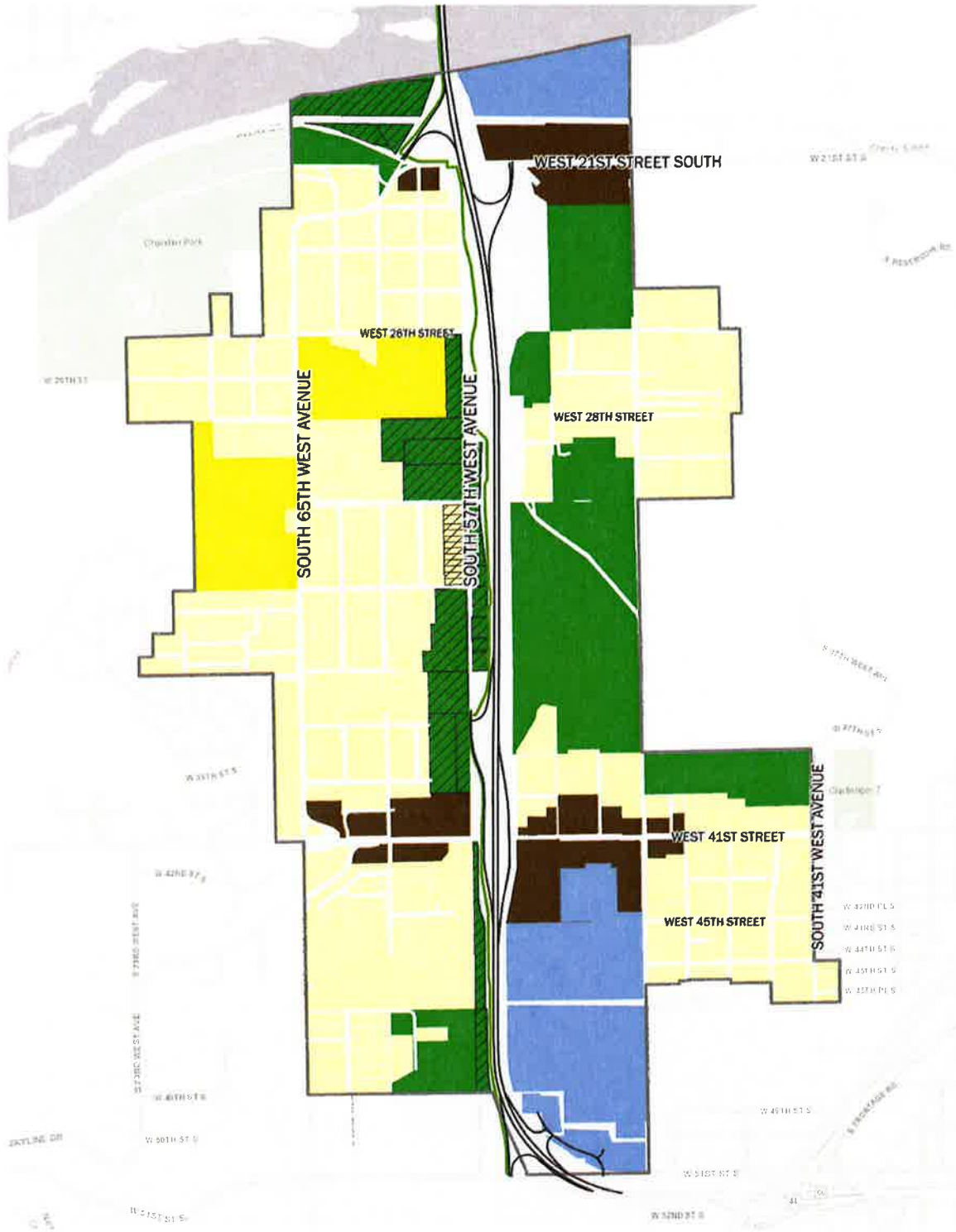
Partner with local officials to address code enforcement issues and identify potential tools that encourage neighborhood beautification.

*Recommendation 13.2*

Support a community led beautification program encouraging the formation of a neighborhood group composed of local businesses and residents.



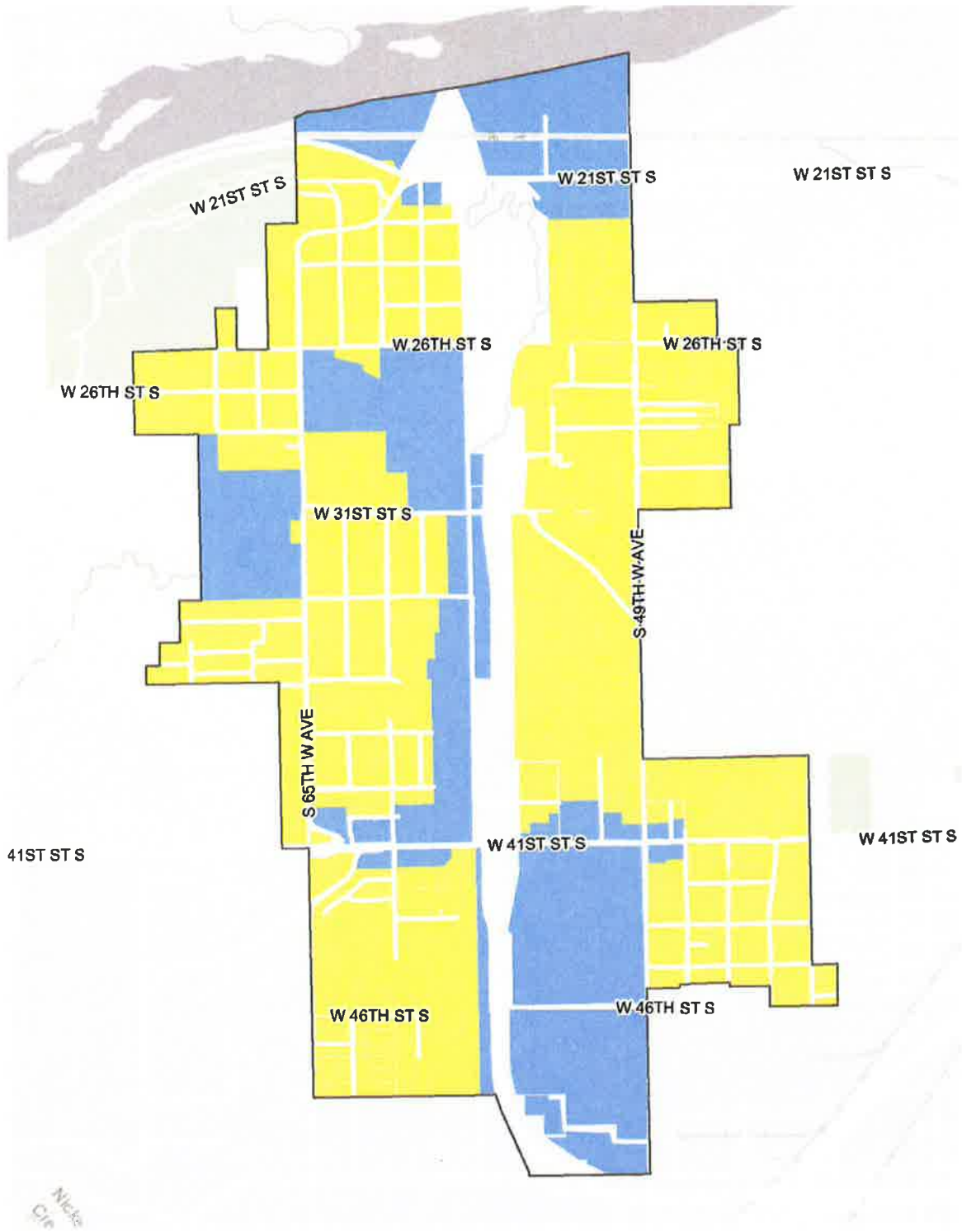
# MAP 2: FUTURE LAND USE



MAP 2 LEGEND: FUTURE LAND USE DESIGNATIONS

- |                       |                      |                      |
|-----------------------|----------------------|----------------------|
| Existing Neighborhood | Employment           | Gilcrease Expressway |
| New Neighborhood      | Parks and Open Space | Gilcrease Trail      |
| Neighborhood Center   | Trail District       |                      |

# MAP 3: GROWTH & STABILITY



MAP 3 LEGEND: GROWTH & STABILITY





## CHAPTER 2

# COMMUNITY PARTICIPATION

### OVERVIEW

The Comprehensive Plan was developed according to six guiding principles which serve as the foundation for future planning efforts. One key principle is the commitment to an inclusive, transparent, equitable planning process and active citizen participation.

Citizen participation is mentioned in the Comprehensive Plan Appendix as a necessary component to develop small area plans, to ensure that:

- All area stakeholders have a voice in solving their community's problems today and can participate in planning for the future; and
- Once adopted, plans are implemented and monitored for performance.

Active public engagement was a hallmark of the Berryhill Land Use Plan process, which included regular public meetings of stakeholders and planners to address public concerns, solicit future visions and continually evaluate findings and recommendations.

KICK-OFF MEETING



OPEN HOUSE



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## COMMUNITY PARTICIPATION

### CITIZEN ADVISORY TEAM

The **Citizen Advisory Team (CAT)** is a group of volunteer stakeholders including landowners, residents, and business owners who have an interest in the area. The members of the CAT were invited to serve by the Tulsa City Councilor from District 2, Jeanie Cue, and by the Tulsa County Commissioner of District 2, Karen Keith. The group represented a full range of community interests and committed to meet on a regular basis.

They critically reviewed each step of the plan formation and communicated the plan-making progress and issues to their respective constituents and neighbors. Additionally, Berryhill citizens and interested parties had the opportunity to attend the CAT meetings as they were open to the public. The process was designed to create a unified vision and set of recommendations based on the desires of those who live, work, and own property in the Berryhill area.

### MEETINGS

The CAT met six times during the planning process to set a direction for the project and to ensure that identified issues and proposed recommendations were reflective of the community.

#### **CAT Meeting 1: Orientation** **April 2<sup>nd</sup>, 2018 | Chandler Park**

The purpose of the first CAT meeting was to introduce the members to each other and briefly discuss their role in Berryhill's Land Use Plan.

#### CAT MEMBERS

Michael Hall	Mary Colebrook
Dr. Richard Presley	Daniel Schneider
Tracy Fuson	Rick Martin
Christina Apostolides	Missy Hopkins
Sandi Dittmann	Jack Lollis
Brian Smejkal	

#### CAT INTRODUCTIONS AT KICK-OFF



The team was introduced to the public at the Kick-Off Meeting which was held immediately after the first CAT meeting. The CAT members introduced themselves to the community and stated what they love most about Berryhill.

#### **CAT Meeting 2: Big Ideas Discussion** **May 10<sup>th</sup>, 2018 | Berryhill Fire Station**

The CAT team met at the Berryhill Fire Station to discuss existing conditions in Berryhill and explore future land use possibilities. The planning team presented the main ideas from the Kick-Off Survey. The CAT was asked to give their input on the information as well as to ask any questions they had. The team then divided up into small groups, led by the planning staff, to explore ideas and possibilities for future growth. These ideas were then presented to the group as a whole and summarized.

#### CAT MEETING 2



### CAT MEETING 3



#### **CAT Meeting 3: Existing Conditions & Vision June 27<sup>th</sup>, 2018 | Berryhill Fire Station**

The CAT met and were able to give feedback on what they were hearing from the community and get clarification on the objectives of the Land Use Plan. The team discussed the Vision Statement and participated in an activity to initiate a discussion of where they felt the community would be best served through various land use designations.

#### **CAT Meeting 4: Land Use Discussion July 19<sup>th</sup>, 2018 | Berryhill Fire Station**

The CAT met and discussed possible land use designations. They were particularly interested in land use along the Gilcrease Expressway, 21<sup>st</sup> Street and 41<sup>st</sup> Street. The team then reviewed the first draft of the Recommendations section of the Land Use Plan. Dates and times for the next Public Meeting were considered and a general decision was made to hold the meeting at the end of August or the first week in September.

#### **CAT Meeting 5: Recommendations Sept 13<sup>th</sup>, 2018 | Berryhill Fire Station**

The Citizen Advisory Team met to discuss the results of the Community Open House and to review Land Use recommendations. There was a discussion about Commercial Land Uses in Berryhill. The CAT divided into groups and gave feedback on the proposed recommendations.

#### **CAT Meeting 6: Public Draft Discussion November 5<sup>th</sup>, 2018 | INCOG**

The meeting was held at the INCOG office in Tulsa to review the final draft of the Land Use Plan before the public unveiling on November 15<sup>th</sup>, 2018. The Citizen Advisory Team members were pleased with the outcome and felt like the plan was one that the community could embrace. Details of the community open house were discussed and approved.

### **PUBLIC MEETINGS**

#### **PUBLIC MEETING 1: KICK-OFF APRIL 2<sup>ND</sup>, 2018 | CHANDLER PARK**

Over 140 Berryhill residents, property owners, and interested parties attended. The CAT members and planning staff were introduced. Councilor Jeannie Cue and Commissioner Karen Keith spoke about their role and welcomed everyone to get involved in the planning process.

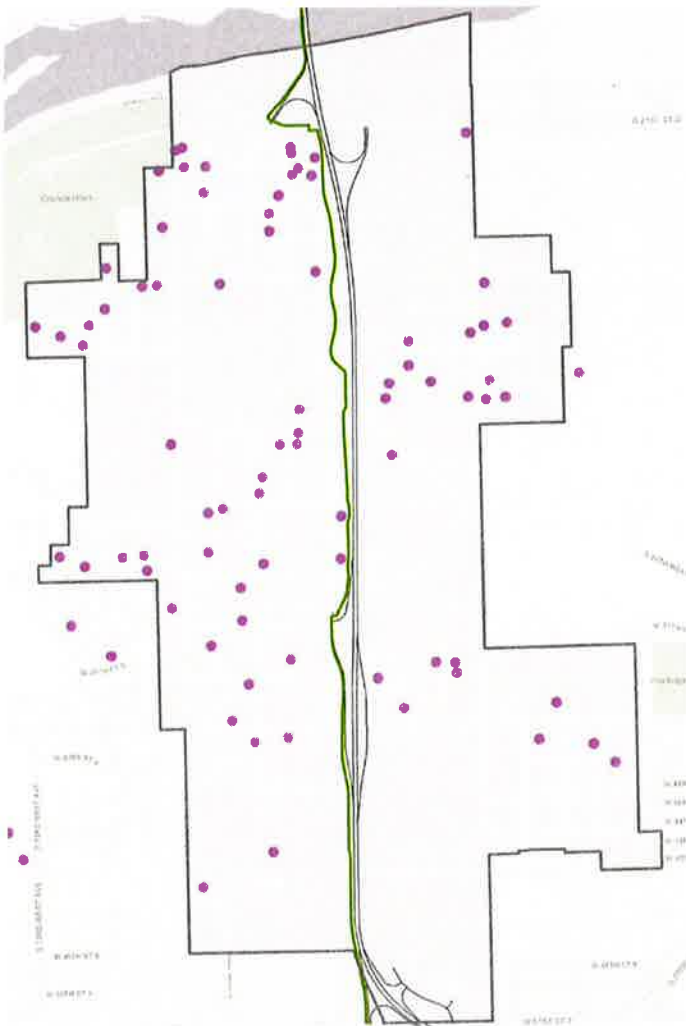
The project team presented a PowerPoint presentation which explained Land Use Plans and released the results of the online survey completed by Berryhill residents. Following the presentation, the public had an opportunity to ask questions and gain a better understanding about how the process of developing a land plan works. The Kick-off Meeting presentation can be found in the appendix of this plan.

### **PUBLIC MEETING 1**



## COMMUNITY PARTICIPATION

MAP 4: KICK-OFF ATTENDANCE



MAP 4 LEGEND: KICK-OFF ATTENDANCE

● Attendee Address

### WRAP-UP MEETING



BERRYHILL LAND USE PLAN

### Online Survey Results

There was an online survey conducted before the kick-off meeting to start the conversation about how residents view Berryhill today and what they envision for the future. The survey was posted on the City of Tulsa's website and shared on social media. Over 300 individuals responded to the survey. The results of the survey can be found in the appendix of this plan.

### PUBLIC MEETING 2: OPEN HOUSE AUG 27<sup>TH</sup>, 2018 | BERRYHILL FIRE STATION

The Community Open House invited Berryhill citizens to learn more about the proposed Land Use Map and Recommendations that the Citizen Advisory Team put forward. This was an opportunity for the community to give their input on Priorities, Goals, Recommendations, and Land Uses. Approximately 100 people attended the meeting.

### PUBLIC MEETING 3: WRAP-UP NOV 5<sup>TH</sup>, 2018 | CHANDLER PARK

The final public meeting was an unveiling of the proposed Land Use Plan. About 75 people attended the meeting to get a first look at the plan. Councilor Jeannie Cue thanked the Berryhill residents for their input in the process, the Citizen Advisory Team for their hard work and dedication, and the staff from the City of Tulsa and INCOG for their part in creating a Land Use Plan for the Berryhill community.

Travis Hulse moderated the meeting and gave a brief summary of the process of creating the plan from beginning to end. Susan Miller explained the next steps the plan will take before it reaches adoption and staff answered questions following the meeting.

4.26







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## CHAPTER 3

# EXISTING CONDITIONS

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### OVERVIEW

This portion of the planning process provided a base-level assessment for the area's existing conditions. The findings helped inform and direct the visioning and recommendations phases of the land use planning process.

The categories examined - history and context, land use and environmental features, transportation, housing, and economic development correspond to the relevant Tulsa Comprehensive Plan's chapters and are the categories identified for analysis in the land use planning process.

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A BERRYHILL FARM



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41<sup>ST</sup> ST LOOKING WEST



4.29

## SUMMARY OF FINDINGS

### CONTEXT AND HISTORY

- The Berryhill Plan Boundary is 4.15 square miles.
- Berryhill is located close to many businesses, some locally owned, Route 66, Tulsa Community College, and many other amenities.
- Berryhill was settled by the early 1900s.
- Previously called Happy Hollow, Berryhill received its current name in the 1910s.

### DEMOGRAPHICS

- The population of the area grew between 2010 and 2017.
- Most residents are within the 45 - 54 age group.
- The average household income is about \$12,000 less than the City of Tulsa's and about \$17,000 less than Tulsa County's.

### LAND USE

- Berryhill is mainly zoned residential.
- Commercially zoned properties fall along arterial corridors.
- Berryhill currently lacks City of Tulsa land use designations.
- The District 9 Plan from Tulsa County identifies areas in the boundary as "development sensitive."

### ENVIRONMENTAL FEATURES

- Most of Berryhill lies within the Berryhill Creek watershed.
- Berryhill Creek is within the 100-year Floodplain.
- There are a few areas that are on the EPA's list of facilities of interest.
- The commercial areas in the plan boundary produce the average amount of noise levels.

### TRANSPORTATION

- Automobiles are the primary means of transportation.
- The street network is disconnected in many areas making direct linkage to other areas a problem.
- The plan boundary includes the future Gilcrease Expressway extension.
- The Gilcrease Expressway extension will include a new trail for the area.
- Currently, 21<sup>st</sup> St is the only bike-friendly street that includes "sharrows".

### ECONOMIC DEVELOPMENT

- Average commute time for Berryhill residents is about 20 minutes.
- Local employment options employ about 308 residents of the plan area.
- Berryhill has experienced gradual growth within pockets of the community.
- The Gilcrease Expressway could lead to more commercial demand in the area.

### HOUSING

- There are 990 housing units in the plan area.
- 91.4% of homes are owner-occupied.
- The median home value of \$121,005 is lower than both the City of Tulsa and Tulsa County.
- The average family size is 2.58 people.
- A majority of the homes were built between 1940 and 1979.

### PUBLIC FACILITIES

- Plan boundary is in close proximity to Chandler Park.
- Berryhill Public Schools are located within the plan boundary.
- Berryhill Fire Station is located within the plan boundary.



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## CONTEXT AND HISTORY

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The Berryhill plan boundary encompasses 4.15 square miles and is located to the west of US Highway 75 and Route 66. The Berryhill plan area is bordered on the north by the Arkansas River and the intersection of Interstate 44 and the Gilcrease Expressway to the south. The plan area is located near Chandler Park as well.

The plan area includes the Berryhill Schools as well as the Berryhill Fire Station. Businesses and services adjacent to the Berryhill plan area include Sooner Surplus, refineries, Tulsa Community College West Campus, and many other businesses. Berryhill is also near Route 66 and its amenities.

## HISTORY

Berryhill emerged as a small unincorporated community in Tulsa County, Oklahoma. It is located south of the Arkansas River between Tulsa and Sand Springs. It was settled by immigrant farmers during the time between the Cherokee Strip Land Run of 1889 and the early 1900s. The area was mostly used for farming and rangeland.

In the early 1900s, the area was called Lost City. This referred mainly to the area we now know as Chandler Park. The terrain consisted of rugged hills, craggy cliffs, and panoramic views.

The origin of Lost City's name remains a mystery; explanations depend upon whom you ask. Some believe that cliff dwellers once lived there, and others believe the name came from rock formations that resembled the ruins of an old city.

There have been rumors that outlaw Jesse James once buried money, wrapped in a leather cloth, among the rocks. In August 1958, Claude Chandler, president of Chandler Materials Company, donated 88 acres of land in the Lost City area to Tulsa County for a park site which became known as Chandler Park.

Lost City was not the only name that came before Berryhill. The community was once also referred to as Happy Hollow. One of the earliest settlers was Thomas H. Berryhill, a farmer immigrant from St. Joseph, Missouri. He received a 160-acre Creek Indian Allotment by the government on December 12, 1902.

Sometime after 1910, Berryhill reportedly donated land to the community for the first two-room schoolhouse. After the donation, Happy Hollow was renamed Berryhill in appreciation.

The community continued to grow; by the fall of 1927, approximately seventy-five students were attending the school. A new four-room brick school building arose in the spring of 1928.

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21<sup>ST</sup> ST LOOKING EAST



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CC OGILVIE GYMNASIUM





## EXISTING CONDITIONS

### PLANNING HISTORY

#### Tulsa County Vision 2000 Comprehensive Plan

The Tulsa County Vision 2000 Comprehensive Plan was established in 1976 and was last updated in 2009. The Vision 2000 Comprehensive Plan identifies the Berryhill area as District 9. The District 9 Plan was a designated geographic area identified in the larger Vision 2000 Comprehensive Plan.

The designated District 9 planning area is bound by the Arkansas River to the north and east; by the Skelly Bypass and Tulsa County Line on the south; and by 65<sup>th</sup> Ave on the East. District 9 identifies High, Medium, and low intensity areas as land use designations.

The current plan is used in a staff analysis of any land use cases. District 9 does not encompass the entire study area.

#### Gilcrease Expansion Annexation

In 2012, parcels abutting 57<sup>th</sup> Ave between the Arkansas River and 51<sup>st</sup> St were annexed into Tulsa City limits in anticipation of the Gilcrease Expressway expansion. All properties within the Berryhill Annexation Area were designated AG-Agriculture zoning.

#### Zoning

In 2014, the Tulsa City Council (Z-7253) established zoning in annexed area. Z-7253 changed zoning to match closely the county zoning that was in place prior to annexation. This area of Tulsa was annexed after adoption 2010 of the Tulsa Comprehensive Plan.

At the time, staff recommended that Comprehensive Plan designations for the properties along the Expressway alignment be determined through future land use plan analysis in a subsequent phase of study for this area.

### Land Use Plan

In response to a rezoning application in 2017 (Z-7394), the Tulsa City Council asked that staff begin work on a Berryhill small area plan to provide further analysis of existing land use conditions for a larger planning area.

PLANITULSA



GILCREASE EXPRESSWAY AT 21<sup>ST</sup> ST LOOKING EAST



## DEMOGRAPHICS

When planning for future development, it is important to look at the demographics of the plan area based on past, present, and future projections. The demographics for the Berryhill Land Use Plan reflect the population within the boundary of the plan area.

### POPULATION

Between 2000 and 2010, the total population of the plan area declined by roughly 6.5% from 2,517 to 2,355. In the same time, the City of Tulsa's population decreased while Tulsa County's grew.

In 2017, the plan area's population was estimated to be 2,412. Between 2010 and 2017, both the City of Tulsa and Tulsa County saw an increase in population.

#### Age Distribution

In 2010, 45 to 54-year-olds made up the largest age group within the Berryhill plan boundary (15.4% or 362 people). The second largest group includes people ages 5 to 14 (13.6% or 321 people). 55 to 64-year-olds composed the third largest share of 12.4%, (or 292 people).

In the City of Tulsa, the 2010 Census counts 25 to 34-year-olds as the largest segment of the population - 15%. In second is the 45 to 54 age group (13.1%) and in third, people 5 to 14 years old (13.1%).

In Tulsa County, the highest population was the age group 25 to 34-year-olds (14.4%). It was followed by the age group 5 to 14 (14% of the population) and then the age group 45 to 54 (13.9% of the population).

#### Race and Ethnicity

The Berryhill plan boundary has 2,355 residents, according to the 2010 Census Data. There are 1,894 white and 461 non-white residents. Among all the non-white residents,

the largest group is American Indian or Alaska Native (287 persons).

The area has 8 people (0.7%) that identified their race as Black, which is a significantly lower percentage than both the City of Tulsa (15.8%) and Tulsa County (10.7%). There are 65 Hispanic or Latino residents in the Berryhill plan area. That translates to 2.8% of the population. By comparison, the City of Tulsa features 14% while Tulsa County has 11%.

TABLE 1: POPULATION COMPARISON

	PLAN AREA	CITY OF TULSA	TULSA COUNTY
Population	2412	408,577	650,789
Median Age	42.8	34.8	35.4

\*US Census Estimate for 2017

TABLE 2: PLAN AREA AGE DISTRIBUTION BY YEAR

	2000	2010	2017*
0 - 4	151	150	126
5 - 14	334	321	327
15 - 19	172	168	171
20 - 24	115	110	124
25 - 34	299	258	249
35 - 44	389	271	276
45 - 54	294	362	353
55 - 64	316	292	332
65 - 74	270	230	247
75 - 84	147	152	166
85+	21	39	43

\*US Census Estimate for 2017

TABLE 3: RACIAL AND ETHNIC DISTRIBUTION

	PLAN AREA	CITY OF TULSA	TULSA COUNTY
White	78.6%	60.5%	67.5%
Other	21.4%	39.5%	32.5%

\*US Census Estimate for 2017

## EXISTING CONDITIONS

### LAND USE

#### CURRENT LAND USE

The concept of current land use captures the general list of existing activities throughout the plan area today. Their permitted status and how they align with current zoning regulations was not considered. Within the defined Berryhill Plan Area, residential and agriculture uses prevail.

Based on observation, most of the commercial activity concentrate largely along 21<sup>st</sup> St and 41<sup>st</sup> Street. 41<sup>st</sup> St and 57<sup>th</sup> Ave feature several community uses, including churches and Berryhill's fire house.

Industry in Berryhill concentrate largely north of 21<sup>st</sup> St and south of 41<sup>st</sup> St. Some of the remaining unimproved areas of Berryhill appear to be used for agriculture.

#### APPRAISAL CLASSIFICATIONS

The Tulsa County Assessor map further illustrates "land use" from the perspective of land classifications for tax assessment purposes. This map helps depict the large quantities of residential and agriculture uses in contrast to commercial and other activity found in Berryhill. The majority of areas assessed as "commercial," north of 21<sup>st</sup> St and south of 41<sup>st</sup> St, include manufacturing and warehousing facilities.

41<sup>ST</sup> ST LOOKING WEST

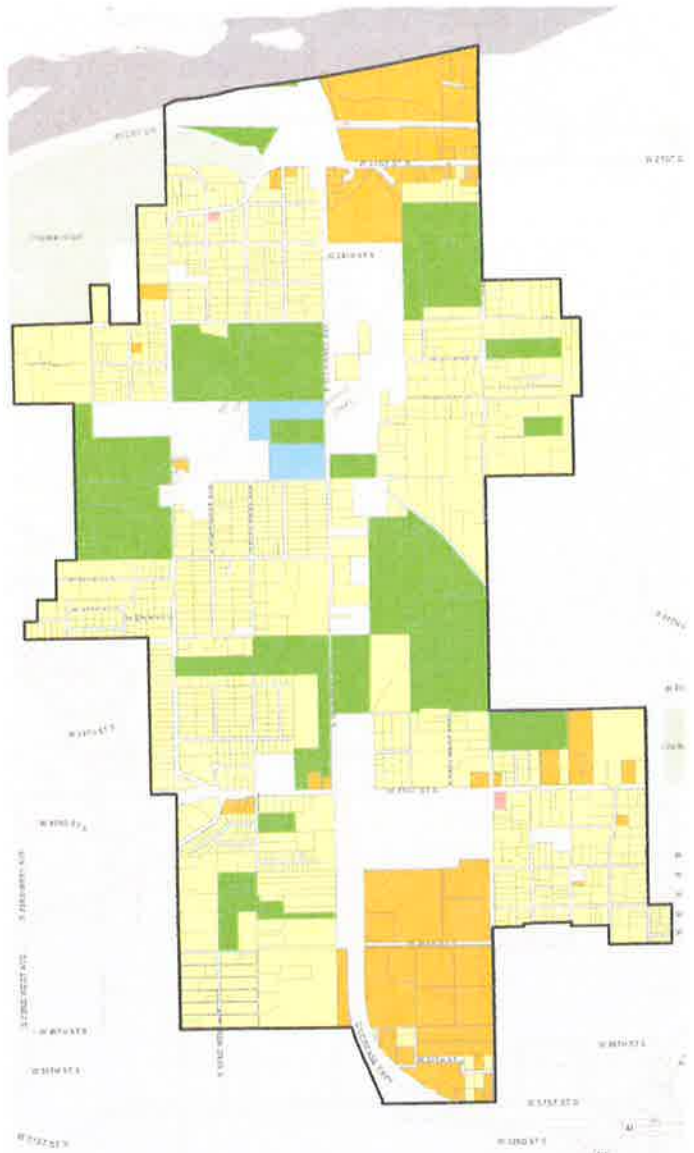


BERRYHILL LAND USE PLAN

### ZONING

Zoning classifications determine which land uses are legally permissible on a parcel of land. The Zoning Code determines what can be built within in a particular classification, how structures can be built, and what dimensions might be required of lots.

MAP 5: APPRAISAL CLASSIFICATIONS



MAP 5 LEGEND: APPRAISAL CLASSIFICATIONS

Residential	Commercial Agriculture
Commercial/Residential	Commercial
Agriculture	

4.34



When a current land use on a parcel conflicts with its zoning classification, that parcel becomes known as “existing, non-conforming.” Future Land Use designations are used by the planning commission to determine a course of action when a property owner desires a rezoning.

While the Berryhill Plan Area’s predominant zoning is residential a few parcels are zoned as commercial, agriculture, or industrial.

Commercially-zoned properties rest along the 41<sup>st</sup> St corridor, and on the 21<sup>st</sup> St corridor between 49<sup>th</sup> Ave and 57<sup>th</sup> Ave.

Agriculturally zoned-parcels are scattered throughout the area. Table 4 provides a breakdown of existing zoning in terms of percentage of land in the plan area.

MAP 6: CURRENT ZONING

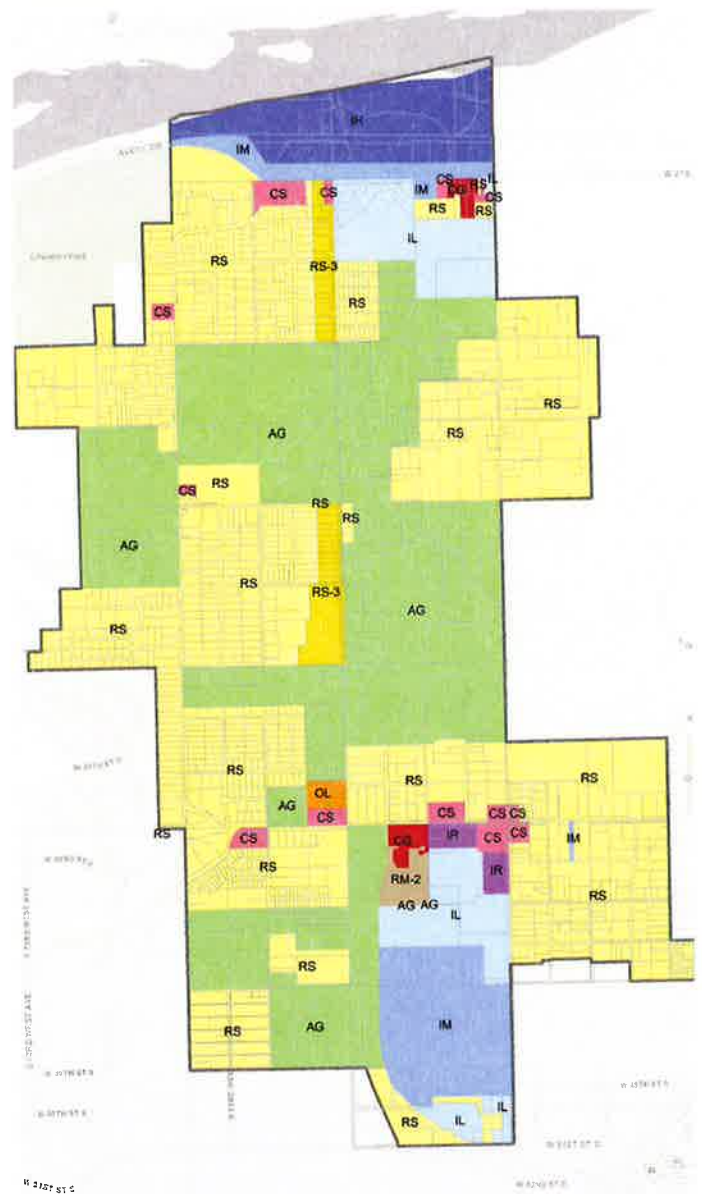
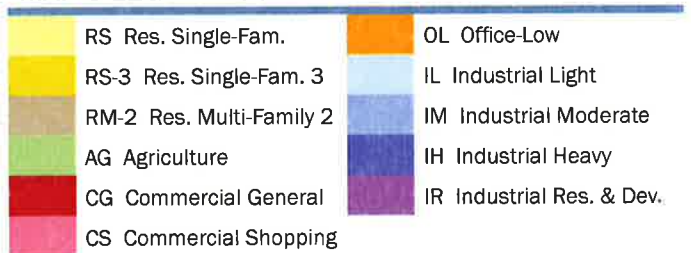


TABLE 4: EXISTING ZONING AND ZONING TYPES

		AREA (ACRES)	SHARE OF AREA
Residential	RS	1582	45.42%
Res. Multi-Family Medium	RM-2	14	1.44%
Residential Single Family	RS-3	50	0.40%
Commerical Shopping	CS	42	0.40%
Commercial General	CG	13	0.37%
Office Low Intensity	OL	7	1.21%
Industrial Light	IL	158	0.20%
Industrial Moderate	IM	152	4.54%
Industrial High	IH	126	4.36%
Industrial Res. & Dev.	IR	14	3.62%
Agriculture	AG	1325	38.04%

MAP 6 LEGEND: CURRENT ZONING



4.35



**EXISTING CONDITIONS**

**VISION 2000**

1979's District 9 Plan for Tulsa County identifies the Berryhill Plan Area as one of low intensities with a few areas of medium intensity. This plan also identifies sections of the plan area as "Development Sensitive." "Low-Intensity" areas are described as having an average of 6 dwelling units per net acre. "Medium-Intensity" areas have a maximum of 36 dwelling units per net acre.

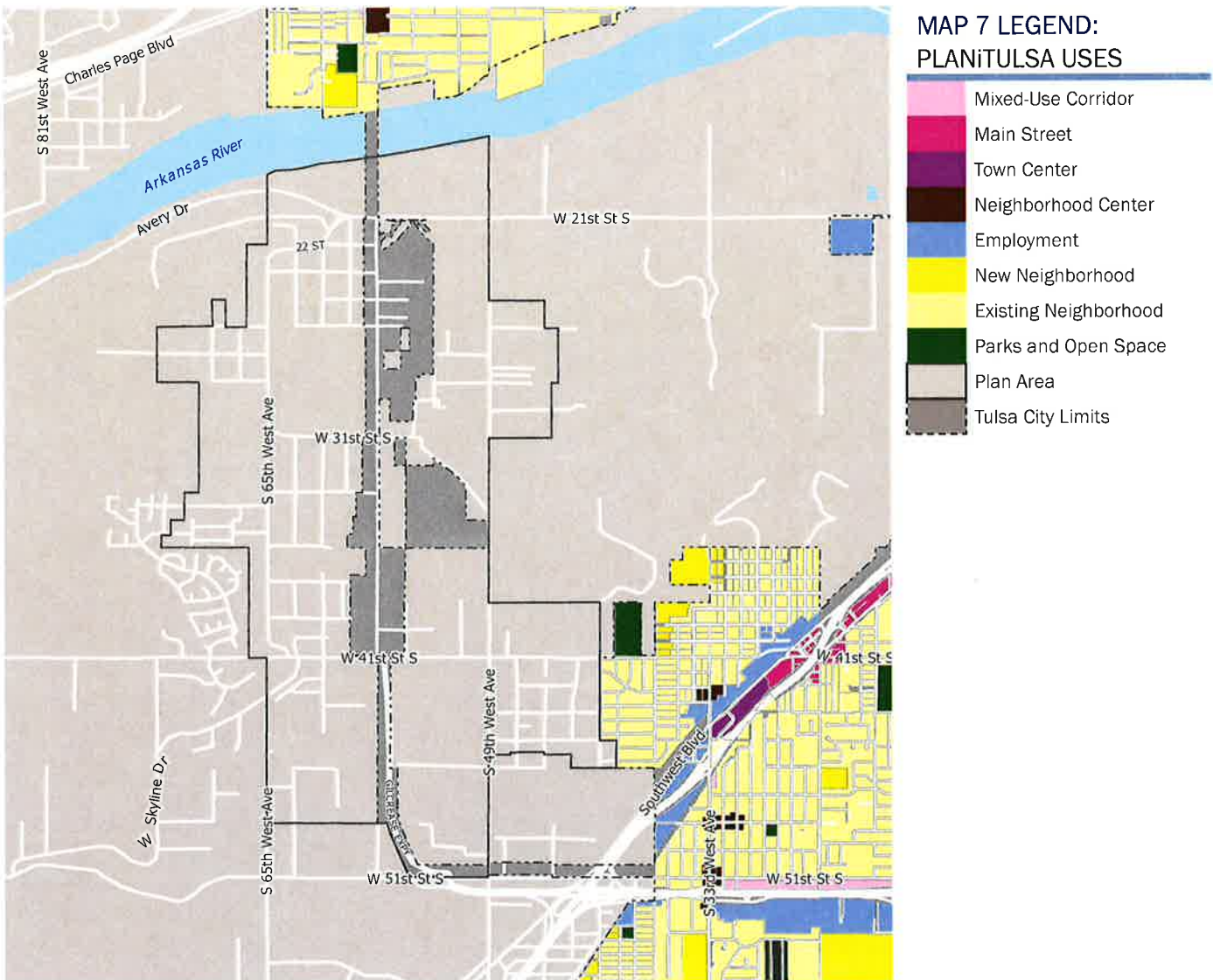
The "Development-Sensitive" classification outlines natural areas where ecological, environmental, and aesthetic weight should be given strong consideration prior to development.

**PLANITULSA DESIGNATIONS**

In 2010, when the City of Tulsa created PLANiTULSA, future land use designations were assigned to all areas within the City limits. Because the Berryhill Plan Area's land within the City limits carries no future land use designation, existing PLANiTULSA designations are limited to east of Berryhill.

Areas within the Tulsa city limits carrying PLANiTULSA future land uses relevant to Berryhill include the "Existing Neighborhoods" across the Arkansas River to the north and to the area's east. Industrial areas in the City of Tulsa east of Berryhill carry a designation of "Employment."

MAP 7: PLANITULSA FUTURE USES



4.36

## ENVIRONMENTAL FEATURES

### ENVIRONMENTAL JUSTICE FACTORS

The concept of environmental justice revolves around the study of if and why communities are livable. A number of factors, including opportunity, pollution, walkability, and access to healthy lifestyles inform whether or not environmental justice has been served.

In Berryhill, demographics and industrial land uses combine to impact the community's environmental landscape. The United States Environmental Protection Agency (EPA) provides mathematical models that allow for the estimation of Berryhill's environmental conditions.

Relative to Oklahoma, Berryhill ranks highly in increased exposure to hazardous waste sites, risk-laden land uses, lead paint, cancer-causing air pollutants, and dirty air.

#### Facilities of Interest

Much of what goes into environmental justice regards a community's proximity to Facilities of Interest. The EPA maintains a list of facilities registered in its management and compliance programs known as "Facilities of Interest."

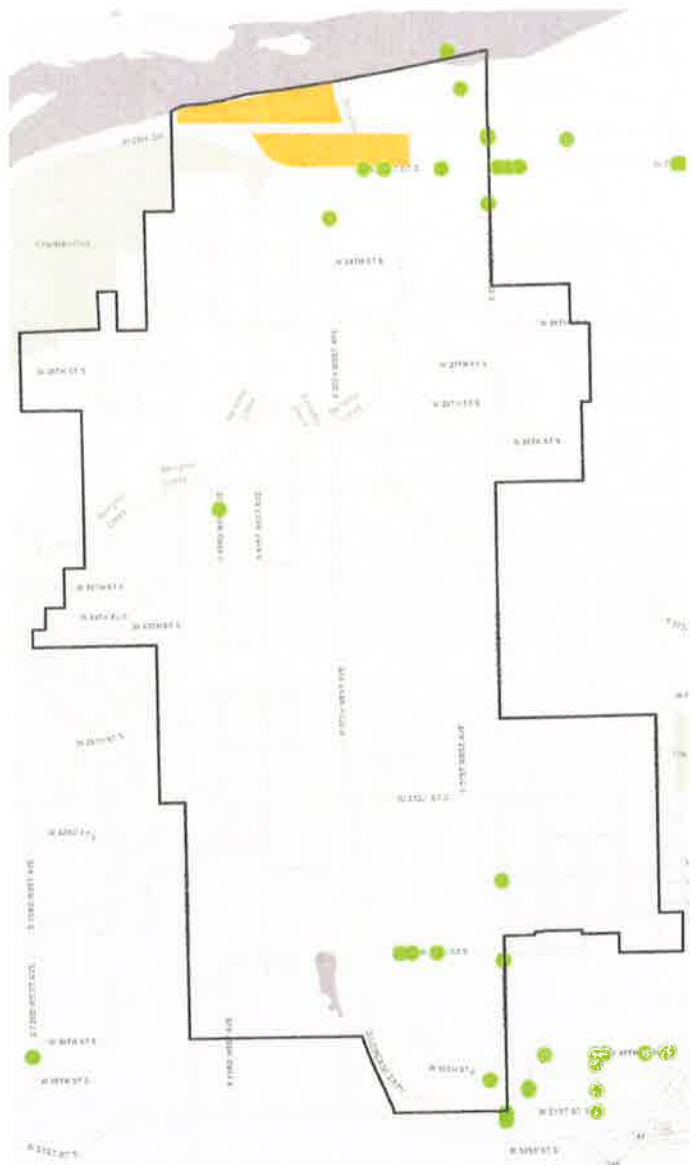
Monitored for either waste disposal or chemical pollution, Facilities of Interest listed in EPA's Facility Registry Service oftentimes center around industrial and heavy service activities. In Berryhill, monitored facilities concentrate along 21<sup>st</sup> St and 57<sup>th</sup> St.

In these areas, businesses and government organization either produce, handle, and/or dispose of sensitive chemicals and materials. Around these facilities, development of other types is either legally or economically difficult.



### WHAT IS ENVIRONMENTAL JUSTICE?

Environmental Justice represents the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

MAP 8: ENVIRONMENTAL SITES



MAP 8 LEGEND: ENVIRONMENTAL SITES

-  Facility of Interest
-  Brownfield

4,37

## EXISTING CONDITIONS

### Brownfields

Brownfields are sites subjected by regulations to increased environmental scrutiny and predevelopment cleanup. Oftentimes, they evolve from industrial and commercial places designated as Facilities of Interest. At 21<sup>st</sup> St and 57<sup>th</sup> Ave exist three brownfields on the north and south sides of the BNSF tracks.

The brownfields, known as Parcels 270, 271, and 272, were studied as part of the Gilcrease Expressway expansion. Their proximity to the Arkansas River positioned them as critical in the remediation of the area's environmental quality.

While mainly in the proposed right of way, the brownfields and the progress they have made towards remediation open the door to redevelopment—either for commercial or parkland uses.

### Noise Pollution

The US National Institute of Health has found that prolonged exposure to noise levels above 85 decibels can lead to hearing loss. Automobile traffic and occupational noise compose two types of noise that many people are subjected to every day. The US Department of Transportation keeps noise pollution maps for aviation and intensive road use.

In Berryhill, noise concentrates along 21<sup>st</sup> St and 41<sup>st</sup> St. In those areas, commercial traffic and

acceleration after signals combine to produce average noise levels of around 61 decibels—about the same as an air conditioning unit. Addressing noise pollution concerns coincides directly with traffic management efforts.

Along high-traffic streets and the upcoming Gilcrease Expressway, preventing or reducing noise pollution stands as critical to preserving the quiet lifestyles many in the Berryhill community have come to appreciate.

21<sup>ST</sup> ST LOOKING WEST



41<sup>ST</sup> ST LOOKING EAST



49<sup>TH</sup> AVE LOOKING SOUTH





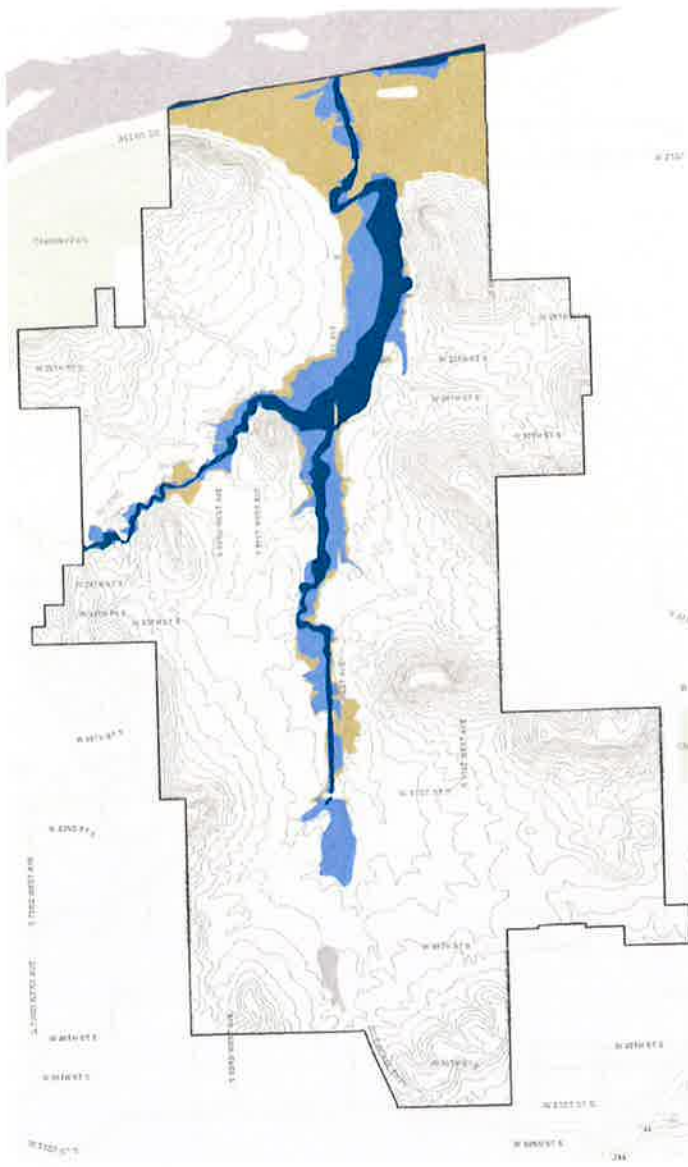
## Floodplain

From the City's watershed map, most of the Berryhill plan area lies within the Berryhill Creek watershed. The creek, which runs north towards the Arkansas River, possesses two other tributaries running from Chandler Park and north of 36<sup>th</sup> St.

Berryhill Creek and its floodway aligns closely with 57<sup>th</sup> Ave; it will also run along the upcoming Gilcrease Expressway.

FEMA's 2016 Floodplain map shows areas alongside Berryhill Creek as being within the 100-Year Floodplain. The introduction of the Gilcrease Expressway and its accompanying multi-use trail will work to transform the otherwise difficult-to-develop area into an amenity for motorists, cyclists, and pedestrians.

MAP 9: FLOODPLAINS



MAP 9 LEGEND: FLOODPLAINS

10 Foot Contour Lines	100 Year FEMA Plain
Floodway	500 Year FEMA Plain

BERRYHILL LAND USE PLAN

57<sup>TH</sup> AVE LOOKING SOUTH



57<sup>TH</sup> AVE LOOKING NORTH



4.39



## EXISTING CONDITIONS

### TRANSPORTATION

#### AUTOMOBILE TRAFFIC AND ACCESS

The Berryhill community like many rural areas that surround Tulsa relies predominantly on automobiles for basic transportation needs to access areas of employment, shopping, and recreational activities. Over 90% of all survey participants use and prefer a car/truck/SUV as their primary means of transportation.

The network itself is a disjointed grid-like pattern with many of the developed areas having no direct linkage to one another except for by major streets.

Furthermore, since the 1960s, a regional transportation plan has been in place to create a loop of the Gilcrease Expressway, ultimately bisecting the Berryhill plan area along the 57<sup>th</sup> Ave corridor.

#### GILCREASE EXPRESSWAY

As of 2017 the City of Tulsa, Tulsa County, Indian Nations Council of Government (INCOG), Oklahoma Department of Transportation (ODOT), and Oklahoma Turnpike Authority (OTA) and other private investors formed a partnership to fund the extension of the Gilcrease Expressway to connect I-44 just south of 51<sup>st</sup> Str to Edison St, north of the Arkansas River.

The stated purpose of the project is to provide regional improvements such as transportation choice, increase in resource efficiency, improved access, and promotion of economic opportunity.

Berryhill residents have more local concerns about the potential impacts of increased traffic, air/noise pollution, design and aesthetics, and stormwater management. According to the Environmental Assessment (EA) performed in 2000, it was determined that the proposed project will have no significant impact on the human environment.

The OTA has more recently announced efforts to complete another reevaluation of the 2000 Environmental Assessment to authorize construction of the project and will include updated environmental studies and public involvement.

#### ALTERNATIVE TRANSPORTATION

The proposed Gilcrease Expressway project also includes the installation of a 10' wide multi-use trail beginning at 51<sup>st</sup> St connecting to the existing Katy Tail network on the north side of the Arkansas River.

According to the Tulsa Transit system map, the closest public transportation link, Bus route 418, is located in the Red Fork area to the southwest.

21<sup>st</sup> St currently acts as the only bike-friendly option, with a "sharrow" or painted street-marking to delineate a shared path of travel for biking and automobile traffic.

Any potential for additional increase in alternative modes of transportation i.e. biking, walking, and public transit will require a fair amount of public infrastructure improvements such as sidewalks and paths or trails identified for such activities.

CHANDLER PARK ENTRANCE



## ECONOMIC DEVELOPMENT

### SOCIOECONOMICS

Key socioeconomic characteristics of education, employment, and income, as of 2010 census data, portray Berryhill as an industrious, hard-working community. Included below is a chart comparing Berryhill to the surrounding Tulsa County and City of Tulsa populations.

### EMPLOYMENT

A large contingent of laborers work in the construction, education, commercial machinery, and petroleum refining industries. Most of the residents employed for wages work in Tulsa, with a relatively short commute time of app. 20 minutes. A smaller number are self-employed and/or operate home-based businesses.

Berryhill's identity as a "bedroom community" is common for areas with good access to regional highway systems and a limited variety of local employment opportunities. According to the current list of local employment options, services and manufacturing jobs employ the most people, approximately 308 and 515 persons respectively.

### LOCAL EMPLOYERS

The following are local employers that employ residents of the plan area:

- 3C Pilot Car – Escort Service Oklahoma
- American Heritage Bank
- Ark Wrecking Company of Oklahoma
- Berryhill School District
- Bethel Baptist Temple
- Bubble Express – Car Wash
- Catholic Parish of the Most Precious Blood
- Cedar Rock Inn
- Chemtrade Refinery
- Colebrook Nursery
- D&E Refuse
- Dollar General
- EZ Mart

- Faith Tabernacle Pentecostal Church of God
- Family Fellowship Church
- Gino's Pizza
- Groendyke Transport
- Hugg & Hall Equipment
- Insurance Auto Auctions
- Lawson Electric
- Macco
- New Home Free Baptist Church
- New Life Fellowship Westside Church
- Oklahoma Tank Lines & United Petroleum
- Phillips 66
- Same Day Auto Repair
- Shell Gas Station
- Silo Event Center
- Simple Simon's Pizza
- Steve's Diesel Services
- Tobacco Express Indian Smoke
- United Contracting Services
- Universal Sandblasting & Coating
- View Acres Baptist Church
- Wabi Cycle

TABLE 5: INCOME

	PLAN AREA	CITY OF TULSA	TULSA CNTY.
Avg. Household Income	\$41,313	\$68,252	\$51,272
Per Capita Income	\$20,400	\$29,086	\$29,942

\*US Census Estimate for 2017

TABLE 6: EMPLOYMENT

	PLAN AREA	CITY OF TULSA	TULSA COUNTY
Employed	997	186,152	305,502
Unemployed	55	10,889	14,917

\*US Census Estimate for 2017

TABLE 7: EDUCATIONAL ATTAINMENT

	PLAN AREA	CITY OF TULSA	TULSA COUNTY
High School Diploma	40.5%	25.8%	26.3%
Associate's	6.8%	7.2%	8.5%
Bachelor's	6.2%	19.7%	20.1%
Graduate	4.2%	10.4%	9.4%
No School Complete	0.2%	1.2%	1%

\*US Census Estimate for 2017



## EXISTING CONDITIONS

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### MARKET

Looking back to the early 1900s, Berryhill has experienced gradual growth within pockets of the community, none more prevalent than single-family residential homes and a small number of commercial businesses located along the main arterial streets. Current vacant land area has the potential to provide a long-term capacity for growth and development.

With the attraction of a rural lifestyle and local community facilities, Berryhill will likely build out in a similar manner and growth rate if the current market prevails.

However, economic development patterns may shift following the completion of the Gilcrease Expressway project. Initial traffic estimates suggest up to 26,000 vehicles trips per day through the core of the community.

While vehicular traffic alone may not result in commercial demand, other characteristics such as its location with high visibility near downtown, and additional mean of access to and from the highway make areas of Berryhill a potential for new demand.

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OKLAHOMA!



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A BERRYHILL FARM



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A BERRYHILL HORSE



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57<sup>TH</sup> AVE LOOKING SOUTH



## HOUSING

The Berryhill plan area housing data is derived from the US Census. The housing data for the area was gathered using the Berryhill Plan Boundary.

### HOUSING UNITS AND OCCUPANCY

According to the Census, there were 1,034 housing units within the Berryhill Plan boundary in 2000. By 2010, this number decreased by almost 5%, to a total of 983. In 2010, there were 185,073 housing units located in the City of Tulsa and 268,426 in Tulsa County.

The 2017 estimates for the plan area show that there are 990 housing units. The 2017 estimates show 284,638 housing units for Tulsa County and 190,293 units for the City of Tulsa. Currently, of the 990 housing units located in the Berryhill Plan Area, 910 are occupied with 693 being classified as owner-occupied.

For the City of Tulsa, about 90% of units are owner-occupied. For Tulsa County, 91.4% of housing units are classified as owner-occupied. Table 8 illustrates the housing unit demographics.

### MEDIAN HOME VALUE

The median house value in the plan area has increased since the 2000 census. In 2000, the median home value was \$66,421. Currently, the estimated 2017 median home value within the plan area is \$121,005. This is an 82% increase over 17 years.

The 2017 median home value estimate for Tulsa County is \$149,201. In the City of Tulsa, the 2017 median home value is \$138,976.

Table 9 contains the housing value demographics for the plan area.

TABLE 8: HOUSING UNITS

	PLAN AREA	CITY OF TULSA	TULSA COUNTY
Total Units	990	190,293	284,638
Owner Occupied	693	90,460	157,135
Vacant	79	18,906	24,171

*\*US Census Estimate for 2017*

TABLE 9: MEDIAN HOME VALUE

	PLAN AREA	CITY OF TULSA	TULSA COUNTY
2000	\$66,421	\$81,755	\$84,951
2010	\$111,947	\$125,333	\$132,793
2017	\$121,005	\$138,976	\$149,201

*\*US Census Estimate for 2017*

A BERRYHILL HOUSE



A BERRYHILL HOUSE





**EXISTING CONDITIONS**

**AVERAGE HOUSEHOLD SIZE**

The average household size within the plan area in 2000 was 2.54 people per household. The average household size grew by 1.46% between 2000 and 2010 to 2.58 persons. In the City of Tulsa, the average household size was 2.31 in 2000 and 2.34 in 2010.

Within Tulsa County, the average household size was 2.43 persons in 2000 and 2.46 in 2010. 2017 estimates predict no change between 2010 and 2017, with sizes remain the same as 2010 at 2.58. Predictions for the plan area's average household size in 2022 show a decrease to 2.55.

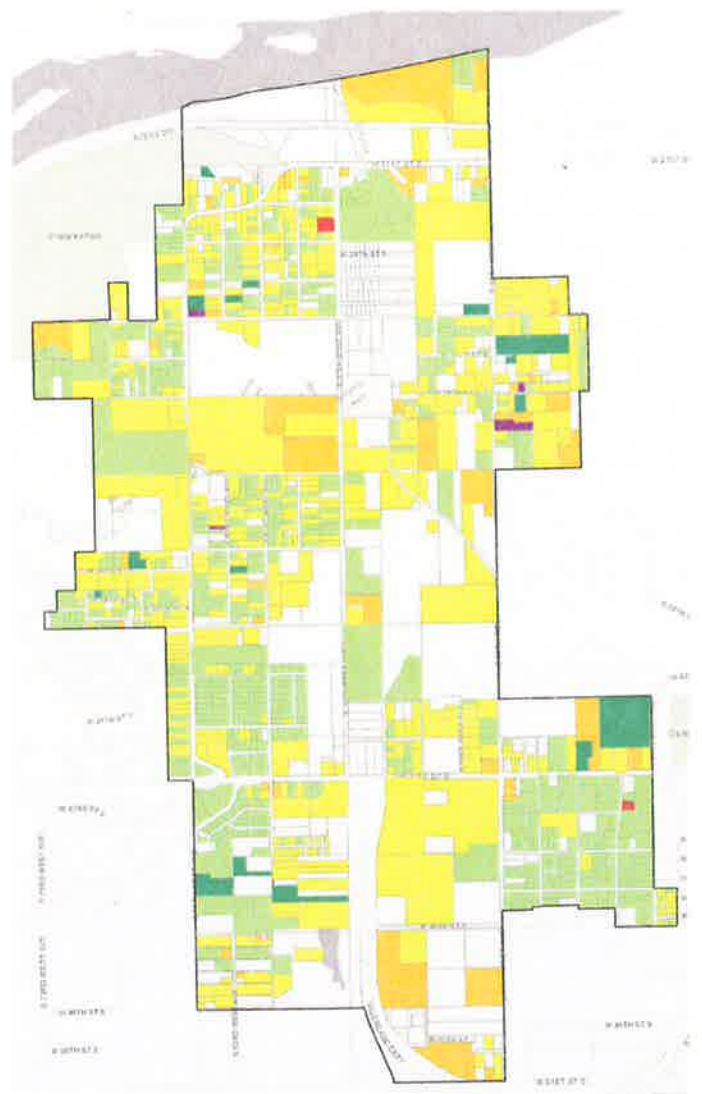
Both the City of Tulsa and Tulsa County are also predicted to experience a decrease in average household size by 2022.

**BUILDING CONDITIONS**

The Tulsa County Assessor rates the condition of structures based on the following categories; excellent, good, average, fair, poor, and unsound. A majority of the properties in the Berryhill plan area are categorized as good or average. Most of the structures falling under these two categories were built between 1940 and 1979.

There are two structures within the plan area that are categorized as unsound and there are three structures that are listed as poor. This indicates that a majority of the structures in the Berryhill plan area are in a relatively good or fair condition. Map 10 illustrates the building conditions of the plan area.

MAP 10: BUILDING CONDITIONS



MAP 10 LEGEND: BUILDING CONDITIONS



TABLE 10: AVERAGE HOUSEHOLD SIZE

	PLAN AREA	CITY OF TULSA	TULSA COUNTY
2000	2.54	2.31	2.43
2010	2.58	2.34	2.46
2017	2.58	2.33	2.45

\*US Census Estimate for 2017

4.44

## PUBLIC FACILITIES

The Berryhill Plan Area includes open space. However, no parks lie within the boundary. Much of the open space in the plan area is associated with properties located within the Gilcrease Expressway right-of-way, the floodplain, or as agriculture. The Gilcrease Expressway right-of-way will include a new multi-use trail to the KATY Trail north of the river.

BERRYHILL FIRE STATION



BERRYHILL HIGH



MAP 11 LEGEND: PUBLIC FACILITIES

- Parks
- Fire Station
- Berryhill Public Schools
- Historic Properties and Assets
- Tulsa Community College

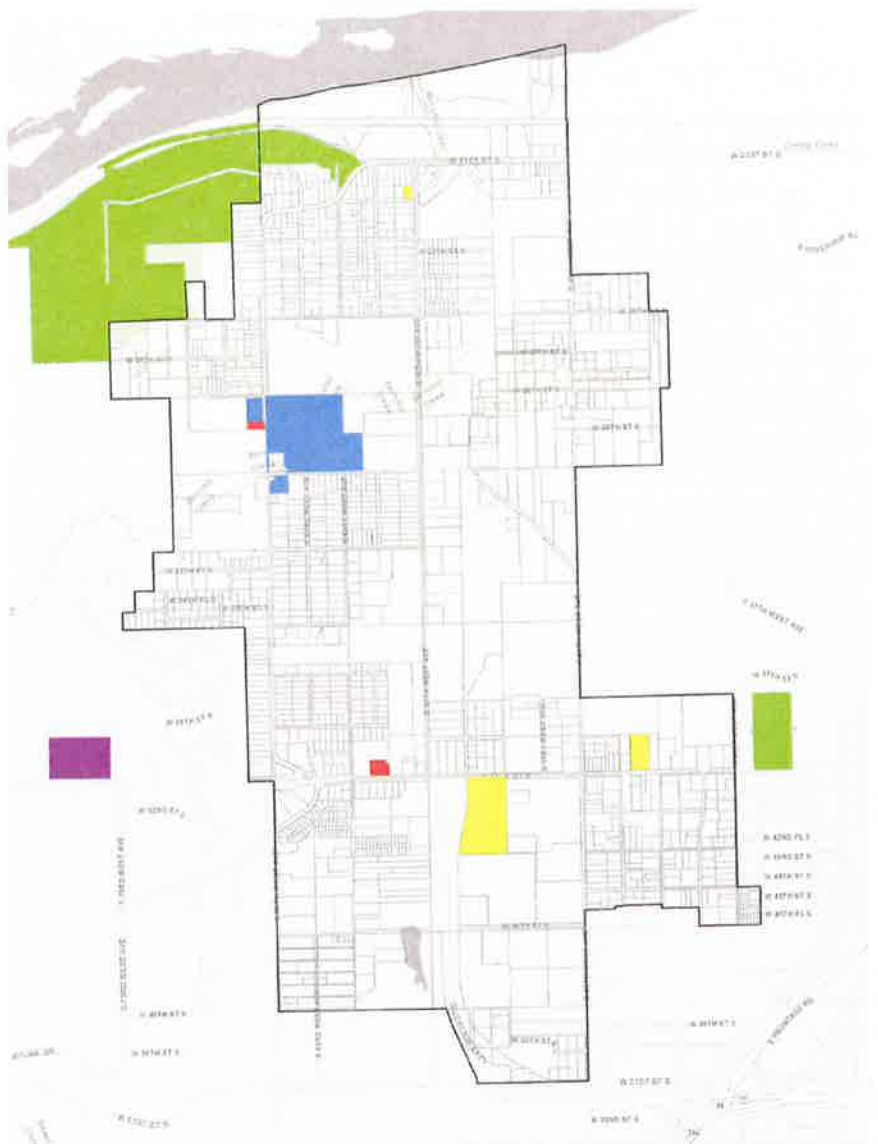
## PUBLIC FACILITIES WITHIN THE PLAN:

- Fire Station: Newly built facility with room to hold community meetings and gatherings.
- Berryhill Middle & High School
- Berryhill North & South Elementary
- Berryhill Early Childhood Center

## FACILITIES NEARBY:

- Chandler Park: Owned and operated by Tulsa County Parks Department.
- Challenger 7 Park: Owned and operated by City of Tulsa Parks & Recreations Department.

MAP 11: PUBLIC FACILITIES



4.45

**EXISTING CONDITIONS**

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## CHAPTER 5

# VISION

### OVERVIEW

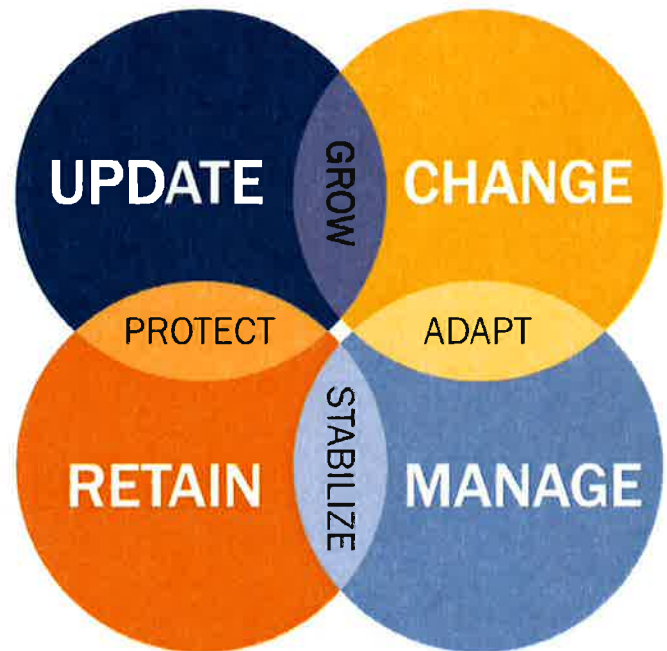
The Vision section of this document outlines the ways in which the CAT engaged with crafting the Plan's central ideas.

The CAT built the Vision was designed with several existing guiding principles in mind as well as community feedback and survey data.

The foundation for this chapter's content is based on the following inputs:

- Response and feedback related to existing conditions from CAT members and other stakeholders
- Concepts generated by participants of the kick-off survey
- Subsequent refinement of concepts by the planning staff

### CATEGORIZING SURVEY RESPONSES



### THE SILOS





**VISION STATEMENT**

Land use plans are intended to provide a general understanding of existing conditions while acknowledging growth capabilities. The goal of the Berryhill Land Use Plan is two-fold: to establish current land use patterns and to provide a guideline for the community’s future vision. The land use plan is an opportunity to acknowledge anticipated development within the context of the community’s overall vision.

The Tulsa Comprehensive Plan, PLANiTULSA, directs each small area plan to answer the question, “What do we want this area to be like in 10 to 20 years?” Following this guideline, the Berryhill Land Use Plan vision statement also answers this question.

The Vision phase of this planning process began during the second CAT meeting on June 27<sup>th</sup>, 2018, where the CAT members and the planning staff collaborated through a discussion and design to envision a future for the plan area. During the three subsequent meetings, the CAT and planning staff crafted the following vision for the future of Berryhill:

*Members of the Berryhill community desire a place to live and work that in 10 to 20 years is a safe, close-knit, and well-maintained community and which supports a rural lifestyle by allowing for strategic economic opportunities and preservation of the natural environment.*

The vision statement is supported by the guiding principles. These principles are presented as a guide for future land-use and development decision-making. They detail the community’s desired outcomes so that success is measurable and visible.

WHAT IS A VISION STATEMENT?

A vision statement represents a community’s way of committing itself to a set of core values. A cohesive vision statement helps ensure that the essence of Berryhill is preserved.

**GUIDING PRINCIPLES**

Guiding Principles are designed as the foundation for this policy document and its implementation; they help ensure that development within Berryhill remains consistent with the community’s vision for the future.

These principles were developed by the Citizen Advisory Team on behalf of all stakeholders and participants in the planning process.

**ECONOMY**

- Development of businesses within the community serve the needs of local residents.
- Focus growth in appropriate areas that preserve the quality of life and existing character of Berryhill.
- Investment by the local jurisdictions in public infrastructure to support economic opportunities.

**EQUALITY AND OPPORTUNITY**

- Equal access to neighborhood institutions is available to all Berryhill residents regardless of background, ethnicity, or neighborhood.
- Land uses support healthy lifestyle activities and reduce any existing disparities.
- Community is informed and involved in land use decision making through an inclusive planning process.

---

## ENVIRONMENT

- Natural environment is accessible for daily activities and experiences in Berryhill, with local access to parks, trails, and natural areas.
- Land uses take into consideration the environmentally sensitive areas to ensure they are protected from impactful land use activities.
- Berryhill is connected by trails and greenways for outdoor enjoyment and recreation.

## COMMUNITY AND HOUSING

- Neighborhoods improve public and private property conditions through active volunteer cleanup and code enforcement activities.
- Alternative housing options are available to meet the living needs of current and future residents.
- Berryhill is a safe and family friendly community where newcomers feel welcome.
- New development and redevelopment activities are compatible with the character of the existing built environment.

## TRANSPORTATION

- Infrastructure is maintained and improved to provide safe travel routes for residents and visitors.
- Neighborhoods and community services are accessible by people who walk, bike, or who may be limited to travel without the use of an automobile.
- The impacts of the Gilcrease Expressway expansion and related land use activities are mitigated.

## PLANNING PROCESS

- Future investment in Berryhill incorporate

factors of community, housing, economic development, and transportation into future land use decisions.

- Residents actively work with Tulsa County, the City of Tulsa, and INCOG to implement recommendations of the land use plan.
- Adopted plans are monitored for performance and updated to provide resident-based solutions for their community's problems.

## PLAN VISION

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### CITIZEN FEEDBACK AND THE KICK-OFF SURVEY

Planning staff devised the following categories to classify survey results. The categories were broad by design and meant to inform CAT conversations regarding future land use.

#### Change

For this category, respondents generally responded that they would like to see growth within Berryhill. The overarching idea was to become a bigger and different Berryhill by growing and adapting to future needs:

*"...attract(s) and retain(s) families looking for a quiet affordable place to live and raise a family. ...Be a pioneer of waterway transit initiatives that will explore the Tulsa metro area and river developments. Repair(s) and upgrade(s) water runoff and ditches/drainage."*

*"... gets more businesses"*

#### Retain

This category included responses geared towards protecting and stabilizing Berryhill. The overarching idea was to preserve the status quo by attempting to keep Berryhill "as it is:"

*"...would not change much. I love the country feel while living close to the city. I feel development would bring more crime. If I could*

## VISION

*change anything, it would be to clean existing properties up that are dilapidated or not maintained.”*

*“...remains a rural county property and they fix our roads! I love Berryhill the way it is.”*

*“...remain a small bedroom community that’s family oriented, good schools and Chandler Park which needs more funding for upkeep.”*

*“...will stop the influx of commercial growth.”*

*“...is unaffected by the Gilcrease expansion”*

### Manage

Manage respondents displayed a desire to protect and grow Berryhill. Responses generally illustrated wanting to utilize Berryhill’s existing character to attract strategic development:

*“...improves infrastructure but keeps its rural community feel with sustainability in greener technologies and microfarms.”*

*“...is unaffected by the Gilcrease expansion”*

*“...remains a viable community and a safe place for our children to grow up and raise their children. Berryhill has no land boundaries to growth and the impact the expressway is going to have on this tiny Mayberry community is going to change it dramatically--not sure it will be for the better.”*

### Update

Update respondents displayed a desire to protect and grow Berryhill. Responses generally illustrated wanting to utilize Berryhill’s existing character to attract strategic development:

*“Retains its small-town feel but with a few more dining options”*

*“Experiences studied, competent and controlled development.”*

*“Remains a close-knit community. I do envision*

## WHAT ARE GUIDING PRINCIPLES?

As defined by the Tulsa Comprehensive Plan, PLANiTULSA, guiding principles guide development, ensure that planning recommendations and strategies reflect and support the core values of citizens, and serve as guidepost for potential development scenarios and policy decisions.

*any commercial development as being family focused, aesthetically pleasing, and a new source of revenue for our great school district. I do worry that our schools will be affected, which is why I moved my family to Berryhill in the first place.”*

*“Maintain its residential purpose. I also hope that there is created a walkable community atmosphere, with an area for places such as a grocery store, coffee shop, parks, sidewalks, a few restaurants and maybe a few stores. The above changes, while not growing into a busy area.”*

## CAT RESPONSE TO SURVEY RESULTS

At the second CAT meeting, the results of the survey were discussed as they fell in each category. The purpose of this discussion was to get the CAT members thinking about how existing conditions shape the vision for the future.

Following this discussion, the CAT members mapped their vision for the area by answering specific questions that related to each category. A summary of these maps can be found on Map 12.

On the next page are the questions that guided the mapping exercise as well as discussion points that were provided.

## What is practical to retain?

- Which areas should be preserved?
- Is there any green space that should be preserved?

## What areas can/should change?

- Where would you like to see new businesses form?
- Where would you like to see a new element added to the community?
- Is there anywhere you would like to see as residential?

## Where is management needed?

- Are there any areas of homes that need to be better maintained?
- Is there a green space you would like to see maintained in a more effective manner?

## Where can we update character?

### EMERGENT PRIORITIES

Based on discussions with the CAT team and the results from the Kick-Off Survey, six priorities were selected for the Berryhill Land Use Plan. These priorities were created in conjunction with the vision statement and served as the basis for the goals and recommendations of this plan.

#### Priority 1

Maintain the stability of the existing Berryhill community.

#### Priority 2

Allow strategic growth, capitalizing on economic opportunities presented by the Gilcrease Expressway.

#### Priority 3

Promote the enhancement and preservation of Berryhill's natural environment.

#### Priority 4

Be a safe, family friendly community.

#### Priority 5

Be a well-maintained and aesthetically-pleasing community.

BERRYHILL LAND USE PLAN

MAP 12: CAT MAPPING EXERCISE



MAP 12 LEGEND: CAT MAPPING EXERCISE



4.5.1





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# APPENDIX

## OVERVIEW

The following documents are included for quick reference.

The Appendix is broken up into the following sections:

A: Maps

B: Supplemental Maps

C: Kick-Off Survey Results

D: Wrap-Up Survey Results



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## APPENDIX

# A: MAPS

### OVERVIEW

The following maps were included in the body of the plan document:

PLAN BOUNDARY

FUTURE LAND USE

GROWTH & STABILITY

KICK-OFF ATTENDANCE

APPRAISAL CLASSIFICATIONS

CURRENT ZONING

SURROUNDING PLANITULSA

FUTURE LAND USES

ENVIRONMENTAL SITES

FLOODPLAINS

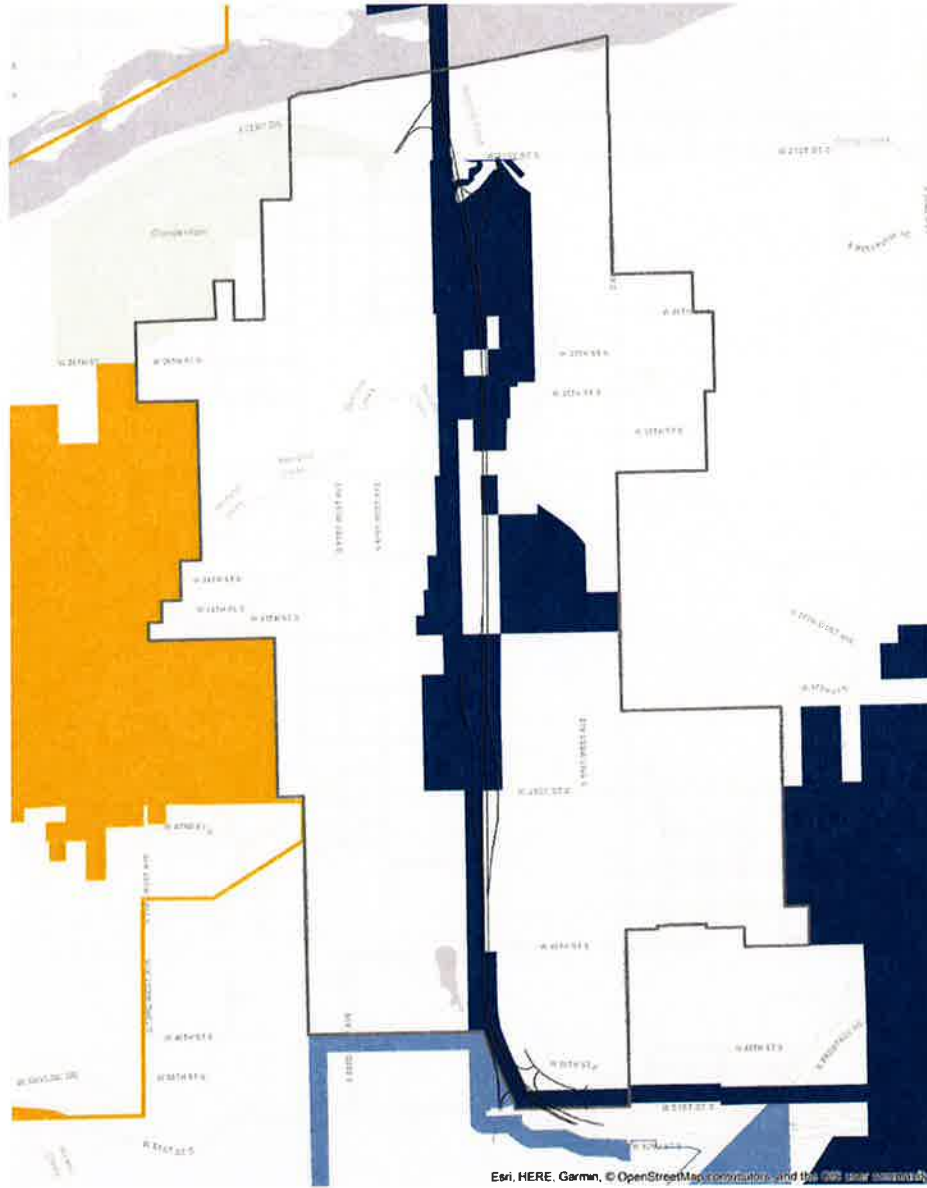
BUILDING CONDITIONS

PUBLIC FACILITIES

CAT MAPPING EXERCISE



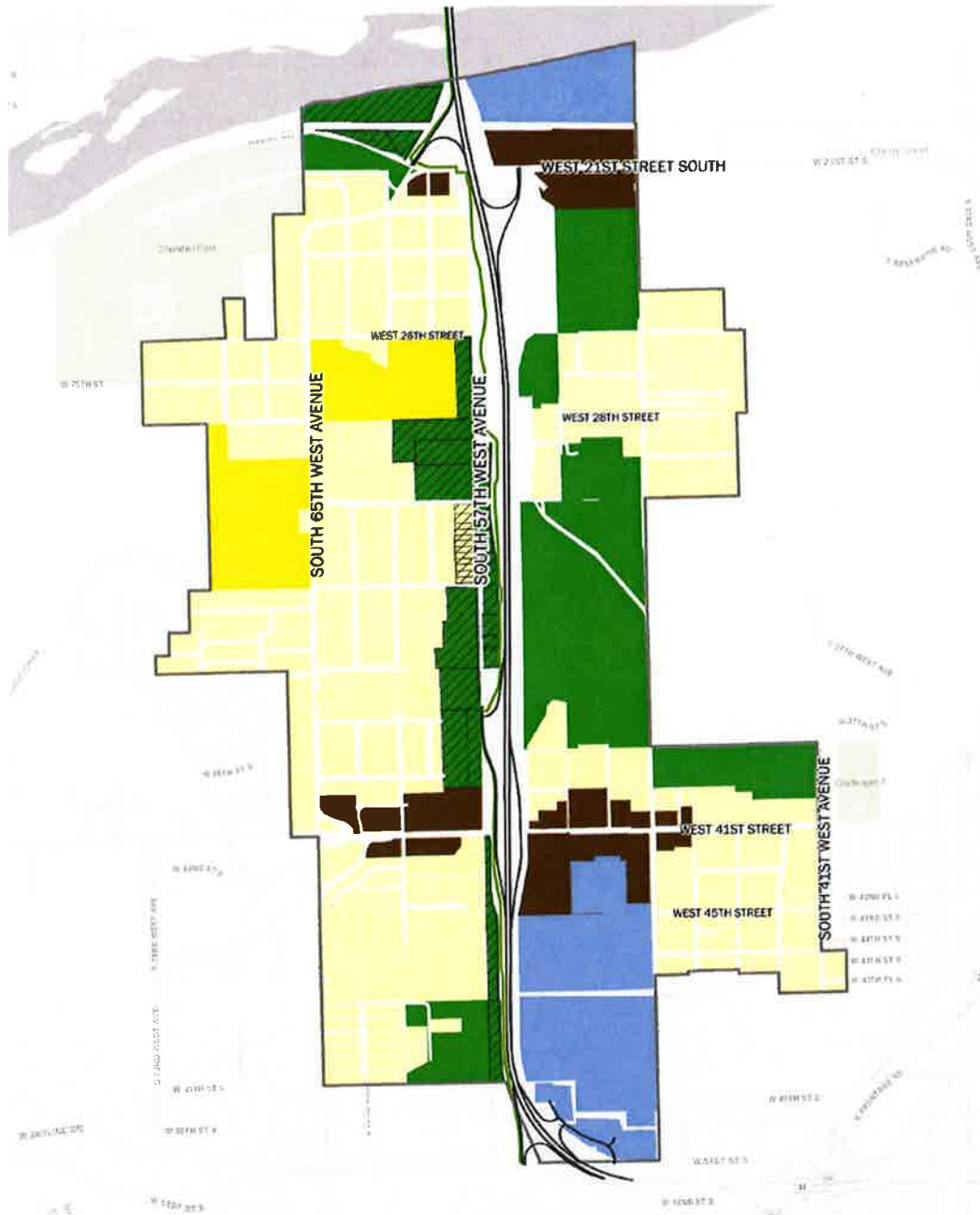
# MAP 1: PLAN AREA BOUNDARY



MAP 1 LEGEND: PLAN BOUNDARY

- Plan Area
- Planned Gilcrease Expressway
- Unincorporated Tulsa County
- Tulsa City Limits
- Sand Springs City Limits
- Sapulpa City Limits

# MAP 2: FUTURE LAND USE



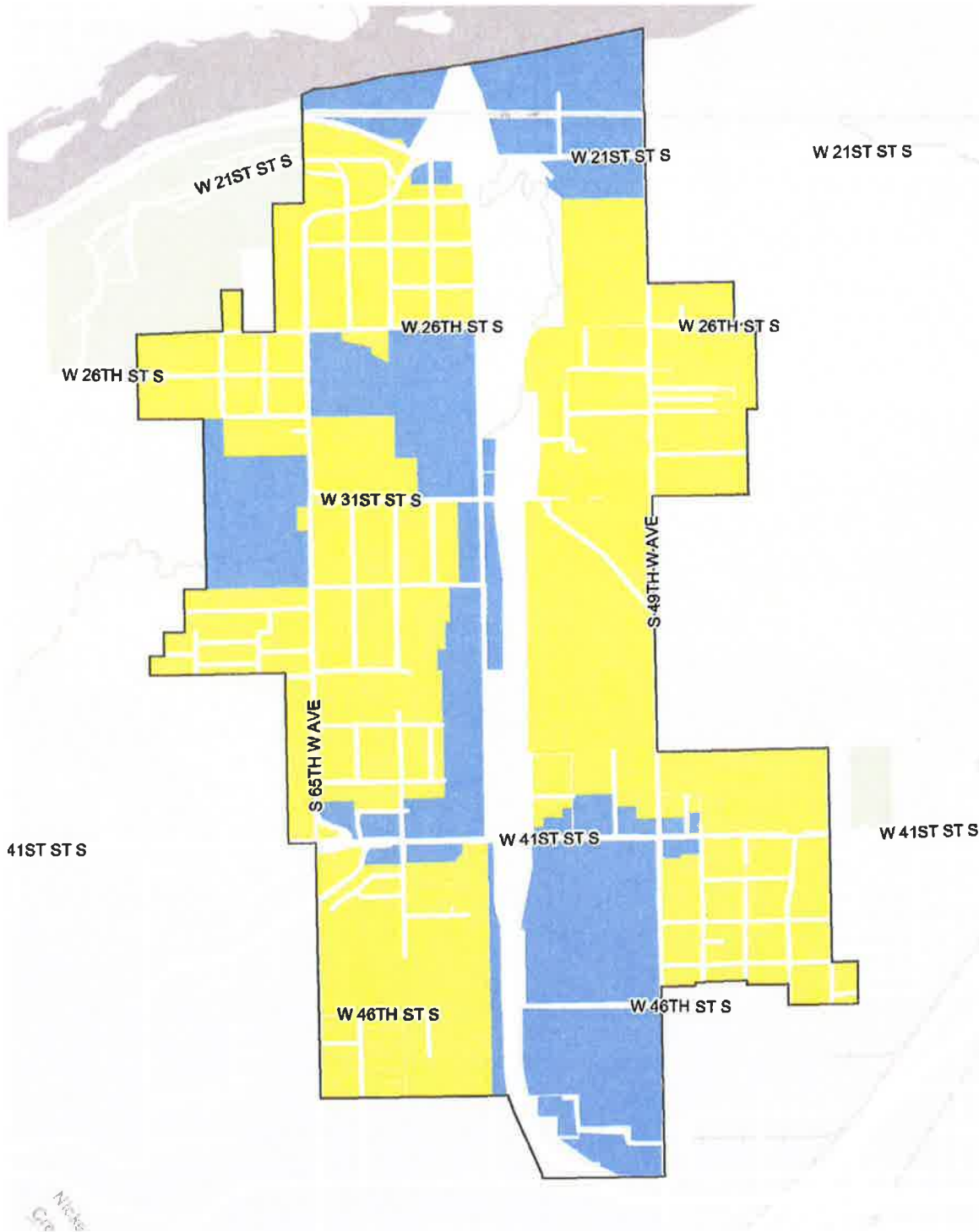
Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

## MAP 2 LEGEND: FUTURE LAND USE DESIGNATIONS

- Existing Neighborhood
- New Neighborhood
- Neighborhood Center
- Employment
- Parks and Open Space
- Trail District
- Gilcrease Expressway
- Gilcrease Trail

4.57

# MAP 3: GROWTH & STABILITY

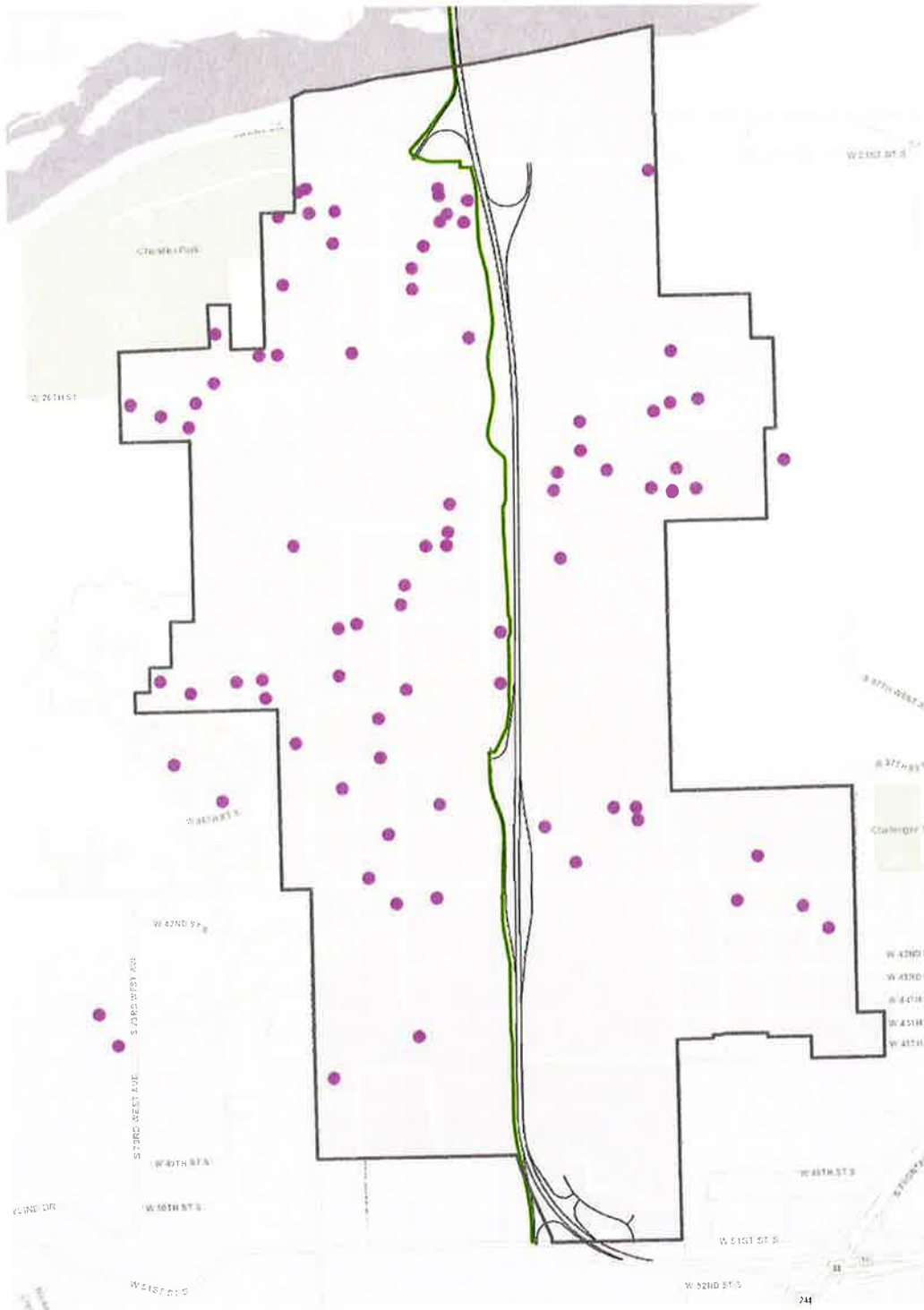


MAP 3 LEGEND: GROWTH & STABILITY



4.58

# MAP 4: KICK-OFF ATTENDANCE

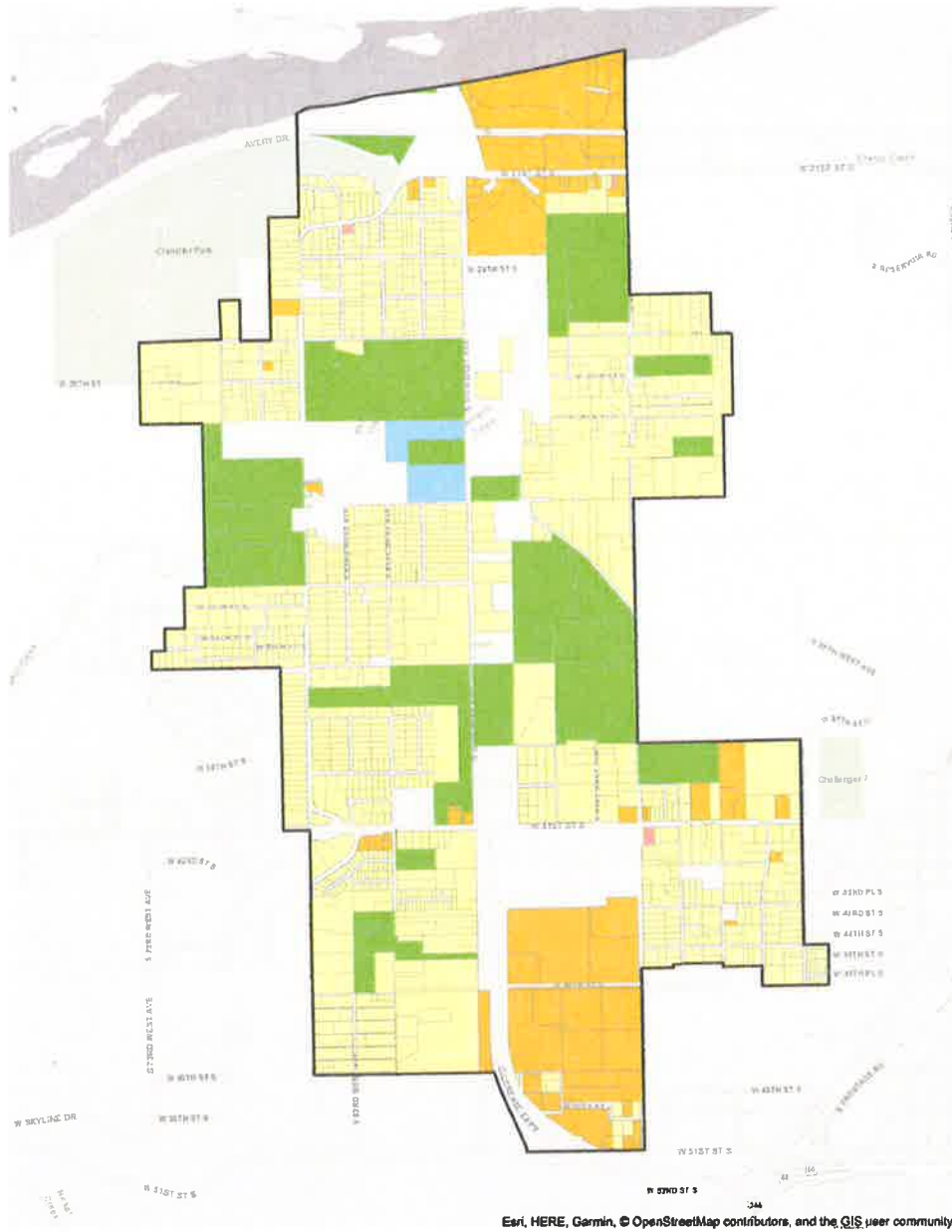


MAP 4 LEGEND: KICK-OFF ATTENDANCE

● Attendee Address



# MAP 5: APPRAISAL CLASSES



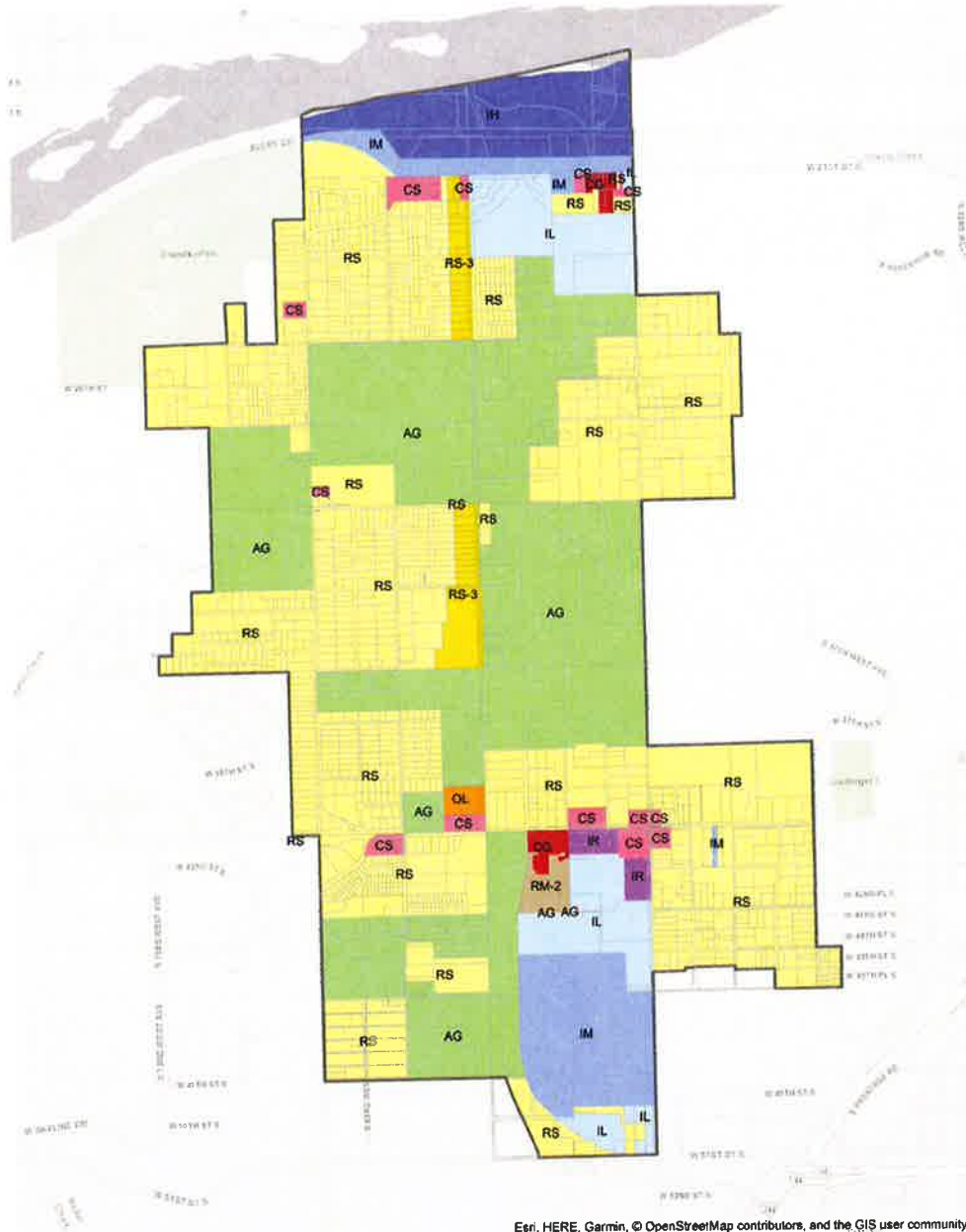
Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

## MAP 5 LEGEND: APPRAISAL CLASSIFICATIONS

Residential	Commercial Agriculture
Commercial/Residential	Commercial
Agriculture	












4.60

# MAP 6: CURRENT ZONING



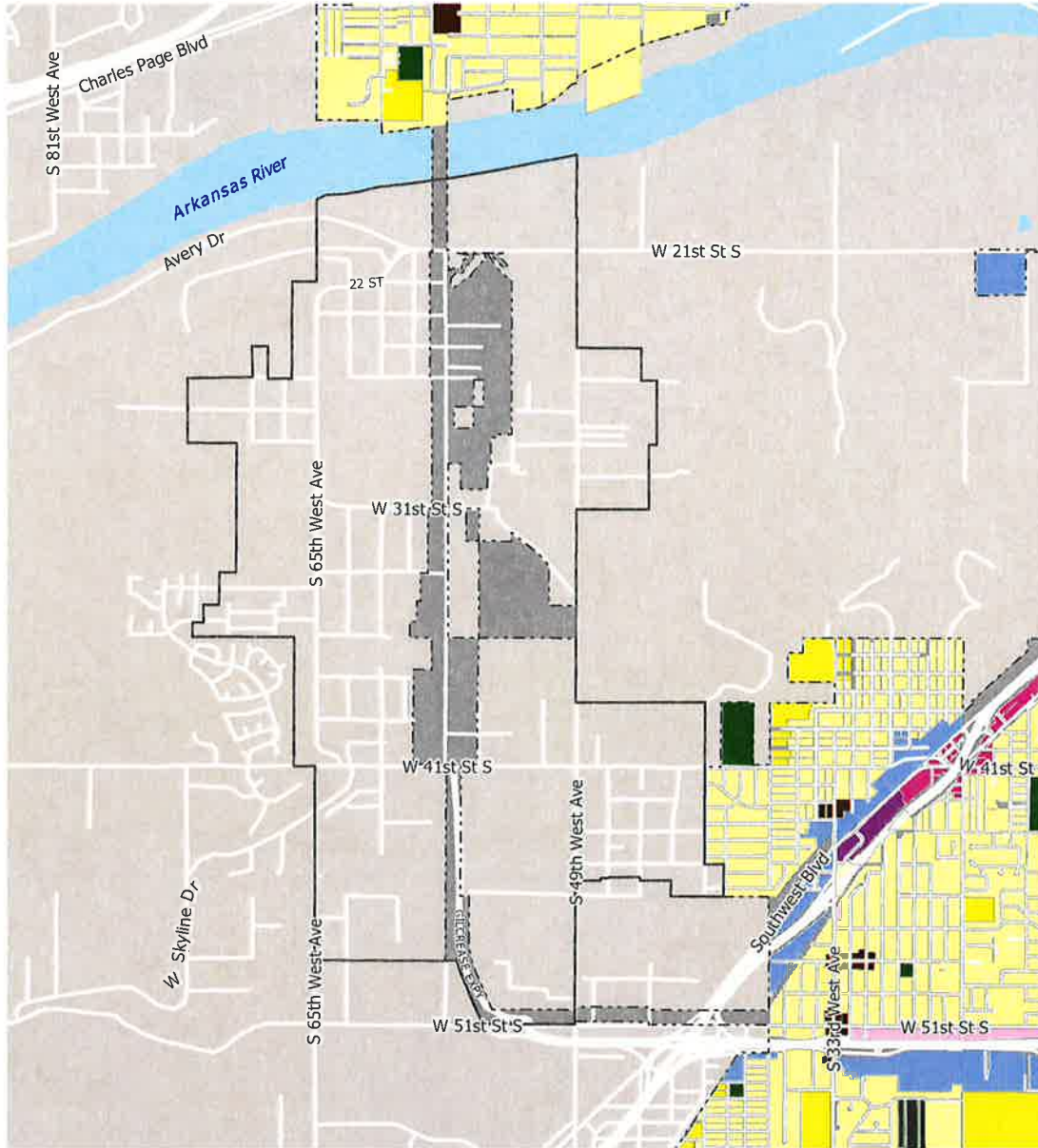
Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

## MAP 6 LEGEND: CURRENT ZONING











	RS Res. Single-Fam.		OL Office-Low
	RS-3 Res. Single-Fam. 3		IL Industrial Light
	RM-2 Res. Multi-Family 2		IM Industrial Moderate
	AG Agriculture		IH Industrial Heavy
	CG Commercial General		IR Industrial Res. & Dev.
	CS Commercial Shopping		

4.61

# MAP 7: PLANITULSA USES



MAP 7 LEGEND: SURROUNDING FUTURE LAND USE CLASSIFICATIONS



	Mixed-Use Corridor		New Neighborhood
	Main Street		Existing Neighborhood
	Town Center		Parks and Open Space
	Neighborhood Center		Plan Area
	Employment		Tulsa City Limits

4.62

# MAP 8: ENVIRONMENTAL SITES

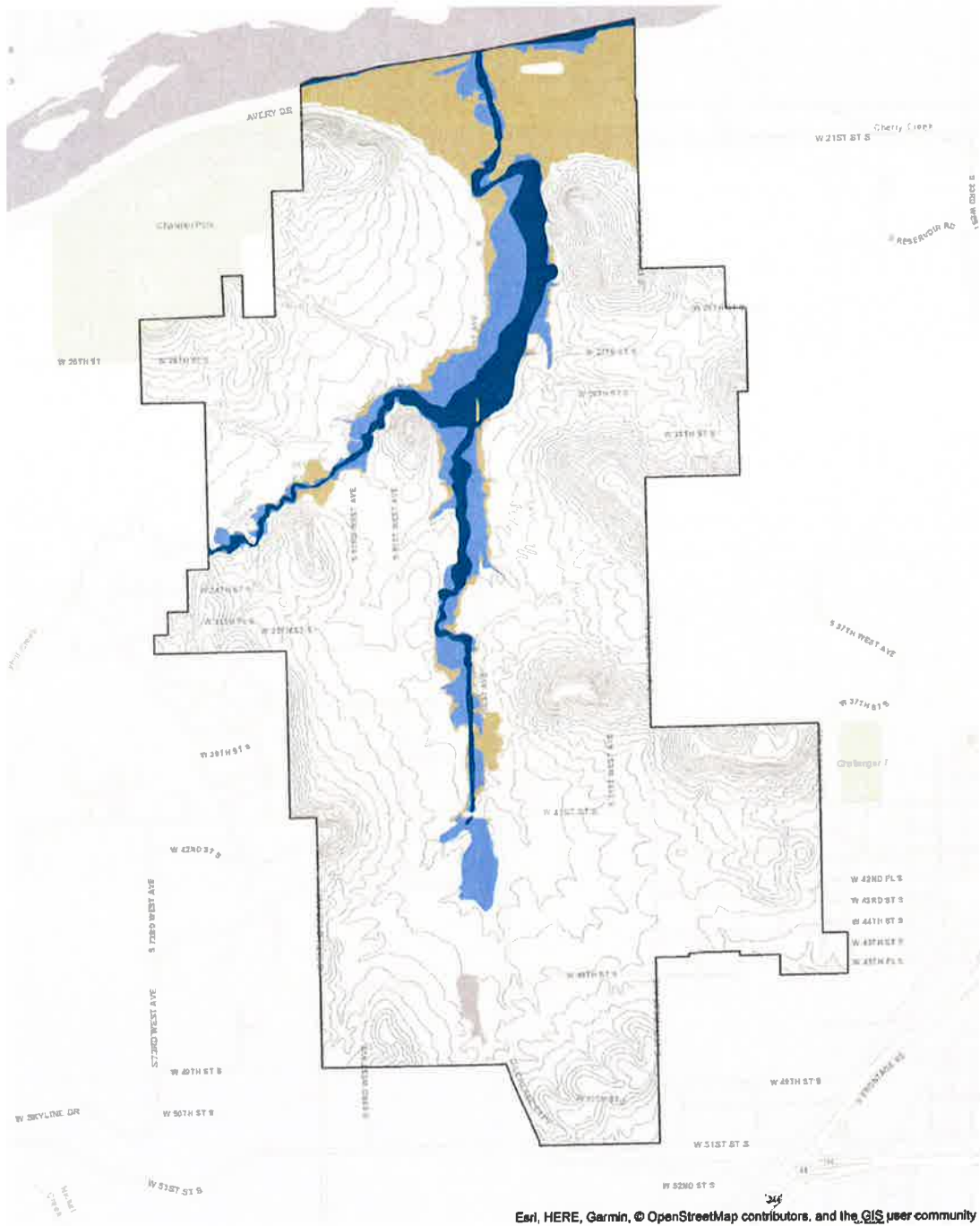


## MAP 8 LEGEND: ENVIRONMENTAL SITES

-  Facility of Interest
-  Brownfield



# MAP 9: FLOODPLAINS



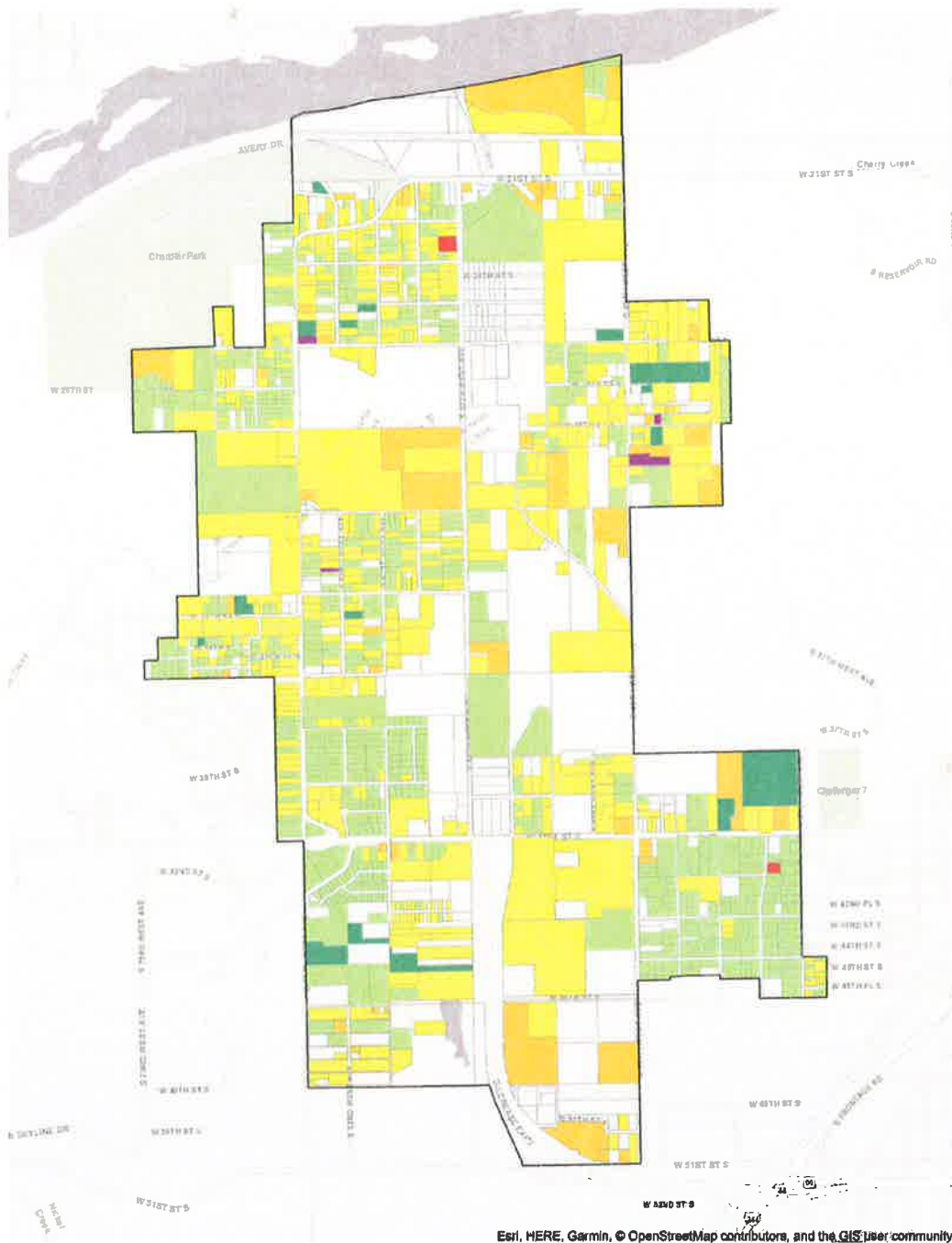
Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

### MAP 9 LEGEND: FLOODPLAINS

- 10 Foot Contour Lines
- Floodway
- 100 Year FEMA Plain
- 500 Year FEMA Plain

4.64

# MAP 10: BUILDING CONDITIONS

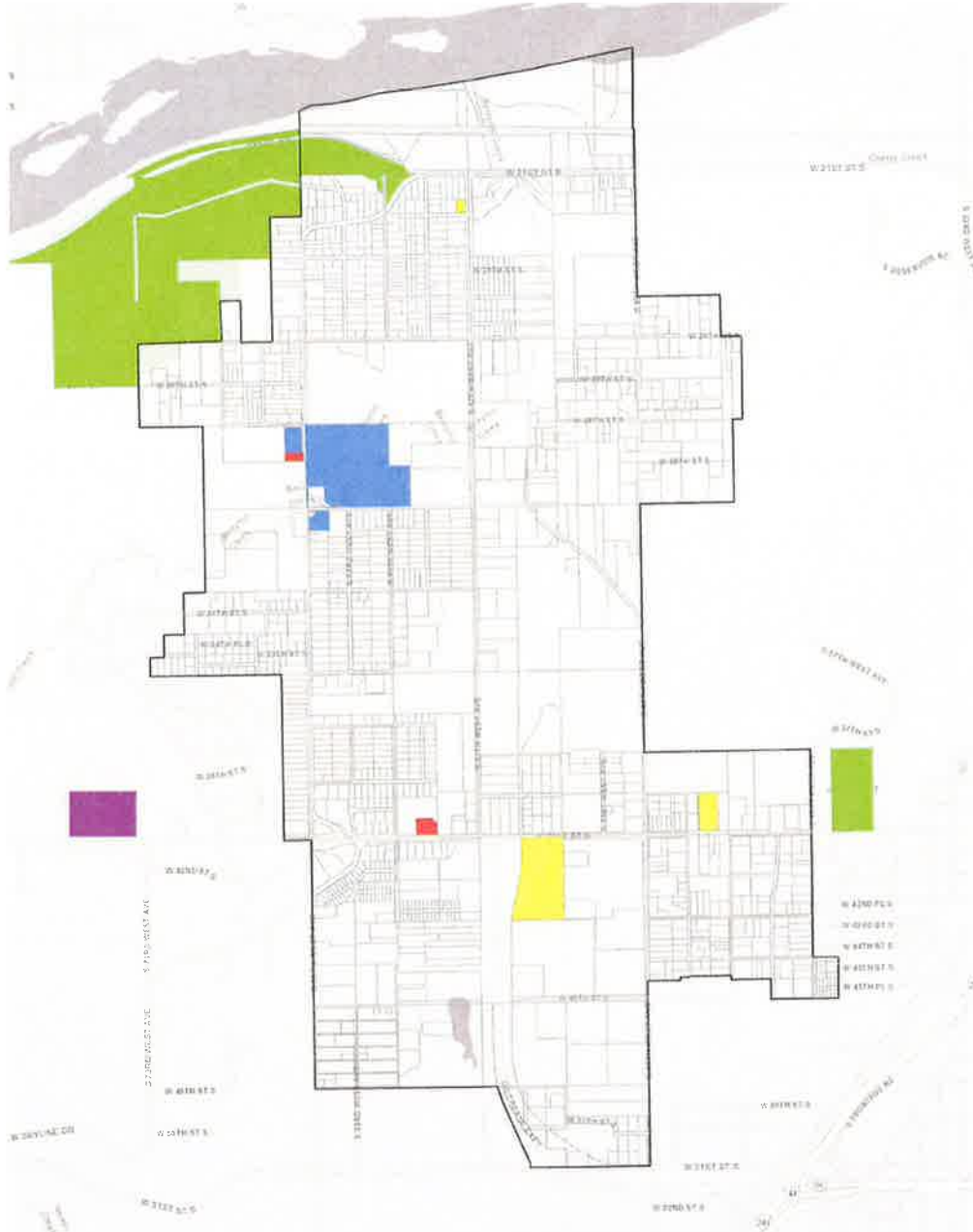


MAP 10 LEGEND: BUILDING CONDITION

Excellent	Fair
Good	Poor
Average	Unsound






4.65

# MAP 11: FACILITIES & ASSETS



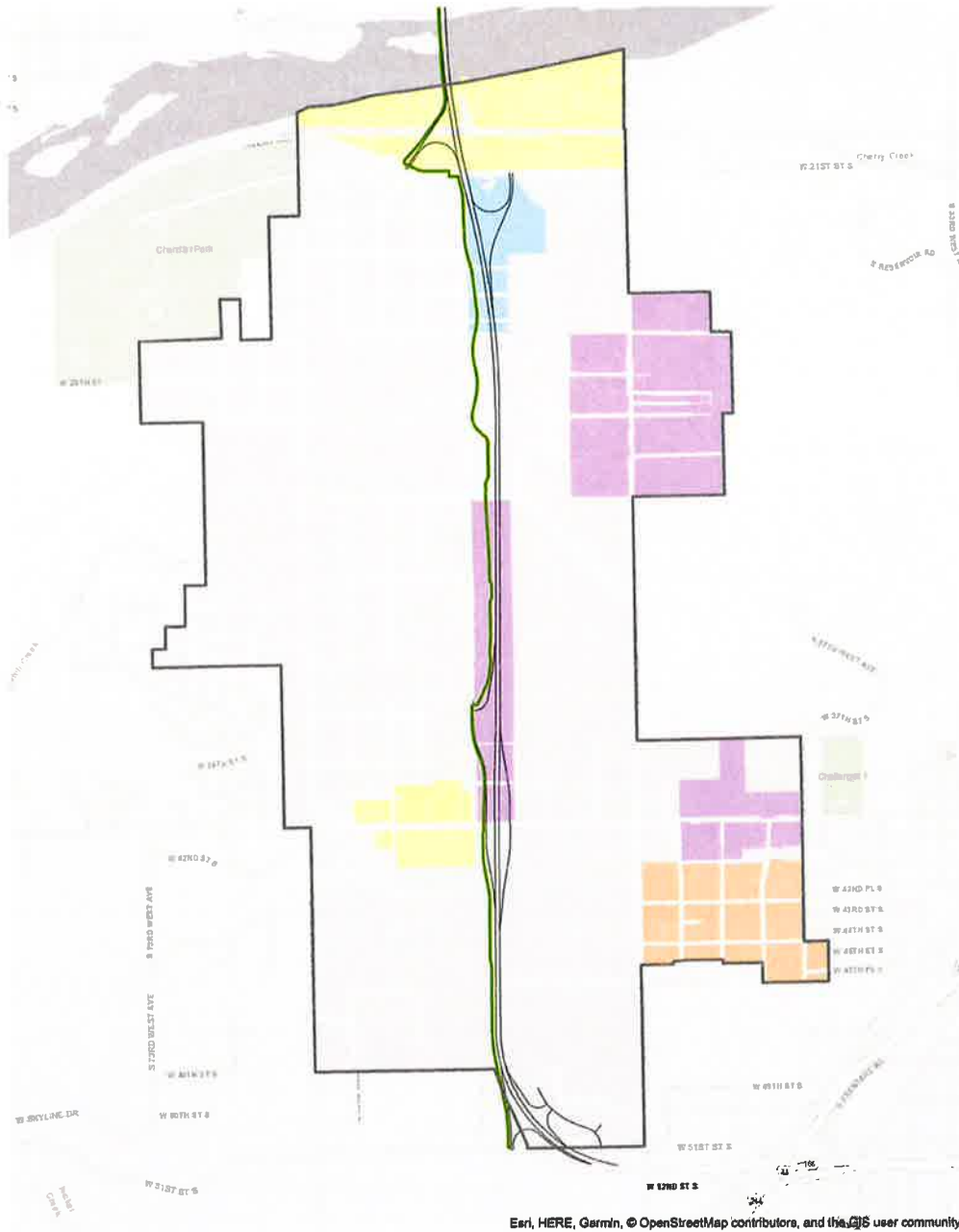
Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

MAP 11 LEGEND: PUBLIC FACILITIES

-  Parks
-  Fire Station
-  Berryhill Public Schools
-  Historic Properties and Assets
-  Tulsa Community College

4.666

# MAP 12: CAT EXERCISE



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### MAP 12 LEGEND: CAT MAPPING EXERCISE

	Change		Retain
	Maintain		Update

4.67





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**APPENDIX**

# **B: SUPPLEMENTAL MAPS**

## OVERVIEW

The following maps were omitted from the body of the plan document but used during meetings and plan writing:

Transportation

Infrastructure

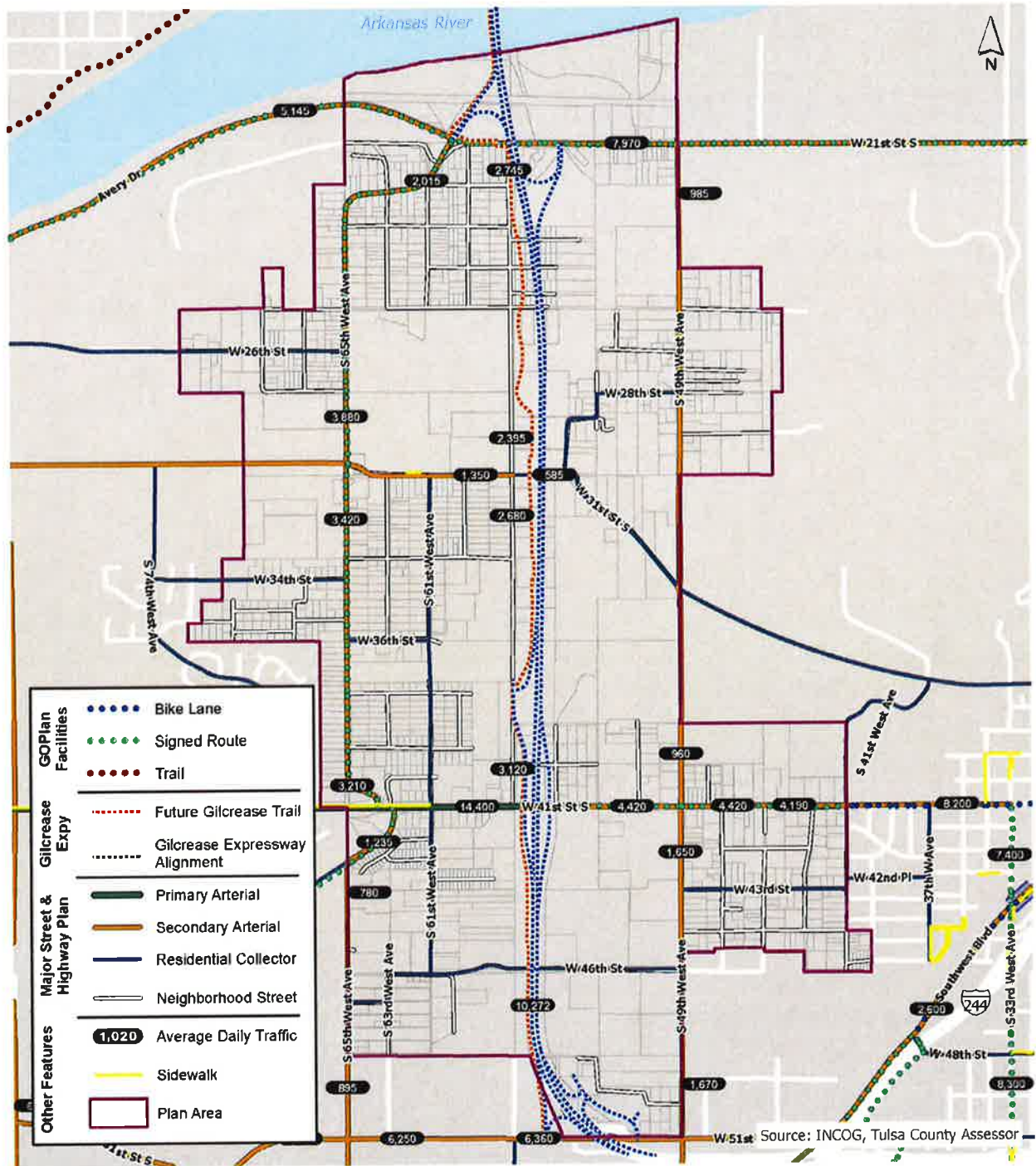
Public Facilities

Legacy Uses

Census Block

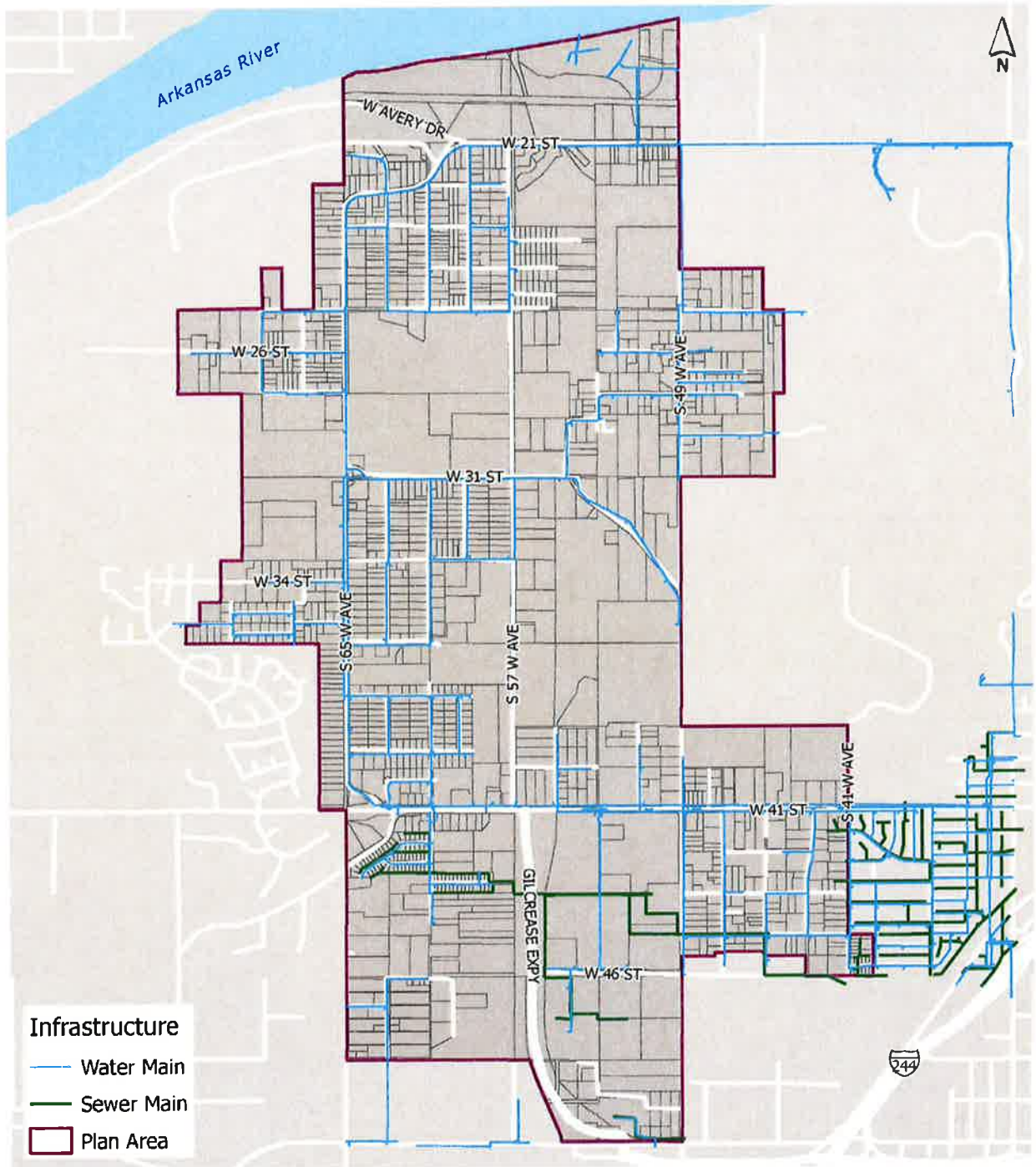
Aerial

# MAP A: TRANSPORTATION



4.70

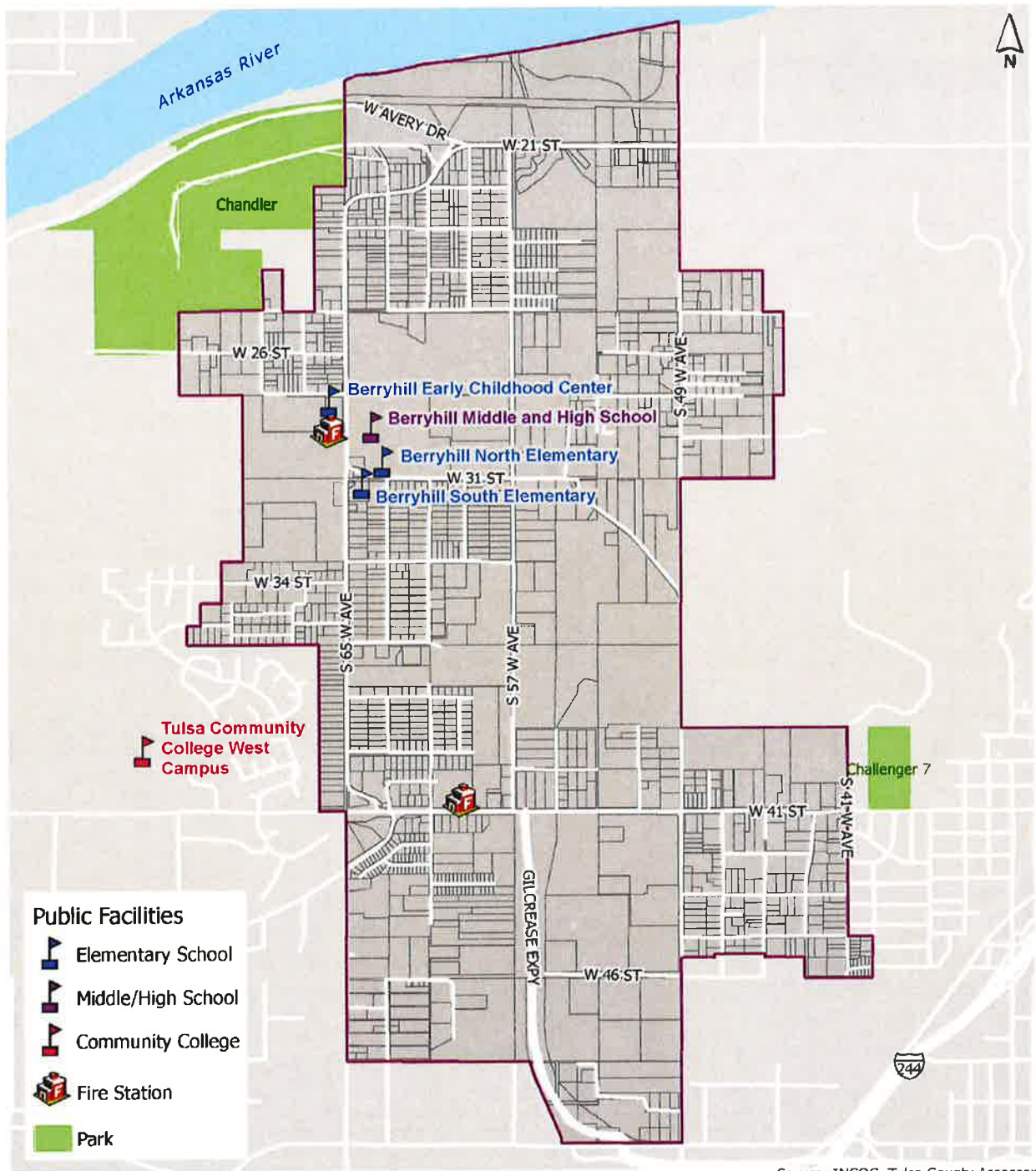
# MAP B: INFRASTRUCTURE



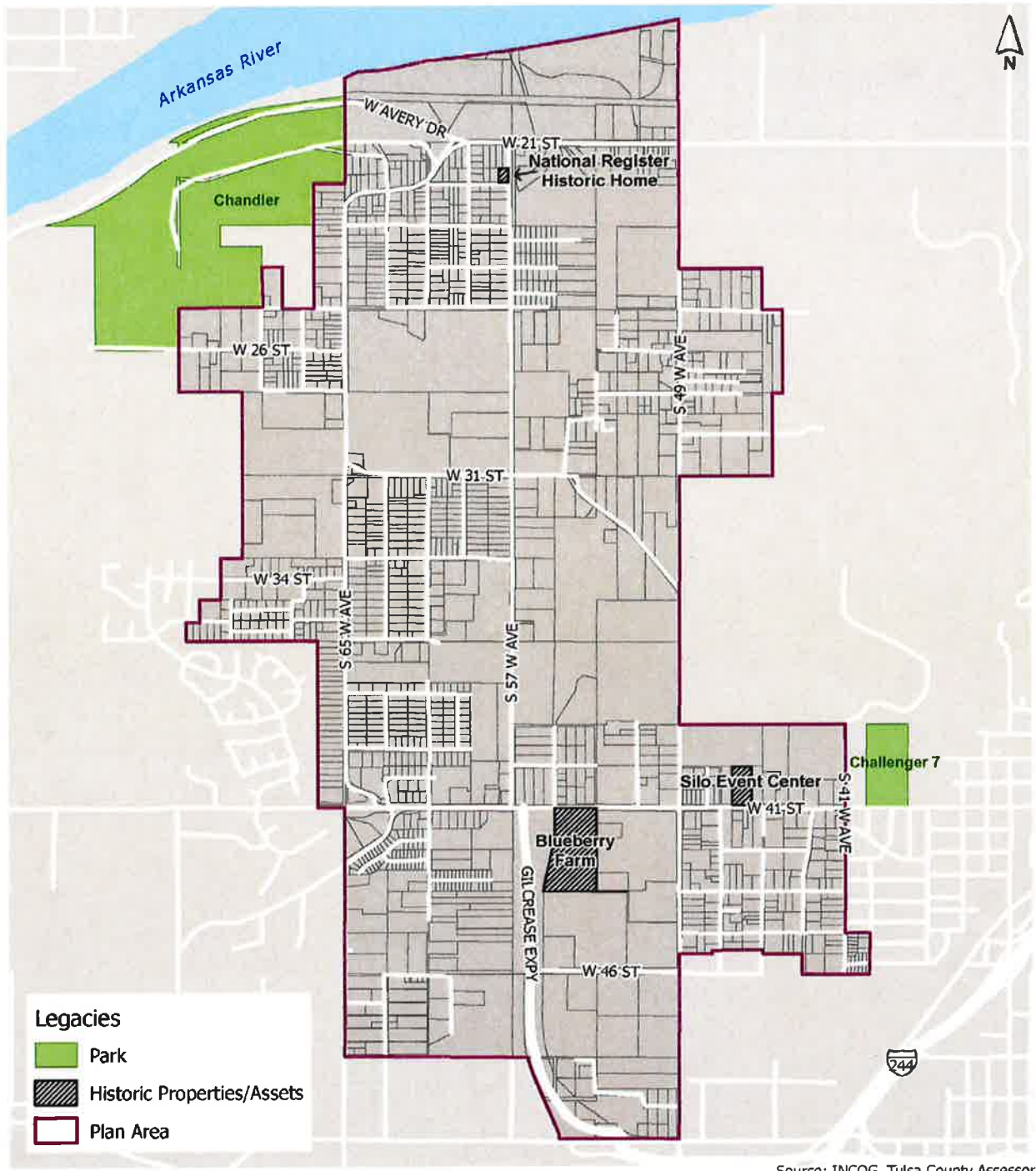
Source: City Of Tulsa Engineering Services, Tulsa County Assessor



# MAP C: PUBLIC FACILITIES



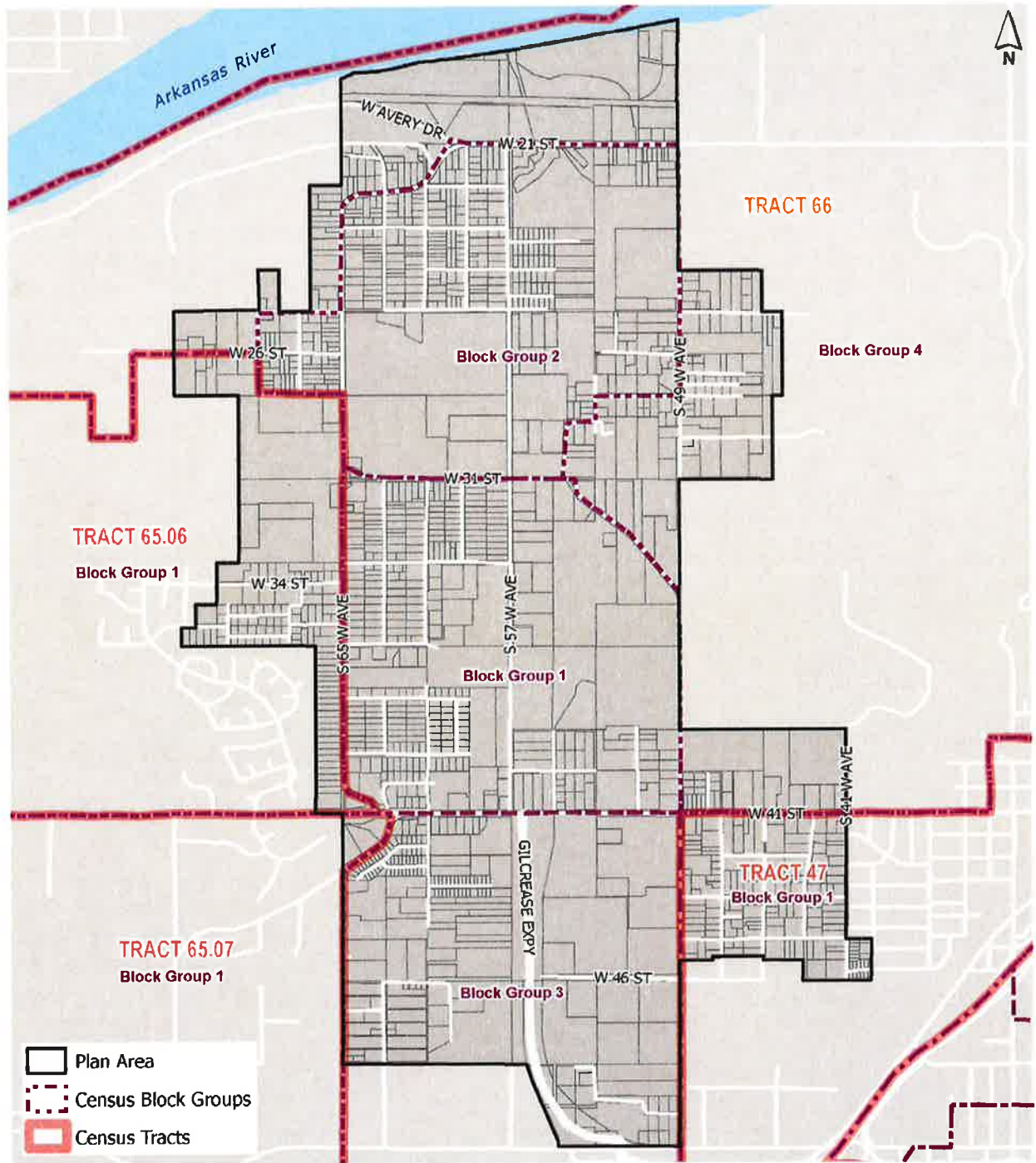
# MAP D: LEGACY USES



Source: INCOG, Tulsa County Assessor



# MAP E: CENSUS BLOCKS



Source: U.S. Census Bureau, Tulsa County Assessor



# MAP F: AERIAL



Aerial Photography Date: February 2016





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**APPENDIX**

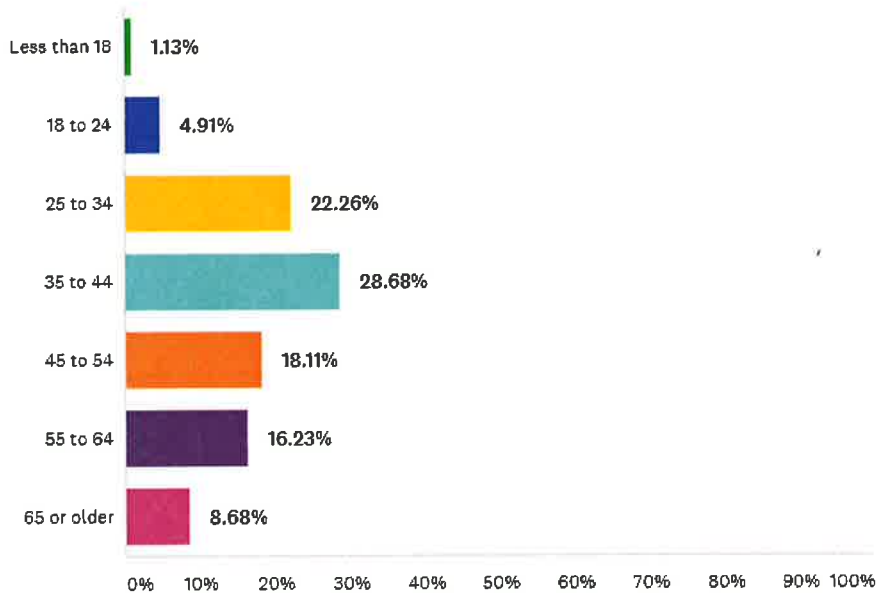
# **C: KICK-OFF SURVEY RESULTS**

## OVERVIEW

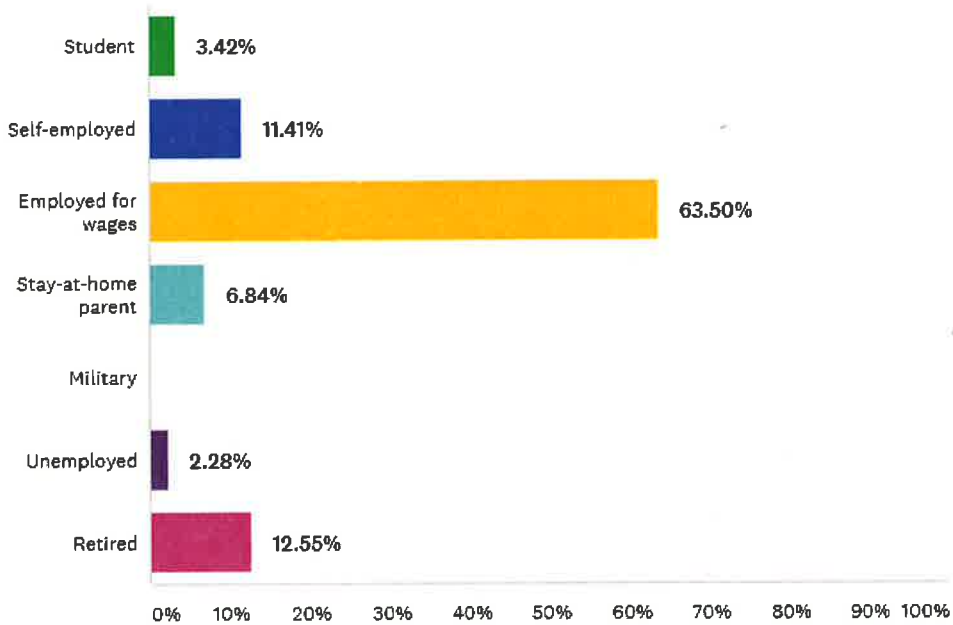
The following results were conveyed to the CAT team to provide a clearer portrait of Berryhill's demographics and the community's desires.

# KICK-OFF SURVEY RESULTS

## QUESTION #1: MY AGE IS...



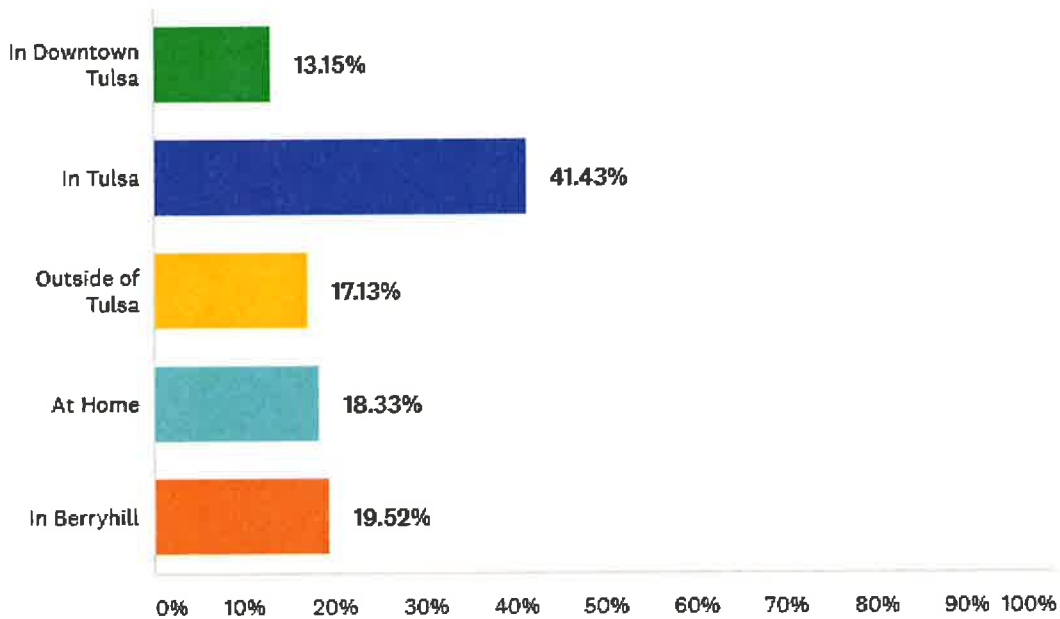
## QUESTION #2: MY JOB IS...



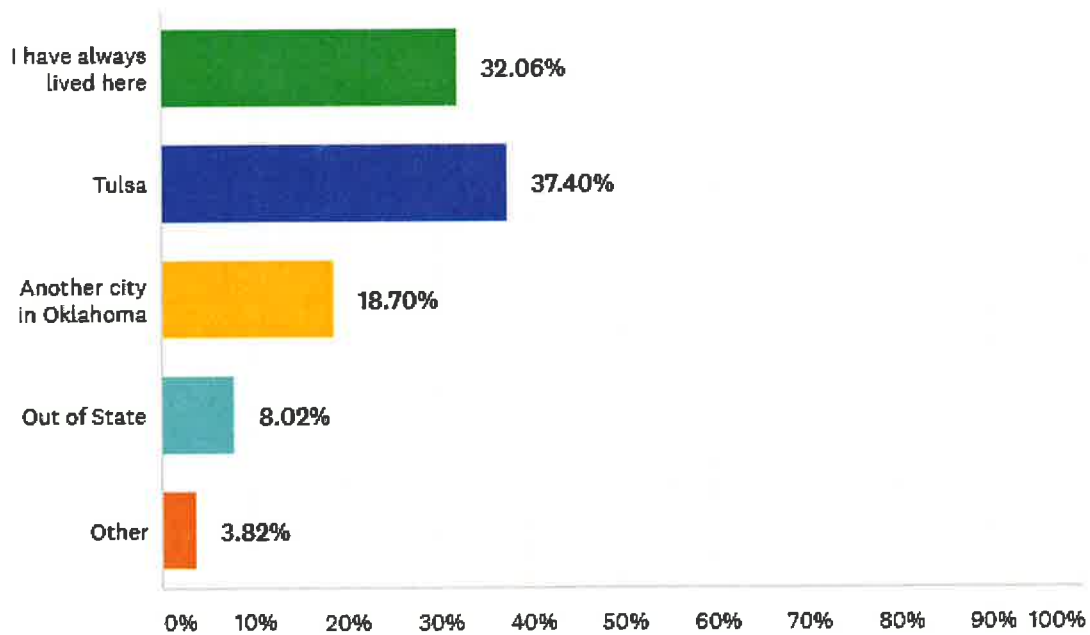
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# KICK-OFF SURVEY RESULTS

## QUESTION #3: I WORK...



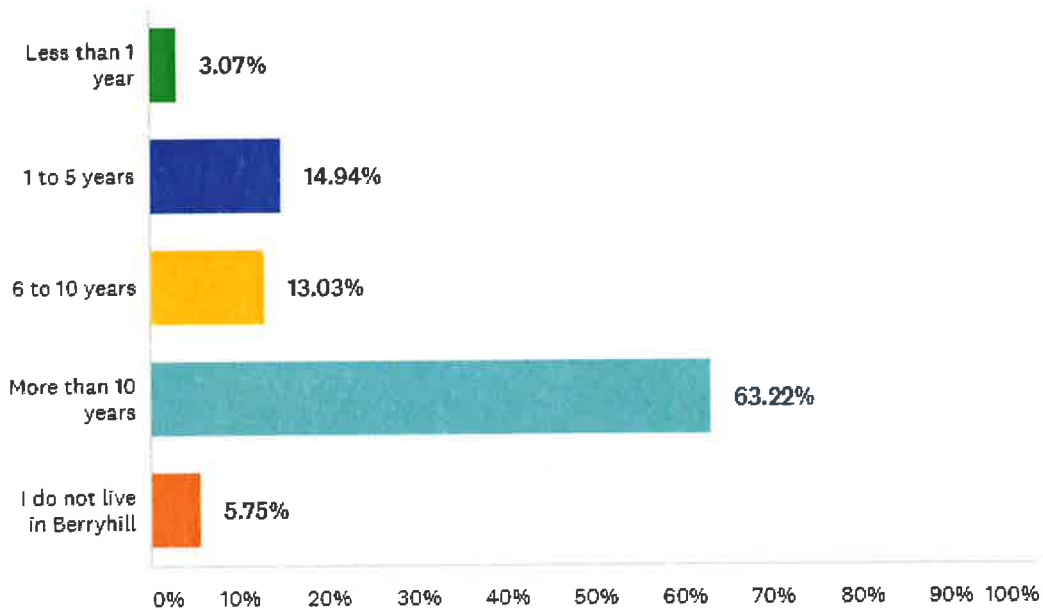
## QUESTION #4: I MOVED TO BERRYHILL FROM...



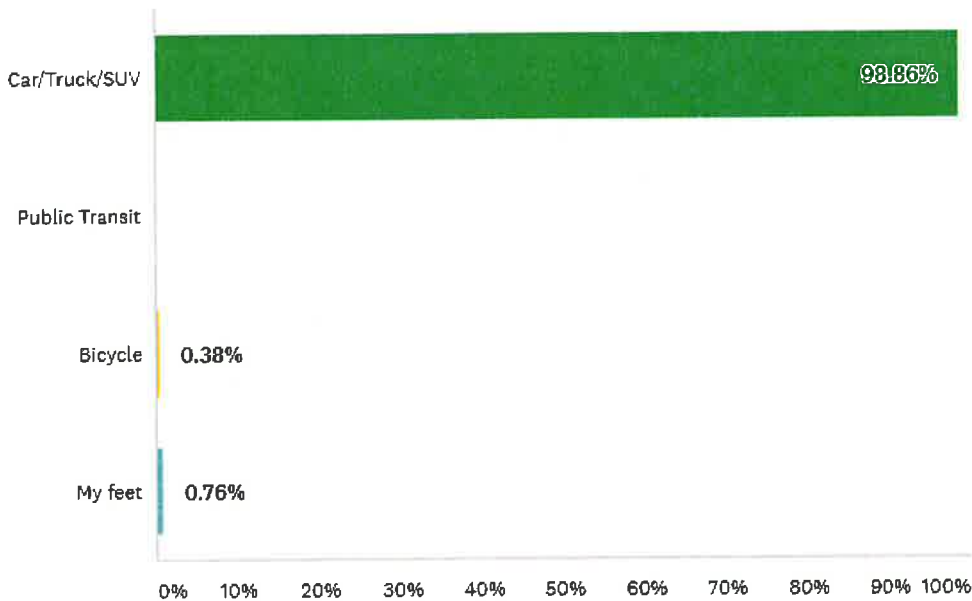


# KICK-OFF SURVEY RESULTS

## QUESTION #5: I HAVE LIVED IN BERRYHILL...

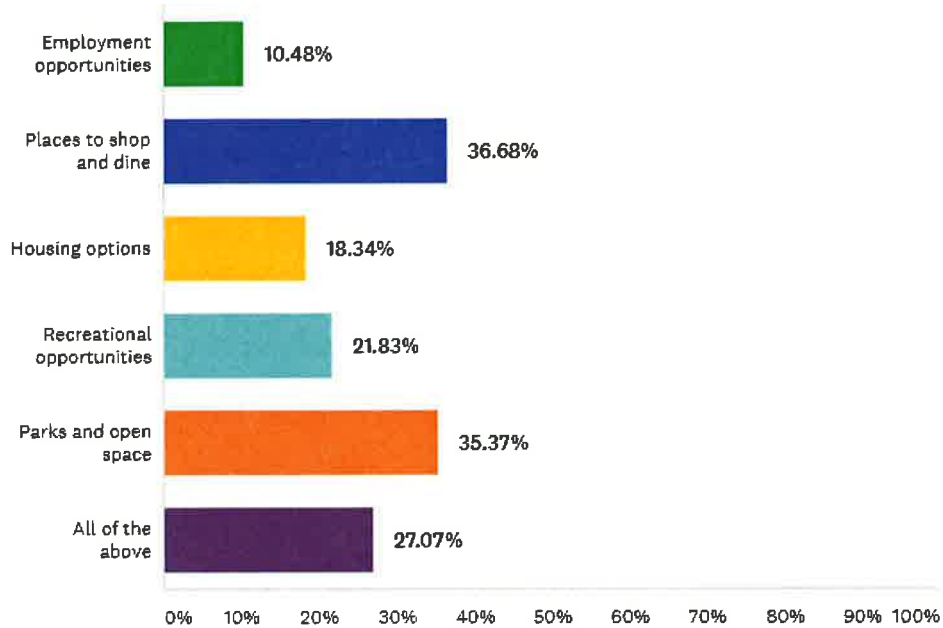


## QUESTION #6: MY PREFERRED MODE OF TRANSPORTATION IS...

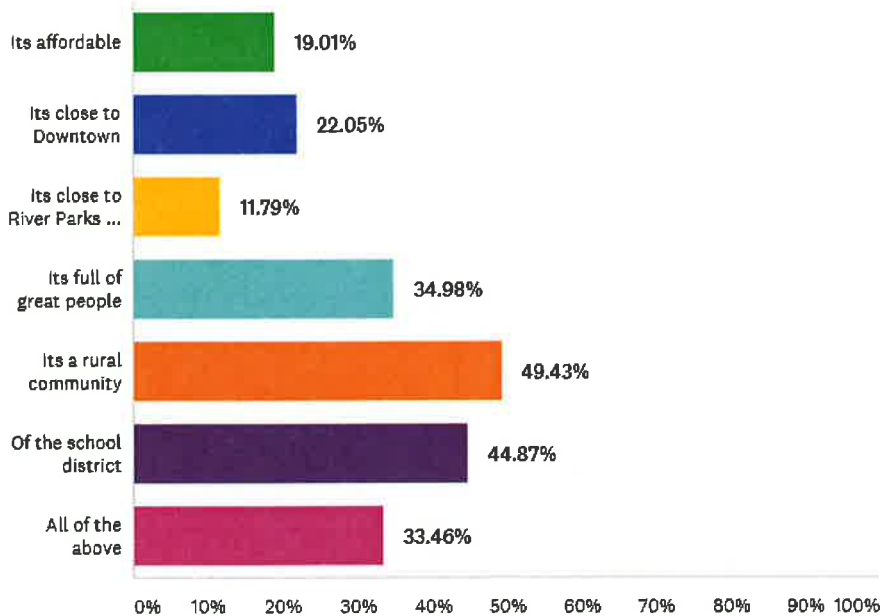


# KICK-OFF SURVEY RESULTS

## QUESTION #7: I WISH BERRYHILL HAD MORE...

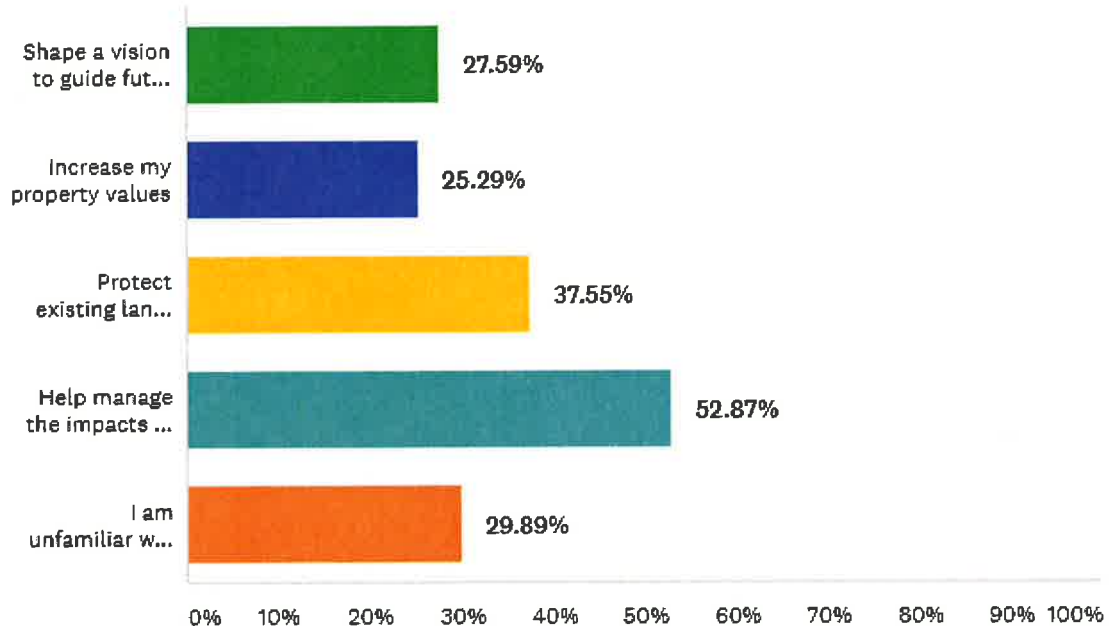


## QUESTION #8: I LIKE BERRYHILL BECAUSE...



# KICK-OFF SURVEY RESULTS

QUESTION #9: I HOPE THE BERRYHILL LAND USE PLAN WILL...









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## APPENDIX

# D: WRAP-UP SURVEY RESULTS

### OVERVIEW

The Wrap-Up Survey was conducted to ensure that the plan document balanced the community's desires with foreseen growth.

The Wrap-Up Survey Results also assisted planning staff in refining the language of certain recommendations to more clearly express Berryhill's vision.

# WRAP-UP SURVEY RESULTS

## OVERVIEW

To ensure that the Berryhill Land Use Plan captured the desires of the community, staff published a “Wrap-Up Survey” in preparation for the November 15<sup>th</sup> unveiling of the plan draft.

The survey solicited feedback on the plan’s Vision Statement and assorted land use recommendations. Respondents were given the opportunity to endorse or disagree with the vision statement or recommendations along a 1, “Strongly Disagree” or a 5, “Strongly Agree” spectrum.

## FEEDBACK

### 1. How well does the Vision Statement reflect Berryhill’s vision for future land use?

**Vision Statement:** Members of the Berryhill community desire a place to live and work that in 10 to 20 years is a safe, close-knit, and well-maintained community and which supports a rural lifestyle by allowing for strategic economic opportunities and preservation of the natural environment.

**Mean: 3.52 Median: 4 Mode: 4**

### 2. How well does recommendation 2.1 support Berryhill’s vision for future land use?

**Recommendation 2.1:** Promote non-residential infill of limited commercial uses near neighborhoods which serve the existing community, such as retail, restaurants, personal improvement services, and studios. Additional self-storage uses in the plan area are discouraged.

**Mean: 2.97 Median: 3 Mode: 3**

### 3. How well does recommendation 2.2 support Berryhill’s vision for future land use?

**Recommendation 2.2:** Where the land use map outlines “Trail Districts” allow—in a manner that mitigates the impacts of commercial uses on neighborhoods—the following trail-complementing activities:

- The conversion of existing homes into permitted principal or accessory commercial uses
- The development of low-impact, small-scale, and park-serving commercial uses on unimproved lots.

**Mean: 2.87 Median: 3 Mode: 3**

### 4. How well does recommendation 3.1 support Berryhill’s vision for future land use?

**Recommendation 3.1:** Promote commercial growth along major street corridors and interchanges of the Gilcrease Expressway in the following locations:

- Along West 21<sup>st</sup> Street South between South 61<sup>st</sup> West Avenue and South 49<sup>th</sup> West Avenue.
- Along West 41<sup>st</sup> Street South between S 65<sup>th</sup> West Avenue and South 47<sup>th</sup> West Avenue.

**Mean: 2.97 Median: 3 Mode: 3**

---

# WRAP-UP SURVEY RESULTS

## 5. How well does recommendation 5.1 support Berryhill’s vision for future land use?

**Recommendation 5.1:** Limit industrial uses to the following existing industrial zones:

- North of the BNSF tracks and east of the Gilcrease Expressway
- In the area bounded by West 43<sup>rd</sup> St South, South 49<sup>th</sup> West Ave, West 51<sup>st</sup> St South, and the Gilcrease Expressway.

**Mean: 3.55 Median: 4 Mode: 4**

## 6. How well does recommendation 10.2 support Berryhill’s vision for future land use?

**Recommendation 10.2:** Encourage the compatibility of new alternative housing developments with the character of the surrounding neighborhood while minimizing long-term risks related to maintenance or vacancy.

**Mean: 2.84 Median: 3 Mode: 1**

## 7. How well does recommendation 13.2 support Berryhill’s vision for future land use?

**Recommendation 13.2:** Support community involvement by encouraging the formation of a Berryhill Neighborhood Association composed of local businesses and residents to establish rules and regulations for neighborhood safety and beautification.

**Mean: 3.19 Median: 3 Mode: 3**

## KEY ACTIONS

### ADDRESSING RECOMMENDATION 10.2

*“If by alternative housing you are referring to apartment communities, Berryhill does not need or want them. Berryhill schools are already full and apartment housing would lead to overcrowding of the school system & possibly bring criminal elements to the area. If you are referring to 55+ housing options, that could be an acceptable option”*

The above quote captures much of the sentiment that drove the unpopularity of Recommendation 10.2, as addressed in survey question 5. To assuage these concerns, Recommendation 10.2 was re-written to elaborate on the meaning of alternative housing, specifically,

### ADDRESSING RECOMMENDATION 13.2

A number of responses regarded the perceived rigidity of community associations proposed by Recommendation 13.2. Staff revised Recommendation 13.2 to include broader language relating to organizations able to perform neighborhood beautification.







Tulsa Metropolitan Area  
Planning Commission

**Case :** Fairmont Acres

**Hearing Date:** December 19, 2018

**Case Report Prepared by:**

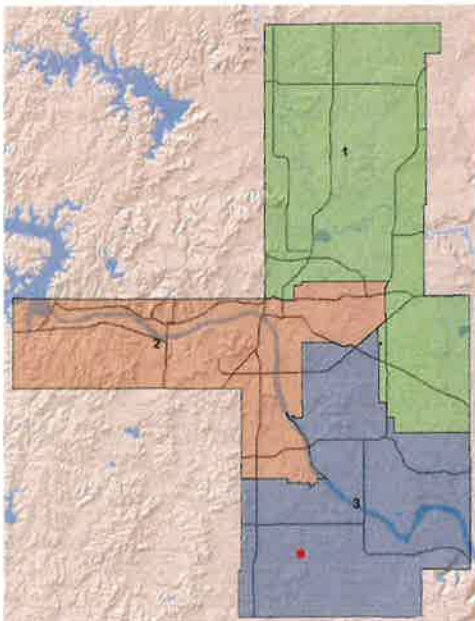
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Tim Terral, TEP

*Owner:* Cozort Homes

**Location Map:**  
**(County Commission districts)**



**Applicant Proposal:**

Preliminary Plat

5 lots, 1 block, 12.5± acres

*Location:* Northwest corner of East 171<sup>st</sup>  
Street South and South Lewis Avenue

**Zoning:** AG-R

**Staff Recommendation:**

Staff recommends **approval** of the  
preliminary plat

**County Commission District:** 3

*Commissioner Name:* Ron Peters

**EXHIBITS:** Site Map, Aerial, Preliminary Plat, Conceptual Improvements Plan

## PRELIMINARY SUBDIVISION PLAT

### Fairmont Acres - (County)

Northwest corner of East 171<sup>st</sup> Street South and South Lewis Avenue

This plat consists of 5 lots, 1 block on 12.5 ± acres.

The Technical Advisory Committee (TAC) met on December 6, 2018 and provided the following conditions:

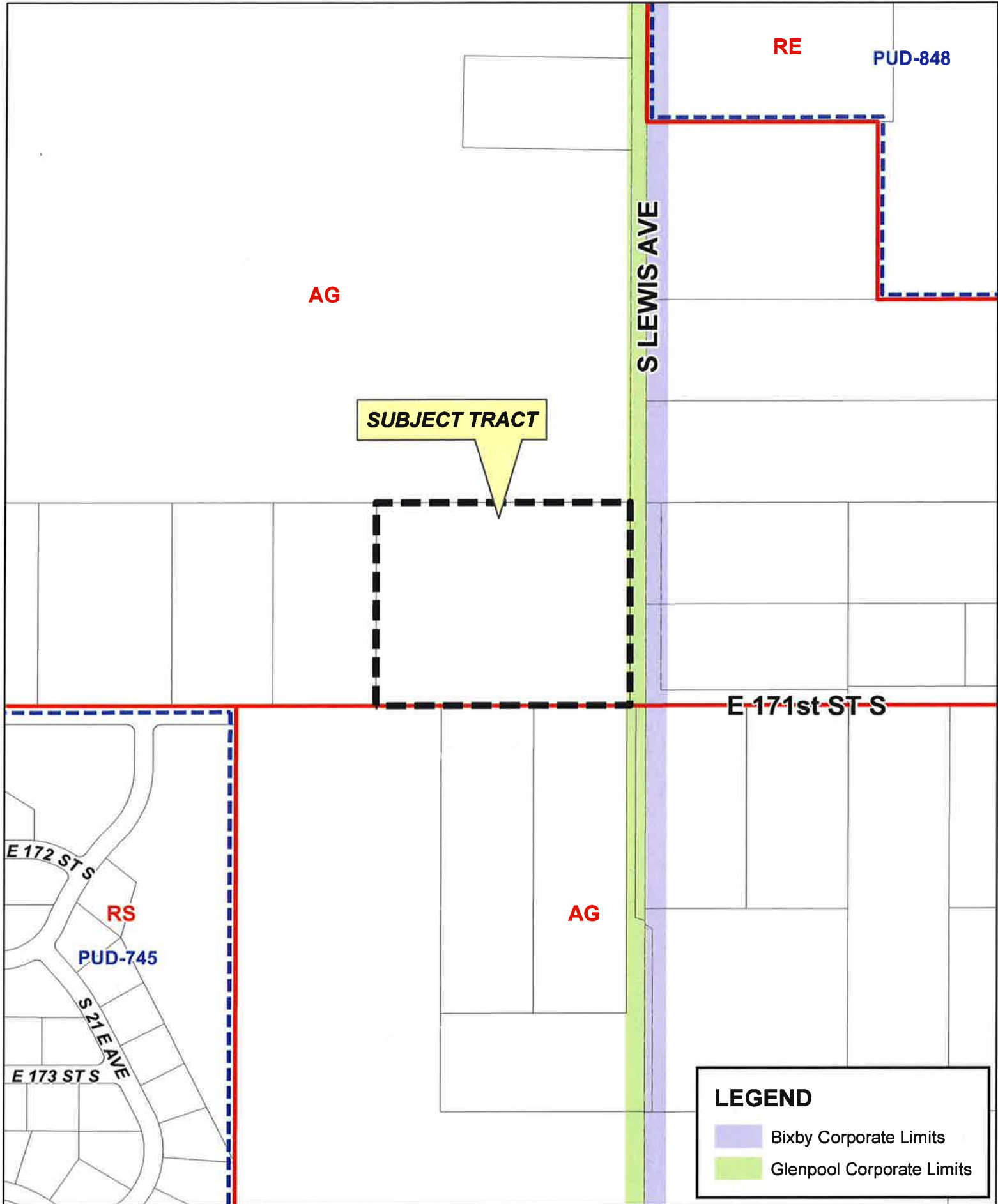
1. **Zoning:** The property was rezoned from AG (Agriculture) to AG-R (Agriculture-Residential) in August of 2018. Lots shown on the preliminary plat conform to the AG-R zoning.
2. **Addressing:** INCOG will assign addresses to final plat. Graphically show addresses on the face of the final plat submittal and include address disclaimer/caveat.
3. **Transportation & Traffic:** Subdivision abuts two arterial streets. Only one point of access will be permitted to both arterial streets. Current configuration shown on preliminary plat conforms to the requirement. Label and dimension all previously filed right-of-way dedications.
4. **Sewer:** Lots will be served by on-site sewage disposal and will need approval from Oklahoma Department of Environmental Quality.
5. **Water:** Service connections will be made to existing main line for Rural Water District #2 in Creek County. Release letter will need to be provided prior to final plat approval.
6. **Engineering Graphics:** Remove contours from final plat submittal. Graphically label the point of beginning on the face of the plat. Provide graphically the bearing angle associated with the 50' from POC to POB on the face of the plat.
7. **Stormwater, Drainage, & Floodplain:** No comments.
8. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

### **Modification of Subdivision & Development Regulations:**

The applicant has requested approval of the flag lot labeled as Lot 5, Block 1 on the preliminary plat. The flag configuration is required in order to obtain access to the appropriate water service. Water service across Lewis Avenue is located in a different jurisdiction


Staff recommends **APPROVAL** of the preliminary subdivision plat and the modification of the Subdivision and Development Regulations subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations

5.2

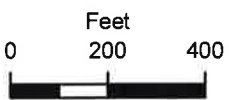


**FAIRMONT ACRES**

17-13 30

5.3 





 Subject Tract

# FAIRMONT ACRES

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

17-13 30

Aerial Photo Date: February 2018

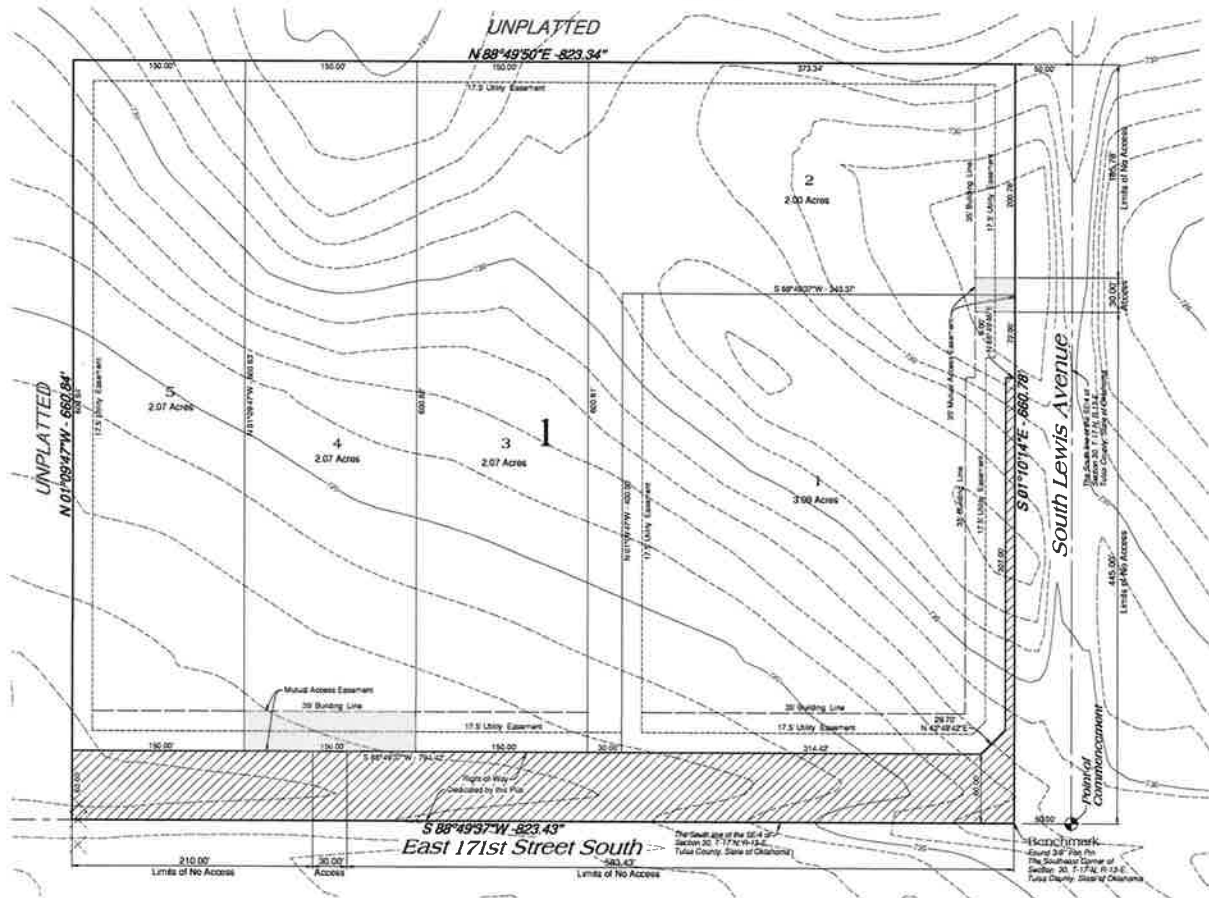
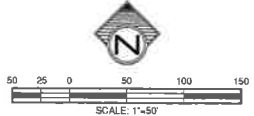


**OWNER / DEVELOPER**  
 Cozort Custom Homes, Inc.  
 an Oklahoma corporation  
 P. O. Box 265  
 Jenks, Oklahoma 74037  
 918.688.2462

# Preliminary Plat Fairmont Acres

A subdivision in the Tulsa County, being a part of the SE/4 of the SE/4 of Section 30, Township 17 North, Range 13 East, of the Indian Meridian, Tulsa County, State of Oklahoma

**ENGINEER / SURVEYOR**  
 Tulsa Engineering & Planning Associates, Inc.  
 an Oklahoma corporation  
 9820 East 41st Street South, Suite 102  
 Tulsa, Oklahoma 74146  
 918.252.9621  
 JP@MapInfo.com  
 CERTIFICATE OF AUTHORIZATION NO. 311  
 RENEWAL DATE: JUNE 30, 2010



**Legend**

- Right of Way Deeded by This Plat
- Mutual Access Easement

**Monument Notes**

A 5/8" x 1/8" deformed bar with a yellow plastic cap stamped "TEP CAS31" to be set at all plat boundary corners, prior to recordation unless noted otherwise.

A 3/8" x 1/8" deformed bar with a yellow plastic cap stamped "TEP CAS31" to be set at all lot corners after completion of improvements, unless noted otherwise.

**Basis of Bearings**

The non-astronomic bearings for this plat are based on an assumed bearing of S 89°49'27" W along the south line of the southeast quarter of section 30, T-17-N, R-13-E, Tulsa County, State of Oklahoma, according to the official U.S. Government Survey thereof.

**Benchmark**

Nevel Data Service Control Point 304 - A 2-1/2" aluminum cap stamped "304" located 28 feet south and 38 feet east of the station line at the intersection of East 171st Street South and South Lewis Avenue. Elevation=725.96 NAVD83

5.5



FAIRMONT ACRES

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

Cozort Custom Homes, Inc. an Oklahoma Corporation, hereinafter referred to as the 'Owner/Developer' is the owner of the following described land in Tulsa County, State of Oklahoma, to wit:

A tract of land in the South Half of the Southeast Quarter of the Southeast Quarter (S/2 SE/4 SE/4) of Section Thirty (30), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows:

COMMENCING at the Southeast corner of said SE/4 SE/4; Thence South 88°49'37" West and along the South line of said SE/4 SE/4 for a distance of 50.00 feet to the Point of Beginning; Thence continuing South 88°49'37" West and along said South line for a distance of 658.84 feet; Thence North 01°09'47" West and parallel with the West line of said SE/4 SE/4 for a distance of 660.83 feet to a point on the North line of said S/2 SE/4 SE/4; Thence North 88°49'50" East and along the North line of said S/2 SE/4 SE/4 for a distance of 658.55 feet; Thence South 01°10'14" East and parallel with said East line for a distance of 660.78 feet to the POINT OF BEGINNING.

AND

A tract of land in the South Half of the Southeast Quarter of the Southeast Quarter (S/2 SE/4 SE/4) of Section Thirty (30), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows:

COMMENCING at the Southwest corner of said SE/4 SE/4; Thence North 88°49'37" East and along the South line of said SE/4 SE/4 for a distance of 449.72 feet to the Point of Beginning; Thence North 01°09'47" West and parallel with the West line of said SE/4 SE/4 for a distance of 660.84 feet to a point on the North line of said S/2 SE/4 SE/4; Thence North 88°49'50" East and along the North line of said S/2 SE/4 SE/4 for a distance of 164.79 feet; Thence South 01°09'47" East and parallel with said West line for a distance of 660.83 feet to a point on the South line of said SE/4 SE/4; Thence South 88°49'37" West and along said South line for a distance of 164.79 feet to the POINT OF BEGINNING.

Said tract contains 544,102 square feet or 12.4909 acres.

The non-astronomic bearings for this plat are based on an assumed bearing of S 89°49'37" W along the south line of the southeast quarter of Section 30, T-17-N, R-13-E, Tulsa County, State of Oklahoma, according to the official U.S. Government Survey thereof.

And has caused the above described land to be surveyed, staked, platted, and subdivided into five (5) lots and one (1) block, in conformity with the accompanying plat, and has designated the subdivision as 'FAIRMONT ACRES', a subdivision in Tulsa County, Oklahoma.

SECTION I STREETS, EASEMENTS AND UTILITIES

1.1 Public Streets and Utility Easements

The Owner/Developer does hereby dedicate to the public the street rights of way as depicted on the accompanying plat, and does further dedicate to the public the utility easements as depicted on the accompanying plat as "UE" or "Utility Easement" for the several purposes of constructing, maintaining, operating, repairing, removing and replacing any and all underground public utilities, including storm and sanitary sewers, telephone and communication lines, electric power lines and transformers, gas lines, water lines and cable television lines, together with all fittings, including the poles, wires, conduits, pipes, valves, meters, manholes and equipment for each of such facilities and any other appurtenances thereto, with the rights of ingress and egress to and upon the utility easements for the uses and purposes aforesaid, provided however the Owner/Developer hereby reserves the right to construct, maintain, operate, lay, repair and re-lay water lines and sewer lines, together with the right of ingress and egress for such construction, maintenance, operation, laying, repairing and re-laying over, across

and along all of the utility easements depicted on the plat, for the purpose of furnishing water and/or sewer services to the area included in the plat. The Owner/Developer herein imposes a restrictive covenant, which covenant shall be binding on each lot owner and shall be enforceable by Tulsa County, Oklahoma, and by the supplier of any affected utility service, that within the utility easements depicted on the accompanying plat no building, structure or other above or below ground obstruction that interferes with the above set forth uses and purposes shall be placed, erected, installed or maintained. Provided however, nothing herein shall be deemed to prohibit drives, parking areas, cutting and landscaping, and customary screening fences, which do not constitute an obstruction.

1.2 Utility Service

1.2.1 Overhead lines for the supply of electric, telephone and cable television services may be located within the south and east perimeter easements of the subdivision. Street light poles or standards may be served by overhead or underground cable, and elsewhere throughout the subdivision, all supply lines including electric, telephone, cable television and gas lines shall be located underground in easements dedicated for general utility services and in the rights-of-way of the public streets as depicted on the accompanying plat. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in general utility easements.

1.2.2 Underground service cables and gas service lines to all structures which may be located within the subdivision may be run from the nearest service pedestal, transformer, or gas man to the point of usage determined by the location and construction of such structure as may be located upon the lot. Provided that upon the installation of a service cable or gas service line to a particular structure, the supplier of service shall hereafter be deemed to have a definitive, permanent, effective and non-exclusive easement on the lot, covering a 5 foot strip extending 2.5 feet on each side of the service cable or line extending from the gas man, service pedestal or transformer to the service entrance on the structure.

1.2.3 The supplier of electric, telephone, cable television and gas services, through its agents and employees, shall at all times have the right of access to all easements shown on the plat or otherwise provided for in this deed of dedication for the purpose of installing, maintaining, removing or replacing any portion of the underground electric, telephone, cable television or gas facilities installed by the supplier of the utility service.

1.2.4 The owner of the lot shall be responsible for the protection of the underground service facilities located on his lot and shall prevent the alteration of grade or any construction activity which would interfere with the electric, telephone, cable television or gas facilities. Each supplier of service shall be responsible for ordinary maintenance of underground facilities, but the owner shall pay for damage or relocation of such facilities caused or necessitated by acts of the owner or his agents or contractors.

1.2.5 The foregoing covenants set forth in this subsection 1.2 shall be enforceable by each supplier of the electric, telephone, cable television or gas service and the owner of the lot agrees to be bound hereby.

1.3 Gas Service

1.3.1 The supplier of gas service through its agents and employees shall at all times have the right of access to all utility easements shown on the plat or as otherwise provided for in this Deed of Dedication for the purpose of installing, removing, repairing, or replacing any portion of the facilities installed by the supplier of gas service.

1.3.2 The owner of the lot shall be responsible for the protection of the underground gas facilities located in the owner's lot and shall prevent the alteration of grade, or any other construction activity which would interfere with the gas service. The supplier of the gas service shall be responsible for the ordinary maintenance of said facilities, but the owner of the lot shall pay for damage or relocation of facilities caused or necessitated by acts of the owner of the lot, or its agents or contractors.

1.3.3 The foregoing covenants set forth in this subsection 1.3 shall be enforceable by the supplier of the gas service and the owner of the lot agrees to be bound hereby.

1.4 Lot Surface Drainage

The lot shall receive and drain, in an unobstructed manner, the storm and surface waters from drainage areas of higher elevation. The lot owner shall not construct or permit to be constructed any fencing or other obstructions which would impair the drainage of storm and surface waters over and across the lot. The foregoing covenants set forth in this paragraph 1.4 shall be enforceable by any affected lot owner and by Tulsa County, Oklahoma.

1.5 Paving and Landscaping within Easements

The lot owner shall be responsible for the repair of damage to landscaping and paving occasioned by installation or necessary maintenance of underground water service, sanitary sewer services and/or septic lines, storm sewer, natural gas, communication, cable television or electric facilities within the easement areas depicted upon the accompanying plat, provided however, Tulsa County, Oklahoma or the supplier of utility service shall use reasonable care in the performance of such activities.

SECTION II ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

2.1 Enforcement

The restrictions herein set forth are covenants to run with the land and shall be binding upon Owner/Developer, its successors and assigns. Within the provisions of Section I Streets, Easements and Utilities, are set forth certain covenants and the enforcement rights pertaining thereto and whether or not therein so stated, the covenants within Section I shall inure to the benefit of, and be enforceable by Tulsa County, Oklahoma. In any judicial action brought to enforce the covenants established in this Deed of Dedication the defense that the party initiating the equitable proceeding has an adequate remedy at law is hereby waived.

2.2 Duration

These restrictions shall remain in full force and effect until January 1, 2029 and shall automatically be extended thereafter for successive periods of ten (10) years each unless terminated or amended as hereinafter provided.

2.3 Amendment or Termination

The covenants contained within Section I Streets, Easements and Utilities, may be amended or terminated at any time by written instruments signed and acknowledged by the owner of the lot to which the amendment or termination is to be applicable and approved by the Tulsa Metropolitan Area Planning Commission, or its successors and Tulsa County, Oklahoma.

2.4 Severability

Invalidation of any restriction set forth herein, or any part thereof, by an order, judgment, or decree of any court or otherwise, shall not invalidate or affect any of the other restrictions of any part thereof as set forth herein, which shall remain in full force and effect.

WITNESS WHEREOF, the undersigned Owner/Developer, has executed this instrument this 19th day of November, 2015.

Cozort Custom Homes, Inc. An Oklahoma Corporation

Matt Cozort, President

State of Oklahoma } My commission No. is } ss. County of Tulsa }

This instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2018, by Matt Cozort, President of Cozort Custom Homes, Inc., an Oklahoma Corporation.

Notary Public My commission No. is My commission expires

CERTIFICATE OF SURVEY

I, J. Patrick Murphy, of Tulsa Engineering & Planning Associates, Inc., a professional land surveyor registered in the State of Oklahoma, hereby certify that I have carefully and accurately surveyed, subdivided, and platted the tract of land described above, and that the accompanying plat designated herein as "FAIRMONT ACRES", a subdivision in the Tulsa County, Tulsa County, State of Oklahoma, is a representation of the survey made on the ground using generally accepted land surveying practices and meets or exceeds the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted.

Executed this \_\_\_ day of \_\_\_\_\_, 2018

J. Patrick Murphy Registered Professional Land Surveyor Oklahoma No. 1511



State of Oklahoma } My commission No. is } ss. County of Tulsa }

Before me the undersigned, a notary public in and for said county and state, on this \_\_\_ day of \_\_\_\_\_, 2018, personally appeared J. Patrick Murphy, do me know to be the identical person who subscribed his name as Registered Professional Land Surveyor to the foregoing Certificate of Survey and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Jack Taber, Notary Public My commission No. is 12005192 My commission expires May 31, 2020

FAIRMONT ACRES

Date of Preparation: November 8, 2018 Sheet 2 of 2

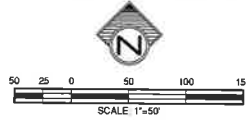
5.4

**OWNER / DEVELOPER**  
**Cozort Custom Homes, Inc.**  
*an Oklahoma Corporation*  
 P.O. Box 265  
 Jenks, Oklahoma 74037  
 918 688 2462

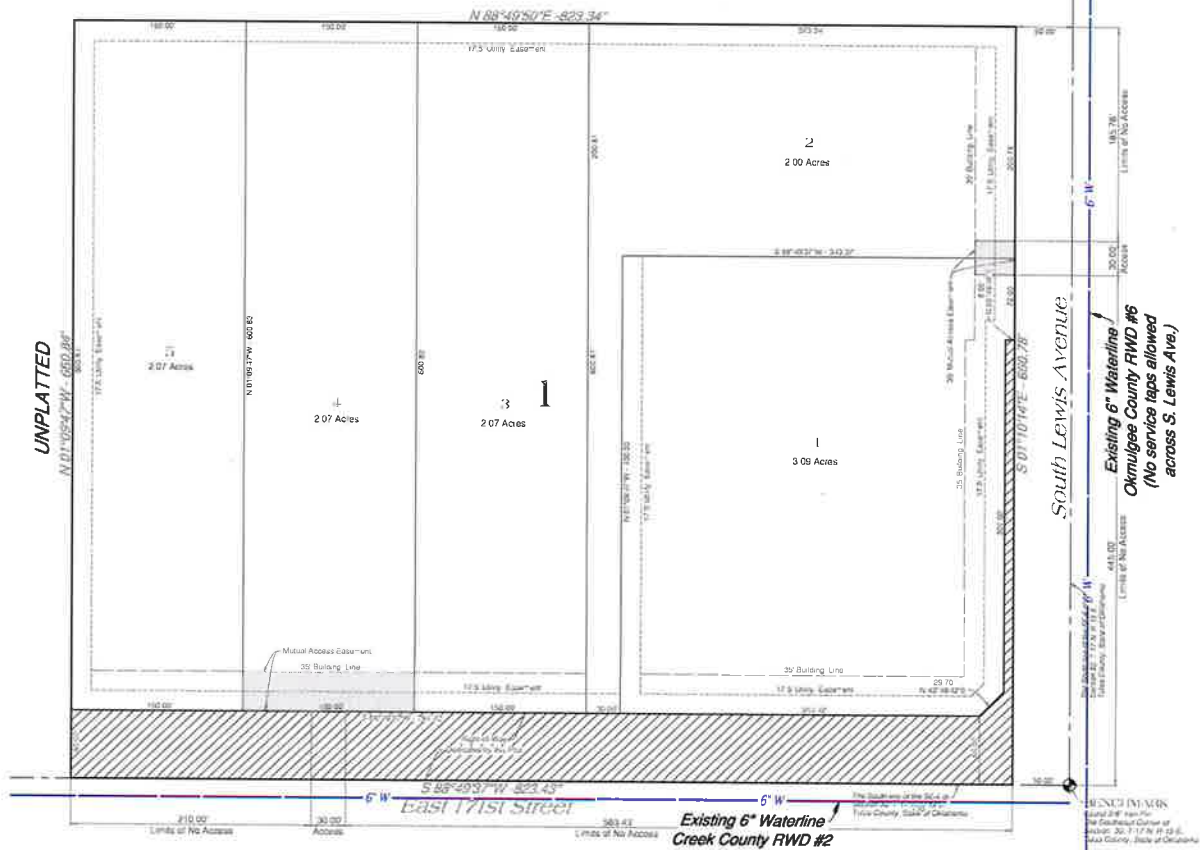
Conceptual Utilities Plan  
**Fairmont Acres**

A subdivision in the Tulsa County, being a part of the SE/4 of the SE/4 of Section 30, Township 17 North, Range 13 East, of the Indian Meridian, Tulsa County, State of Oklahoma

**ENGINEER / SURVEYOR**  
**Tulsa Engineering & Planning Associates, Inc.**  
*an Oklahoma Corporation*  
 9820 East 41st Street South, Suite 102  
 Tulsa, Oklahoma 74146  
 918 252 9621  
 JPMurphy@tulsaengineering.com  
 EXPIRES DATE OF AUTHORIZATION AND  
 RENEWAL DATE: JUNE 30, 2018



UNPLATTED



**Legend**

- = Right of Way Dedicated By The Plat
- = Mutual Access Easement

**Monument Notes**

A 3/8" x 18" aluminum bar with a yellow plastic cap stamped "TEP CAS1" to be set at all plat boundary corners prior to recordation unless noted otherwise.

A 3/8" x 18" aluminum bar with a yellow plastic cap stamped "TEP CAS2" to be set at all lot corners after completion of improvements, unless noted otherwise.

A 3/8" x 18" aluminum bar with a yellow plastic cap stamped "TEP CAS3" to be set at all street centerline intersections, points of curve, points of origin, points of compound curve, points of reverse curve, center of cut-the-arch and center of splaybars, after completion of improvements, unless noted otherwise.

**Basis of Bearings**

The non-synonymous bearings for this plat are based on an assumed bearing of N 89°49'37"E along the west line of the SE/4 of Section 8, T-13-N, R-13-E, of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof.

**Benchmark**

Top of a Brass Cap at the intersection of South Harvard Avenue and East 17th Street South, also being the Southeast Corner of Section 8, T-13-N, R-13-E, Tulsa County, State of Oklahoma.  
 Elevation = 888.75 NGVD 1989

5.7







Tulsa Metropolitan Area  
Planning Commission

**Case :** MR-2 – The Summit at Tulsa  
Hills

**Hearing Date:** December 19, 2018

**Case Report Prepared by:**

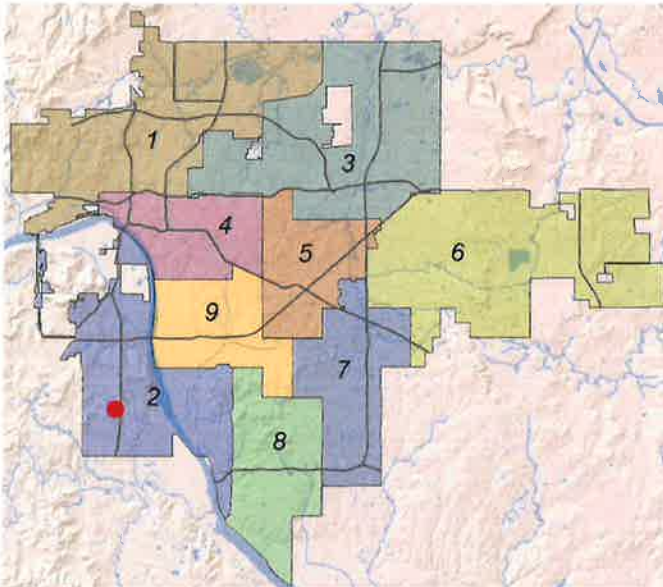
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Nathalie Cornett, Eller & Detrich

*Owner:* Nickel Creek Developers, INC

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



**Applicant Proposal:**

Modification to the Subdivision and  
Development Regulations

*Purpose:* Requesting a modification to the  
sidewalk requirements of Section 5.070 to  
remove the requirement for construction of  
sidewalks along South Union Avenue.

*Location:* South of the southeast corner of  
West 71<sup>st</sup> Street South and South Union  
Avenue

**Zoning:** CO/PUD-636

**Staff Recommendation:**

Staff recommends **denial** of the  
modification

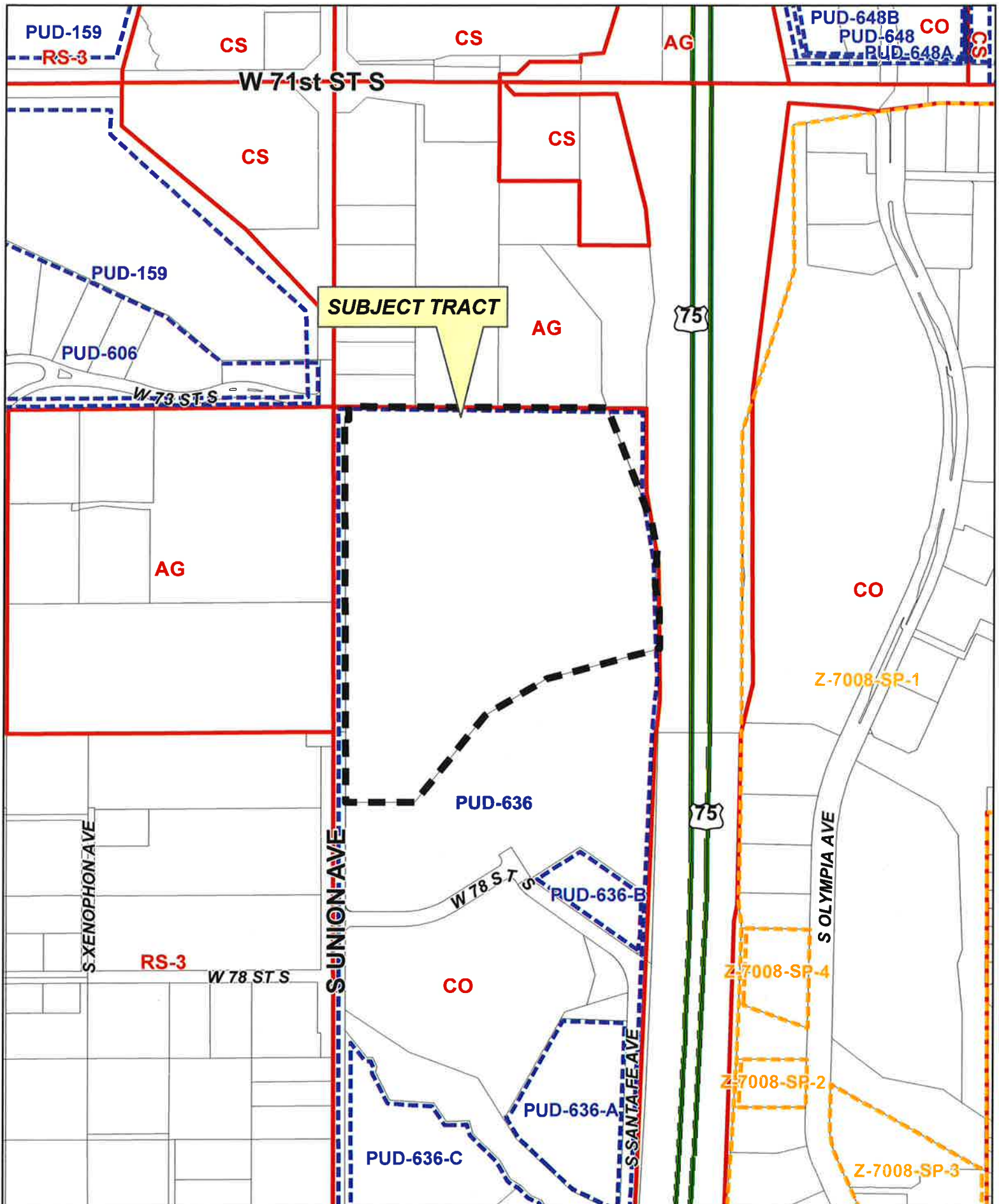
**City Council District: 2**

*Councilor Name:* Jeannie Cue

**County Commission District: 2**

*Commissioner Name:* Karen Keith

**EXHIBITS:** Site Map, Aerial, Preliminary Plat, Applicant's Request



**SUBJECT TRACT**

**THE SUMMIT AT  
TULSA HILLS**

18-12 11

6.2 







W 71st ST S

W 73 ST S

75

S XENOPHON AVE

W 78 ST S

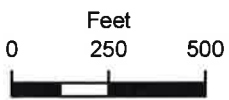
S UNION AVE

W 78 ST S

75

S OLYMPIA AVE

S SANTA FE AVE



Subject Tract

# THE SUMMIT AT TULSA HILLS

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

Aerial Photo Date: February 2018

18-12 11







**Eller Detrich**  
A Professional Corporation

Philip J. Eller  
Kevin H. Wylie  
R. Louis Reynolds  
Shanann Pinkham Passley  
Daniel C. Cupps  
Andrew A. Shank  
Heidi L. Shadid  
Mac D. Finlayson  
Steven P. Flowers  
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*Of Counsel*

Donald L. Detrich  
Katherine Saunders, PLC  
Jerry M. Snider  
John H. Lieber  
Joshua M. Tietsort

*Writer's E-Mail*

[NCornett@EllerDetrich.com](mailto:NCornett@EllerDetrich.com)

November 26, 2018

***VIA HAND DELIVERY***

Tulsa Metropolitan Area Planning Commission  
c/o INCOG  
Attn: Mr. Nathan Foster  
2 West Second Street, Ste. 800  
Tulsa, OK 74103

Re: Request for Modification of Subdivision Regulations for The Summit at Tulsa Hills

Dear Nathan:

This letter serves as a request for a modification of the Tulsa Subdivision and Development Regulations (the "Regulations") to waive the requirement for sidewalk installation (Section 5-070) along South Union Avenue at The Summit at Tulsa Hills (the "Project"). The preliminary plat for the Project was approved by TMAPC on September 5, 2018, a copy of which is attached hereto as **Exhibit "A"**.

The reason for the requested waiver is due to the topography and existing bar ditch that runs along Union Ave., making the installation of a sidewalk impractical. In fact, there have not been any sidewalks installed for any of the developments along Union Ave. between 71<sup>st</sup> Street and 81<sup>st</sup> Street.



www.EllerDetrich.com

2727 East 21st Street, Suite 200, Tulsa Oklahoma 74114-3533

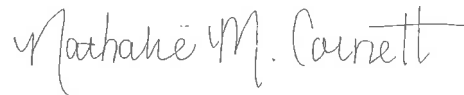
6.5

Strict compliance with the sidewalk requirement would cause undue hardship to the property owner based on the existence of a bar ditch running the length of South Union Avenue. In accordance with Section 10-070.4 of the Regulations, the requested waiver will not be detrimental to the public safety, health or welfare; nor will it be injurious to other property or improvements; nor will it impair the spirit and intent of the Tulsa Zoning Code or Comprehensive Plan.

Enclosed with this letter is a check for the requisite filing fee. Should you need any additional information to process this request, please do not hesitate to call me at (918) 747-8900.

Sincerely,

**ELLER & DETRICH**  
*A Professional Corporation*



Nathalie M. Cornett

Cc: Jason Emmett  
Enclosures

I:\13.1320\0004\Preliminary Plat\Request for Sub Reg Waiver (2018 1126).docx

6.6



Tulsa Metropolitan Area  
Planning Commission

**Case Number: Z-7464**

**Hearing Date: December 19, 2019**

**Case Report Prepared by:**

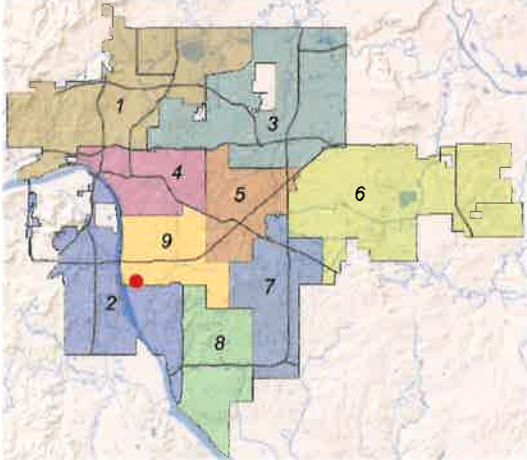
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Tulsa City Council / Mathew Scott Kirkland

*Property Owner:* KIRKLAND PROPERTIES LLC

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



**Applicant Proposal:**

*Present Use:* Office

*Proposed Use:* Mixed Use

*Concept summary:* Rezoning request as part of the mixed-use zoning initiative associated with the bus rapid transit system along Peoria Avenue

*Tract Size:* 0.52 ± acres

*Location:* Northeast corner of East 60<sup>th</sup> Street South & South Peoria Avenue

**Zoning:**

*Existing Zoning:* OM

*Proposed Zoning:* MX1-U-U

**Comprehensive Plan:**

*Land Use Map:* Mixed-Use Corridor

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 9331

CZM: 47

Atlas: 663

**City Council District: 9**

*Councilor Name:* Ben Kimbro

**County Commission District: 2**

*Commissioner Name:* Karen Keith

7.1



## SECTION I: Z-7464

**DEVELOPMENT CONCEPT:** This request for rezoning is responsive to a City Council initiative to encourage mixed use development along the proposed bus rapid transit system route. The site is currently zoned OM and does not have a building height restriction. The Mixed-Use rezoning request is also for unlimited height.

The City initiated a land use study that resulted in zoning recommendations on property within ½ a mile of proposed enhanced stations along the bus rapid transit route. The subject property was included in that recommendation and the owner of that property has opted-in to a voluntary rezoning program initiated by the Tulsa City Council. No immediate development of the property is proposed.

### **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
- Bus Rapid Transit Study Map
- Applicant Exhibits:
  - None included

### **DETAILED STAFF RECOMMENDATION:**

Case Z-7464 request MX1-U-U is consistent with the expected development pattern in the area and, MX1-U-U is not injurious to the surrounding property owners and,

The bus rapid transit study recommended MX1-U without a height recommendation on this site. The rezoning request is consistent with the Bus Rapid Transit System study and its land use recommendations and,

MX1-U-U is consistent with the Mixed-Use Corridor land use vision in the Tulsa Comprehensive Plan therefore

**Staff recommends Approval of Z-7464 to rezone property from OM to MX1-U-U.**

## **SECTION II: Supporting Documentation**

### **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

*Staff Summary: MX1-U-U is consistent with the land use vision in the Tulsa Comprehensive Plan and is also consistent with the goals, objectives and strategies of the Riverwood Neighborhood Small Area Plan.*

### **Land Use Vision:**

*Land Use Plan map designation: Mixed-Use Corridor*

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.

*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.

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:*

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:*

None that affect site development however the river trail system is less than ½ mile from this site. Pedestrian and bicycle connectivity should be an important concept with any new redevelopment opportunity.

Small Area Plan:

Riverwood Neighborhood Small Area Plan (Completed in 2008).

Phase One infrastructure recommendations included Transit Connections and shelters specifically for Inhofe Plaza which is directly west of this site.

The Riverwood Community identified the viability of retail and land uses along South Peoria corridor as a key element of the community plan. These activities contribute to greater livability and convenience within the neighborhood and can convey a neighborhood identity to visitors as well as residents from other areas of the City. Rezoning considerations should consider a walkability community especially for frequent users that may be elderly or physically challenged.

The primary goal identified in this small area plan:

Provide diversified, convenient, concentrated, and efficient commercial activities. This will add to the quality of area as a self-sufficient unit of the total urban pattern.

Objectives include:

1. Locate commercial facilities where compatible commercial uses can support one another and where community services and facilities are capable of supporting commercial activities.
2. Provide a reasonable ratio of commercial activities in relation to the population residing within the area.

Strategies for redevelopment included in the small area plan include:

1. Add continuous sidewalks on both sides of the street
2. Redesign the fronts of large parking lots and build small closely spaced or attached storefronts with courtyard parking behind
3. Encourage a mix of housing within walking distance of commercial areas
4. Encourage site store entrances near street fronts and parking lots to the rear of buildings so transit riders and cyclist have easy access to the store areas.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The existing building is a single-story building that has been a day care and office. The street view image shows a day care at this location.*

Refer to the street view image on the following page. View is from the southeast corner of the site looking northeast.



Environmental Considerations: None that would affect site redevelopment

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
South Peoria Avenue	Secondary Arterial / multi modal corridor	100 feet	2
East 60 <sup>th</sup> Street South	none	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<b>Location</b>	<b>Existing Zoning</b>	<b>Existing Land Use Designation</b>	<b>Area of Stability or Growth</b>	<b>Existing Use</b>
North	CS	Mixed Use Corridor	Growth	Vacant
East	OL	Mixed Use Corridor	Growth	Vacant
South	CS	Mixed Use Corridor	Growth	Office
West	CS	Mixed Use Corridor	Growth	Vacant

7.5



### SECTION III: Relevant Zoning History

**ZONING ORDINANCE:** Ordinance number 15150 dated September 29, 1981, established zoning for the subject property.

#### ***Subject Property:***

**Z-5593 September 1981:** All concurred in **approval** of a request for *rezoning* a tract of land from CS and RS-3 to OM on property located on the northeast corner of East 60<sup>th</sup> Street South and South Peoria Avenue. (Ordinance 15150)

**BOA-8712 October 1975:** The Board of Adjustment **approved** a *special exception* to locate a drive-in restaurant; and a *variance* of the setback requirements to permit a canopy 50' from the centerline of South Peoria Avenue and 33' from the centerline of East 60<sup>th</sup> Street South, subject to solid screening being erected on the north and east boundaries per amended plot plan, and subject to the lighting being directed away from the adjacent RS-3, and no loud speaker system being utilized other than for the purpose of placing orders per Health Department requirements, is a CS district, on property located at the northeast corner of East 60<sup>th</sup> Street South and South Peoria Avenue.

#### ***Surrounding Property:***

**BOA-21181 January 2011:** The Board of Adjustment **approved** a *special exception* to permit a multifamily residence in an OL zoned district, making this approval subject to page 4.8, which shows a privacy fence on the east, west, and north sides of the subject property and the fence is to be between six and eight feet in height, on property located east of the northeast corner of East 60<sup>th</sup> Street South and south Peoria Avenue (abutting the subject property on the east).

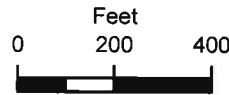
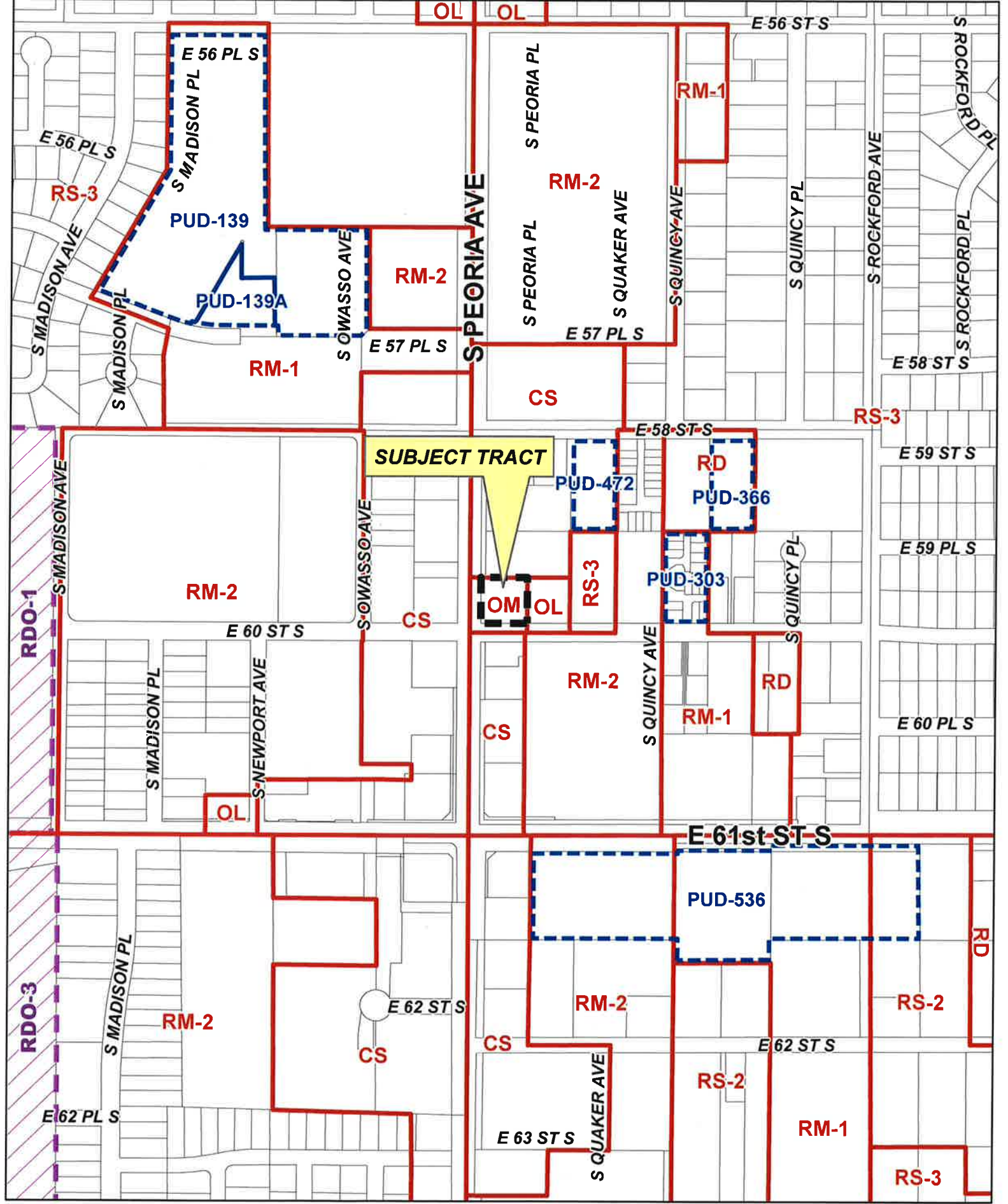
**BOA-19099 September 2001:** The Board of Adjustment **approved** a *special exception* to permit vehicle repair in a CS district, noting this is only for the rear building and with condition of no outside storage or display of merchandise for sale, and no inoperable vehicles be permitted on the premises in excess of 48 hours, on property located north of the northwest corner of East 60<sup>th</sup> Street South and South Peoria Avenue (abutting the subject property to the north).

**BOA-18815 July 2000:** The Board of Adjustment **approved** a *special exception* to permit auto sales in a CS district and vehicle repair in preparation for sale, on the condition specifically that no body work, auto painting, or major engine work be allowed, and that vehicles offered for sale would have to be on a paved parking area; and **denied** a *special exception* to permit storage or display of motorized vehicles on gravel located behind the building setback line, on property located north of the northeast corner of East 60<sup>th</sup> Street South and South Peoria Avenue (abutting the subject property to the north).

**Z-5980 October 1984:** All concurred in **approval** of a request for *rezoning* a tract of land from OM to CS on property located north of the northeast corner of East 60<sup>th</sup> Street South Peoria Avenue (abutting the subject property to the north).

**Z-5354 March 1980:** All concurred in **approval** of a request for *rezoning* a tract of land from RS-3 to OL on property located east of the northeast corner of East 60<sup>th</sup> Street South and South Peoria Avenue (abutting the subject property to the east).

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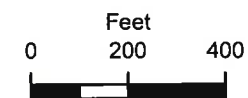


**Z-7464**

19-13 31







Subject  
Tract

**Z-7464**

19-13 31

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

Aerial Photo Date: February 2018

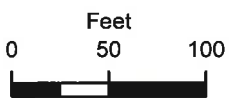






S PEORIA AVE

E 60 ST S



Subject Tract

**Z-7464**

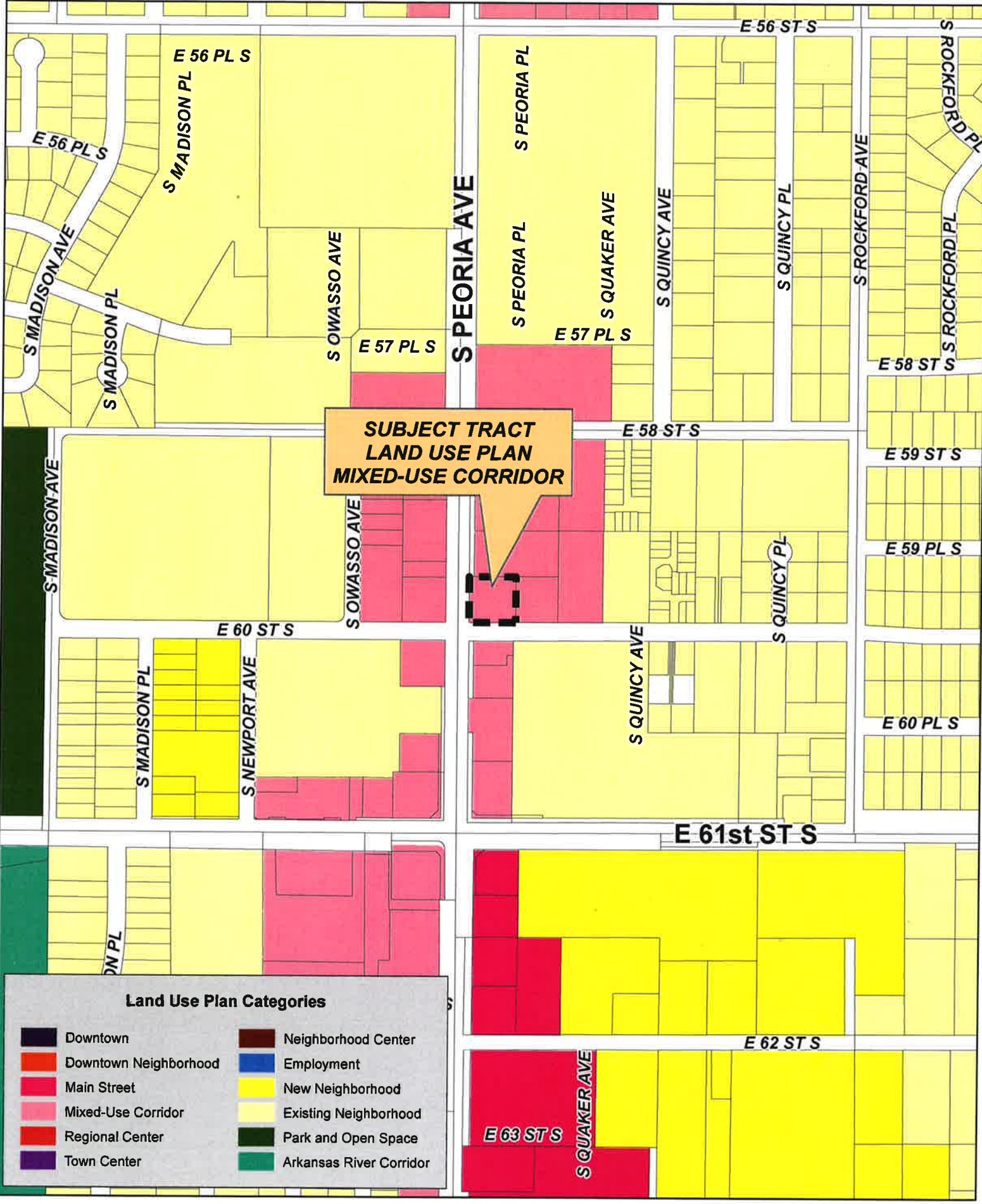
19-13 31

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

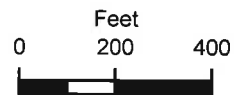
Aerial Photo Date: February 2018







**SUBJECT TRACT  
LAND USE PLAN  
MIXED-USE CORRIDOR**

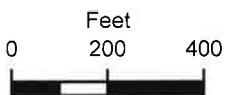
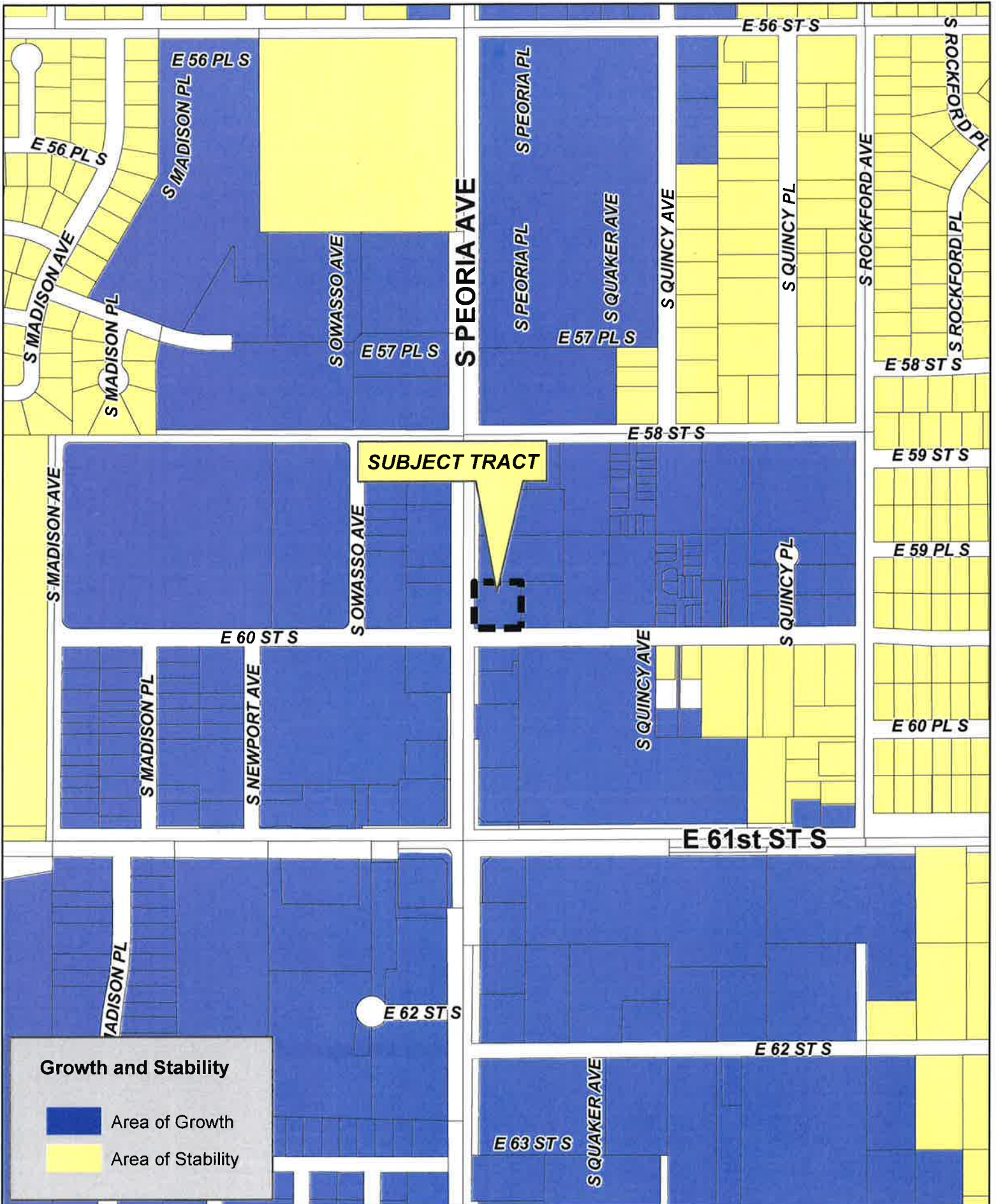


**Z-7464**

19-13 31

7.10



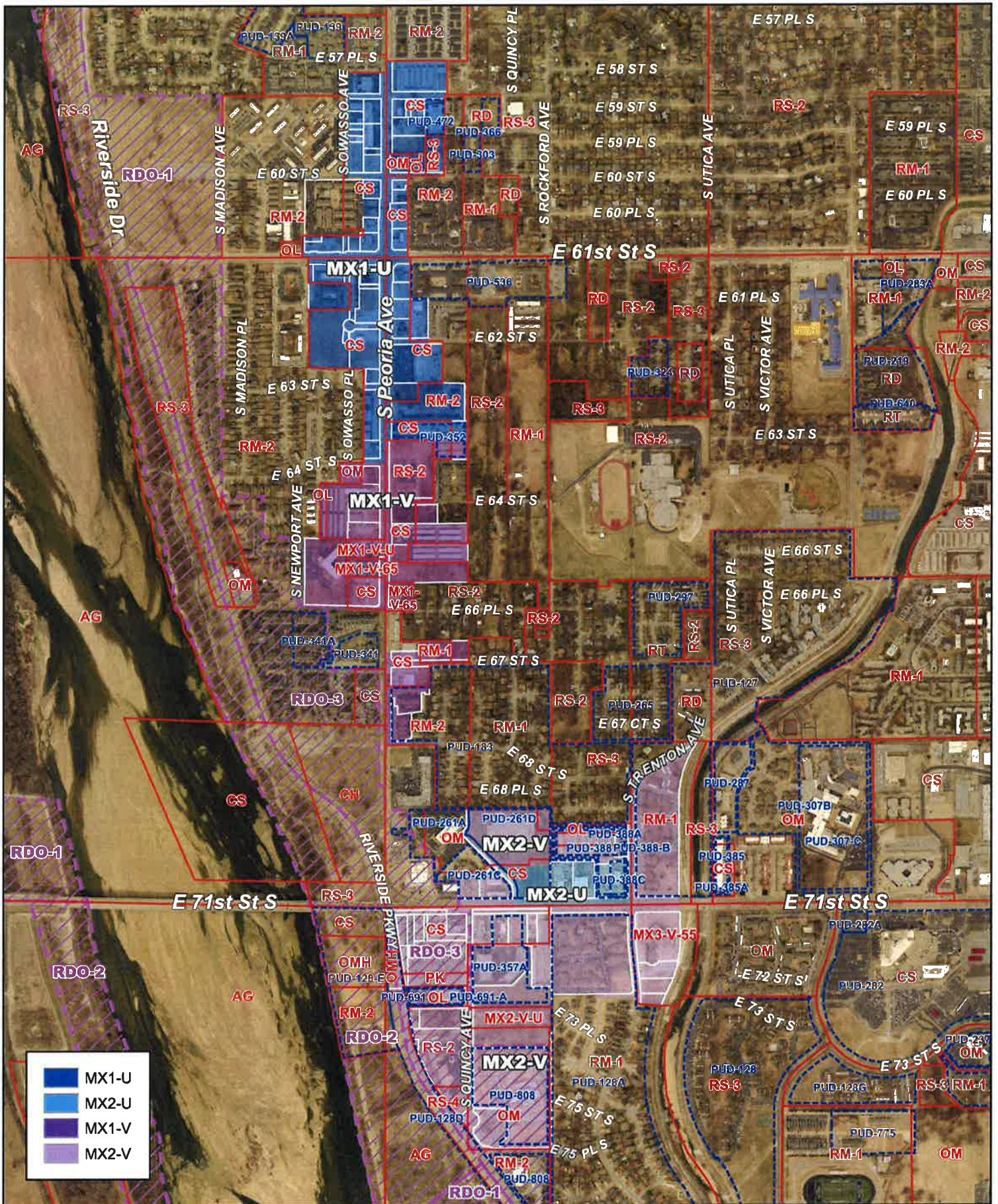


**Z-7464**

19-13 31







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

Aerial Photo Date: February 2018

## 61st & 71st Streets



7.12





Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7465

**Hearing Date:** December 19, 2018

**Case Report Prepared by:**

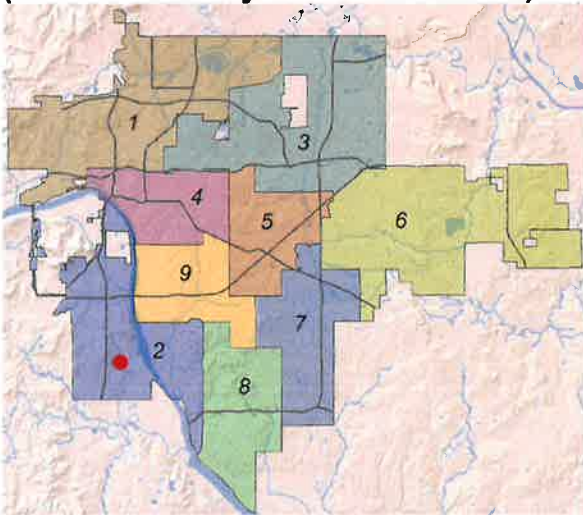
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Crystal Keller

*Property Owner:* COWBOY OFS LLC

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



**Applicant Proposal:**

*Present Use:* AG/residential

*Proposed Use:* Residential Subdivision

*Concept summary:* Rezoning is being requested for a single-family residential development with the same density limitations as the site immediately south.

*Tract Size:* 12.21 ± acres

*Location:* South of the southwest corner of West 71<sup>st</sup> Street South & South Elwood Avenue

**Zoning:**

*Existing Zoning:* AG

*Proposed Zoning:* RS-3

**Comprehensive Plan:**

*Land Use Map:* New Neighborhood

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 8211

CZM: 51

Atlas: 1281

**City Council District:** 2

*Councilor Name:* Jeannie Cue

**County Commission District:** 2

*Commissioner Name:* Karen Keith

8.1



## SECTION I: Z-7465

**DEVELOPMENT CONCEPT:** Rezoning request for anticipated development of a single-family residential subdivision.

### 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:
  - Preliminary Plat for Stone Creek Canyon

### **DETAILED STAFF RECOMMENDATION:**

RS-3 zoning allows single family residential zoning that is land use supported by the West Highlands Small area plan and by Tulsa Comprehensive Plan and,

RS-3 zoning supports a density that is consistent with the anticipated development pattern east of Tulsa Hills Shopping Center and west of South Elwood and,

RS-3 is non- injurious to the existing proximate properties therefore,

**Staff recommends Approval of Z-7465 to rezone property from AG to RS-3.**

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: The new neighborhood vision and the area of growth identified in the Tulsa Comprehensive Plan anticipated this type of development. Street connectivity will be an important consideration during the preliminary plat phase of this project. The preliminary plat for Stone Creek Canyon is attached and satisfies our goals for street connectivity.*

### 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*

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:* None

*Trail System Master Plan Considerations:* None

Small Area Plan: 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 not implemented those concepts. The primary emphasis for agricultural style residential development in the plan area are west of Highway 75.

Special District Considerations: None except those design considerations recommended in the West Highlands Small Area Plan

DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary:* The site is currently a riding stable with a single-family residential dwelling with a few trees and several out buildings on an AG zoned tract.

Environmental Considerations: The western portion of the site is bisected by a FEMA flood plain. A tract of land west of the floodplain is included in this zoning request. Considerations for a street connection to the west side of the floodplain with ultimate connection to S. Jackson Avenue should be part of the plat discussion.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
South Elwood Avenue	Secondary Arterial	100 feet	2
South Guthrie Avenue	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<b>Location</b>	<b>Existing Zoning</b>	<b>Existing Land Use Designation</b>	<b>Area of Stability or Growth</b>	<b>Existing Use</b>
North	AG	New Neighborhood	Growth	Single Family Resident
East	OL	Employment	Growth	Jenks School
South	RS	Existing Neighborhood	Stability	Existing single family residential with stub street

				connection to this site
West	CO	Regional Center	Growth	Floodplain and Regional Shopping Center

**SECTION III: Relevant Zoning History**

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

**Subject Property:** No relevant history

**Surrounding Property:**

**Z-7366 December 2017:** All concurred in **denial** of a request for *rezoning* a 2± acre tract of land from AG to CG for a dog boarding and training business on property located south of the southeast corner of West 71<sup>st</sup> Street South and South Elwood Avenue.

**Z-7432 June 2018:** All concurred in **approval** of a request for *rezoning* a 20± acre tract of land from AG to RS-3 on property located south of the southwest corner of South Elwood Avenue & West 71<sup>st</sup> Street South.

**PUD-742-A October 2015:** All concurred in **approval**, with conditions, of a proposed Major Amendment to PUD on a 25± acre tract of land for elementary school use (Use Unit 5), on property located south of the southeast corner of South Elwood Avenue and West 71<sup>st</sup> Street.

**Z-7065/PUD-742 September 2007:** All concurred in **approval** of a request for *rezoning* a 24± acre tract of land and a proposed *Planned Unit Development* for an office park from AG to OL on property located south of the southeast corner of East 71<sup>st</sup> Street and South Elwood Avenue.

**Z-7052/ PUD-738 May 2007:** All concurred in **approval** of a request for *rezoning* a 40± acre tract of land from AG to RS-3/RM-0/CS/PUD and a proposed *Planned Unit Development* for a mixed use development on property located on the southwest corner of West 71<sup>st</sup> Street and South Elwood Avenue.

**BOA-20458 April 2007:** The Board of Adjustment **approved** a *variance* of the maximum coverage of an unenclosed off street parking area in the required front yard in an RS-3 district to permit 30 ft. wide driveways for 3 car garages (Section 1303.D), and this approval applies to the entire Stonebrooke Glenn Addition, on property located at the northwest corner of West 81<sup>st</sup> Street South and South Elwood Avenue.

**BOA-20016 April 2005:** The Board of Adjustment **approved** a *variance* of the maximum coverage of an unenclosed off-street parking area in the required front yard in an RS-3 district to permit 30 ft. wide driveways for 3 car garages with a hardship, finding it applies to the whole subdivision; located throughout StoneBrook Park on property located north of the northwest corner of West 81<sup>st</sup> Street South and South Elwood Avenue.

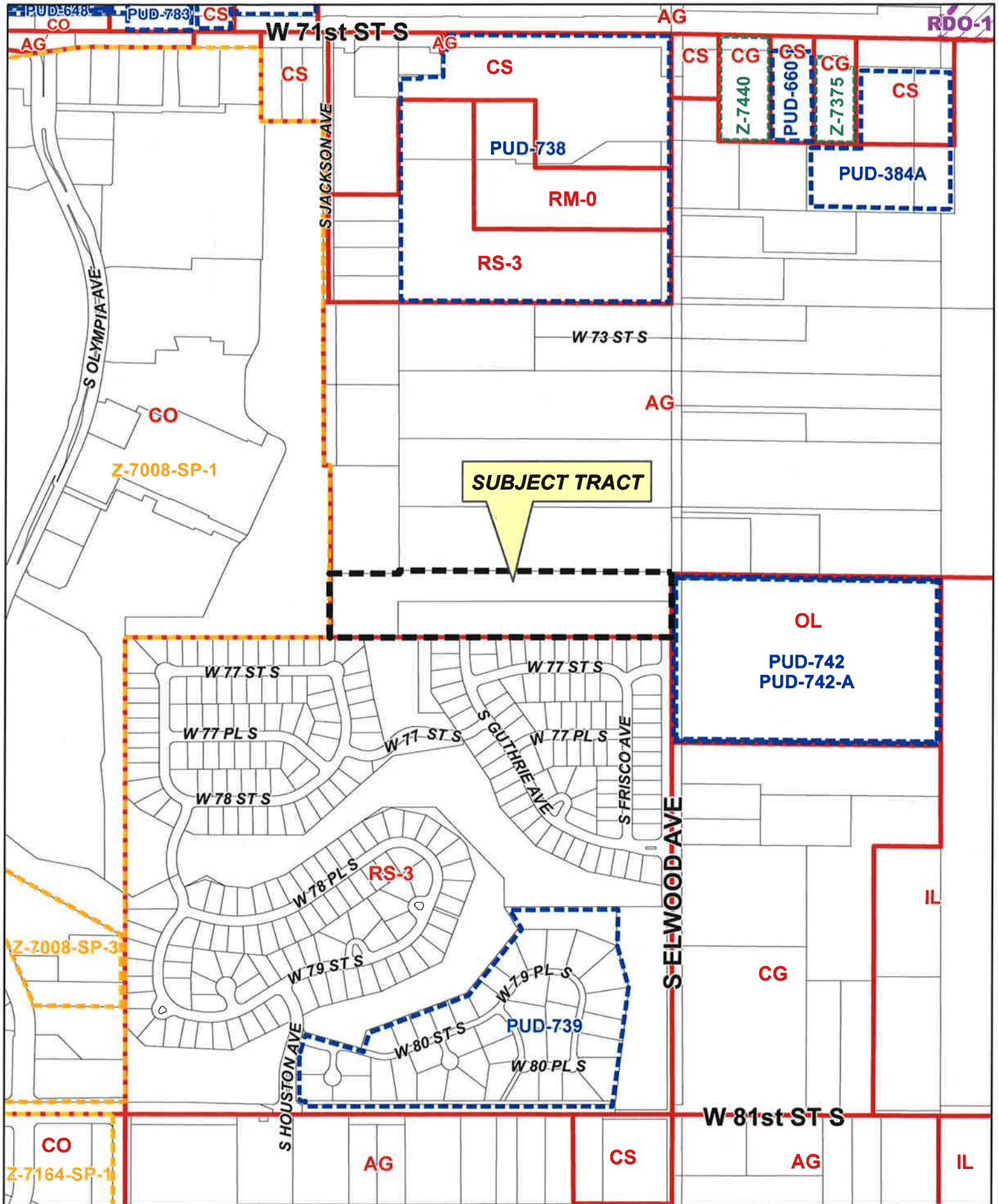
**Z-7008-SP-1/Z-6966-SP-1/Z-6967-SP-1 March 2006:** All concurred in **approval** of a request for a *Corridor Development Plan* on a 176± acre tract of land to permit a regional shopping center known as the Tulsa Hills site, on property located east of US Highway 75 between West 71<sup>st</sup> Street South and West 81<sup>st</sup> Street South.

**Z-6871 November 2002:** All concurred in **approval** of a request for *rezoning* a 141± acre tract of land from AG to RS-3 on property located on the northwest corner of West 81<sup>st</sup> Street South and South Elwood Avenue; abuts the subject property to the south.

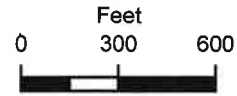
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**SUBJECT TRACT**



**Z-7465**

18-12 11





W 71st ST S

S JACKSON AVE

S OLYMPIA AVE

W 73 ST S



W 77 ST S

W 77 ST S

W 77 PL S

W 77 ST S

S GUTHRIE AVE

W 77 PL S

S FRISCO AVE

W 78 ST S

S SELWOOD AVE

W 78 PL S

W 79 ST S

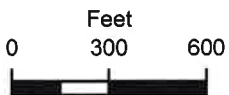
W 79 PL S

S HOUSTON AVE

W 80 ST S

W 80 PL S

W 81st ST S



Subject Tract

Z-7465

18-12 11

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

Aerial Photo Date: February 2018

8.7





W 71st ST S

S JACKSON AVE

W 73 ST S

SUBJECT TRACT  
LAND USE PLAN  
NEW NEIGHBORHOOD

W 77 ST S

W 77 PL S

W 78 ST S

W 78 PL S

W 79 ST S

W 77 ST S

W 77 PL S

W 79 PL S

W 80 PL S

S GUTHRIE AVE

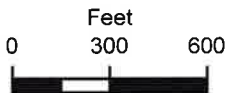
S FRISCO AVE

S SELWOOD AVE

W 81st ST S

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-7465

18-12 11

88



W 71st ST S

S JACKSON AVE

S OLYMPIA AVE

W 73 ST S

SUBJECT TRACT

W 77 ST S

W 77 PLS

W 78 ST S

W 78 PLS

W 79 ST S

W 80 ST S

W 79 PLS

W 80 PLS

W 77 ST S

W 77 ST S

S GUTHRIE AVE

W 77 PLS

S FRISCO AVE

S SELWOOD AVE

W 81st ST S

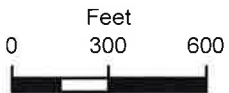
**Growth and Stability**



Area of Growth

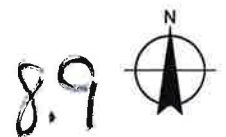


Area of Stability



**Z-7465**

18-12 11





PRELIMINARY SITE IMPROVEMENTS

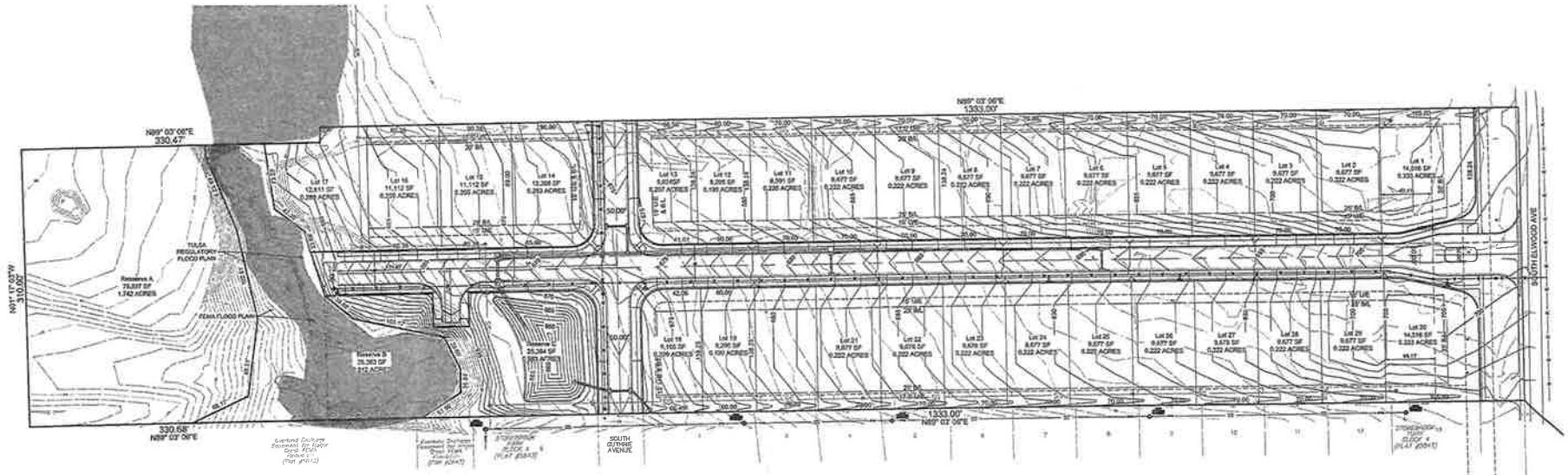
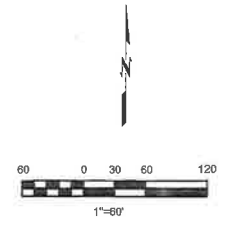
# STONE CREEK HOLLOW

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT.

DEVELOPER  
AJ FRASER LLC  
427 S. BOSTON AVE STE 400  
TULSA, OKLAHOMA 74114

ENGINEER  
WALLACE ENGINEERING  
STRUCTURAL CONSULTANTS, INC.  
201 EAST 1907TH STREET  
TULSA, OK 74103  
918-564-4008  
OKLAHOMA CA #1480  
EOP DATE 6/20/19

SURVEYOR  
BENNETT SURVEYING, INC.  
210 CHATEAU AVENUE  
CHATEAU, OK 74137  
TEL: 918-478-7484  
918-558-0488  
EXPIRES 6/20/2019  
www.bennettsurveying.com



8.10

STONE CREEK HOLLOW  
PRELIM 1  
November 1, 2018