

To Planning Commission  
 Hearing Date June 18, 2020  
 Case Number Final Re-Plat | Cobblestone Cottages  
 Request Final Plat Approval  
 Location North of 111<sup>th</sup> Street and East of South Union Avenue  
 Applicant Tim Terral | (TEP) Tulsa Engineering and Planning Associates, Inc.

## Staff Report

Preparer | Marcaé Hilton

### Attachments

- Cobblestone Cottages Final Plat Documents
- Cobblestone Cottages DOD Document

### Preparer

TEP  
TEP

## Background Information

### STAFF COMMENTARY

Cobblestone Cottages | PUD-38 was approved by the City Council on April 19, 2004. It was originally part of the “New Springs Campus” church project and was approved for a total of 27 dwelling units consisting of Multi-family and detached dwellings designed for senior citizens, with recreation, dining facilities, and customary accessory uses. All paving and infrastructure is in place. One duplex and one four-plex building has been built and are all that exist today. The current street system is private and is proposed to remain private with the homeowner’s association responsible for maintenance of streets and common areas.

STAFF | PUD-38A | This project meets the requirements of the original PUD and the amendment from August of 2018. The primary changes are the number of lots, the lot configuration and the goal of creating individual lots to enable lot and home sales.

	<b>PUD 38</b>	<b>PUD 38A</b>	<b>ORIGINAL PLAT</b>	<b>REPLAT</b>
<b>Streets</b>	No change	No change	No change	No change
<b>Utilities</b>	No change	No change	No change	Additional Easements
<b>Bldg. Setbacks</b>				
Min. Front Yard	NA	15 feet	NA	15 feet
Min. Rear Yard	NA	7.5 feet	NA	7.5 feet
Min. Side Yard	NA	0 feet	NA	0 feet
Min. Side Yard, corner	NA	5 feet	NA	5 feet
Permitted Uses	*PUD 38	*PUD 38	*PUD 38	**PUD 38
Max. Number of DU’s	27	No Change	No Change	27   26
Max. Building Height	35 feet	No Change	No Change	No Change
Off-street Parking	Per site plan	No Change	No Change	No Change

Min. Livability Space per DU	500 square feet (No Change)
Signage	As allowed in RTH (No Change)
Other Bulk and Area Req's	Per RTH (No Change)

\*PUD 38 | Private Age Restriction of 55 | PUD 38-Multi-family (Duplex, Quad-plex and other plex's), and Single-family detached

\*\*PUD 38 | NO Private Age Restriction | Same as original PUD 38

1. TEP | *All of the infrastructure is in place for the 27 proposed units, but the development has been lying idle for a number of years. We look forward to getting this project back up and running, but with an improved, updated and cohesive style, creating an exciting and vital community for this area.*
2. STAFF | *What is the target market, seniors or no age group in particular? – TEP | The project will be targeted to seniors and families, so not just the 55 and above group that was originally targeted, more of an integrated community. This is in line with the market we were going for with the latest approved PUD Amendment and Preliminary Plat. One of the potential markets is with the aging of the population, parents could live in one unit and a family member and their family could live in the adjoining unit to help with the parent's care, etc.*
3. STAFF | *Will these be for rentals or individual ownership, or both? – TEP | Both individual ownership and rentals*
4. STAFF | *Will the architectural look, etc. match what is existing and what is being shown on the Cobblestone Cottages website? – TEP | The units will be similar in style to what is existing but will be updated since the original units were designed in 2004. Masonry requirements will match the existing units, but there will be more variety in terms of elevations, floorplans, etc., all with a style and look that is cohesive and complimentary. The units will not all be brick masonry but could be any of the City accepted masonry materials.*
5. TEP | *The Homeowner's Association to be established by the plat, will have as it's main objective the maintenance of the reserve areas, gated entries, perimeter fencing, etc., this will include the maintenance of the streets which will be located in a reserve area. Individual lawns, buildings/structures will be at the expense of the unit/structure's owner, basically, everything located within each lot will be the responsibility of that particular lot owner.*

## PLANNING DATA

Zoning	RM-1   Multi-family Residential PUD 38A   Ordinance No. 1462 SP 50
Original Plat	Cobblestone Cottages   PUD 38   a replat of a portion of Lot 1, Block 1, Newsprings Campus   Plat No. 5779
Proposed Plat	Cobblestone Cottages Amended   a replat of all of Lot 1, Block 1 and Reserve "A" & Overland Drainage Easement 23 Lots 3.7941 Acres

STR Section 26, T18N, R12E  
 Tulsa County Parcel ID 60620822636480  
 Property Address 10701 DOUGLAS DR  
 Legal LT 1 BLK 1  
 Gross Acres 3.40

Public Comment None

Staff Comment

Street Names | Identification of current street names and correction as needed. These streets, which already exist and have homes on them, have been identified as “Douglas Circle” previously. I think this remains the preferred naming, as it lines up with Douglas Street in Glenwood South and the Circle suffix is best for this type of street layout with a closed loop and one main entrance.

Addresses | add to face of plat per staff approval

TAC Comment

PSO | Matthew Riley | We will need additional 11’ easement added to the plat along the backs of lots 1-3 block 2. There will be a cost to the developer to adjust the existing electrical underground in this addition due to the changes of the re-plat.

ONG | Kymberly Vossler | The only comment we have for a gas line is: If possible to extend the 15’ U/E to 17.5’ U/E since the water line will be utilizing the U/E.

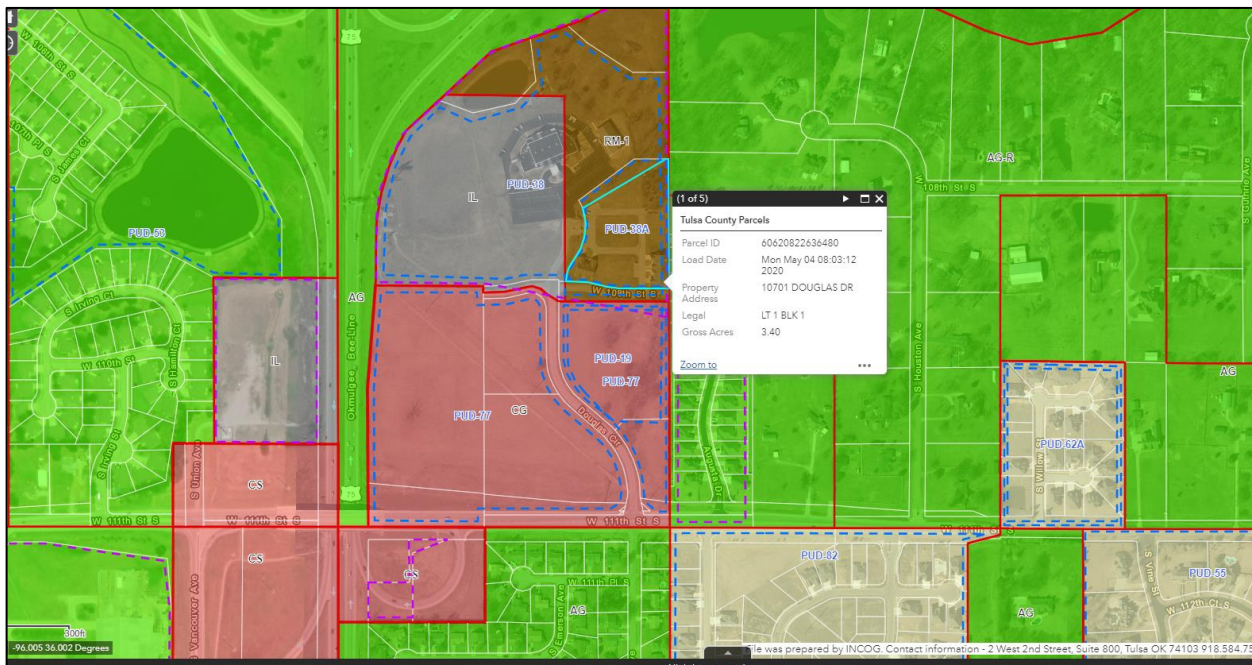


Figure 1: Zoning Map from INCOG

