



Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-503
(related to case PUD-857)

Hearing Date: August 5, 2020

Case Report Prepared by:

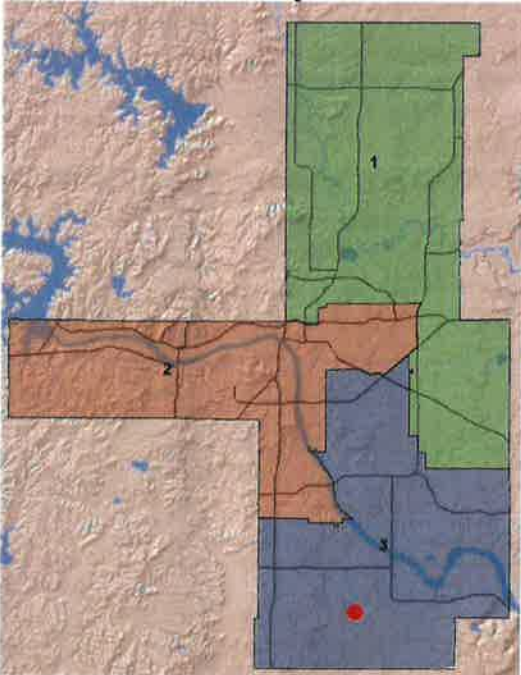
Jay Hoyt

Owner and Applicant Information:

Applicant: Ryan McCarty

Property Owner: Four Cedars Development Group, LLC

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Residential

Concept summary: Rezone from AG to RE with a PUD overlay to permit a single family residential subdivision.

Tract Size: 50 ± acres

Location: N. of the NW/c of E. 181st St. S. & S. Yale Ave.

Zoning:

Existing Zoning: AG

Proposed Zoning: RE/PUD-857

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 7333
CZM: 67, 66

County Commission District: 3

Commissioner Name: Ron Peters

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SECTION I: CZ-503

DEVELOPMENT CONCEPT: The applicant is requesting to rezone from AG to RE to permit a single-family subdivision. A PUD (PUD-857) is being concurrently proposed with this rezoning to establish the allowable use and the bulk and area requirements. The lots are intended to be half acre minimum in size. Sewer is proposed to be provided through aerobic systems. The proposal lies within the Rural Residential designation of the City of Bixby Comprehensive Plan, which has been adopted as part of the Tulsa County Comprehensive Plan. This proposal, along with the accompanying PUD are compatible with this designation.

EXHIBITS:

- INCOG Case map
- INCOG Aerial
- Tulsa County Comprehensive Plan Land Use Map
- Applicant Exhibits:
 - Proposed Layout

DETAILED STAFF RECOMMENDATION:

CZ-503 is non-injurious to surrounding proximate properties;

CZ-503 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends **Approval** of CZ-503 to rezone property from AG to RE

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is located within the City of Bixby Comprehensive Plan Area, adopted January 14, 2019, and within the Tulsa County Comprehensive Plan, adopted June 19, 2019. It is designated as "Rural Residential." See the description of this designation below as well as the attached Comprehensive Plan Map.

*The **Rural Residential designation** denotes areas that have large-lot detached residential development in natural / rural portions of the City. Development in this designation should retain the rural character of the area and will be relatively low in density. However, these areas should offer sufficient access to schools, parks, trails, and open spaces to maintain the quality of life in the rural setting, and may allow limited commercial uses that support the surrounding rural area.*

Land Use Vision:

Land Use Plan map designation: Rural Residential

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: S Yale Avenue is designated as a Secondary Arterial

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Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is currently vacant agricultural land.*

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
S Yale Avenue	Secondary Arterial	100 Feet	2

Utilities:

The subject tract has municipal water available sewer will by an ODEQ approved system.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	AG	Rural Residential	N/A	Vacant
South	AG	Rural Residential	N/A	Single Family
East	AG	Rural Residential	N/A	Single Family/Vacant
West	AG	Rural Residential	N/A	Single Family

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Resolution number 98254 dated September 15, 1980 established zoning for the subject property.

Subject Property:

No Relevant History.

Surrounding Property:

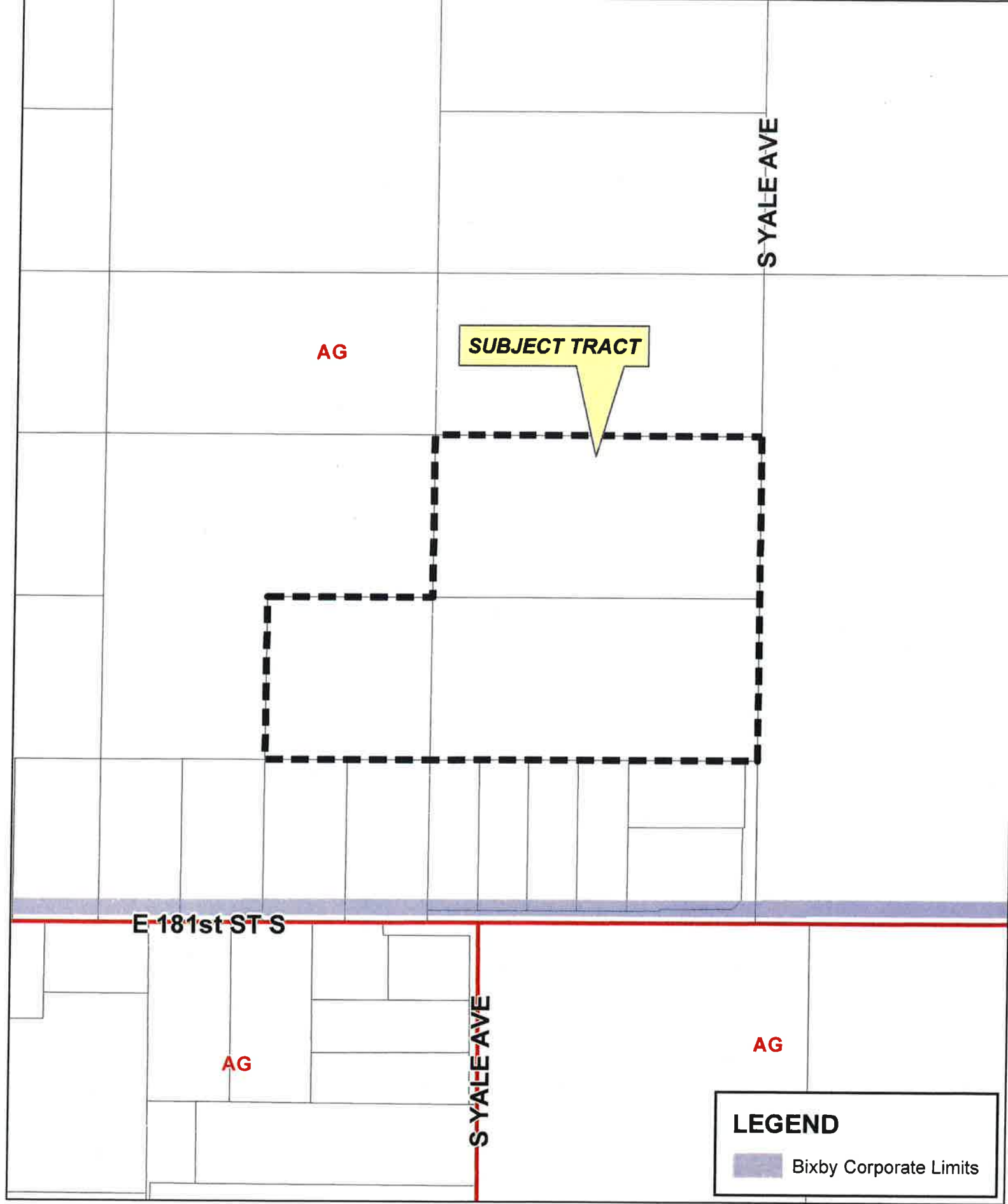
CBOA-2811 May 2020: The Board of Adjustment **approved** a *Special Exception* for Use Unit 2, Area-Wide Special Exception Uses, for a wedding and events venue, a *Variance* from the all-weather parking surface requirement, a *Variance* of the minimum frontage requirement on a public street/dedicated right-of-way from 30 feet to 0 feet in the AG District, subject to conceptual plan 7.7 of the agenda packet. The hours of operation for events are to be closed by

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11:00 P.M, the drive and gravel parking area are to be maintained in a dust free manner, and if the overflow area is consistently utilized it will be appropriately built, on property located at 3921 East 181st Street South. The Board finds the hardship to be the existing nature of the structure and the large tract of land, and the intermittent nature of the use for events, and substantially adjacent to the publicly dedicated road. The subject tract is under common ownership with the tract that does abut the publicly dedicated street and the ownership of those two tracts will not be severed and are to remain as one tract.

7/15/2020 1:00 PM

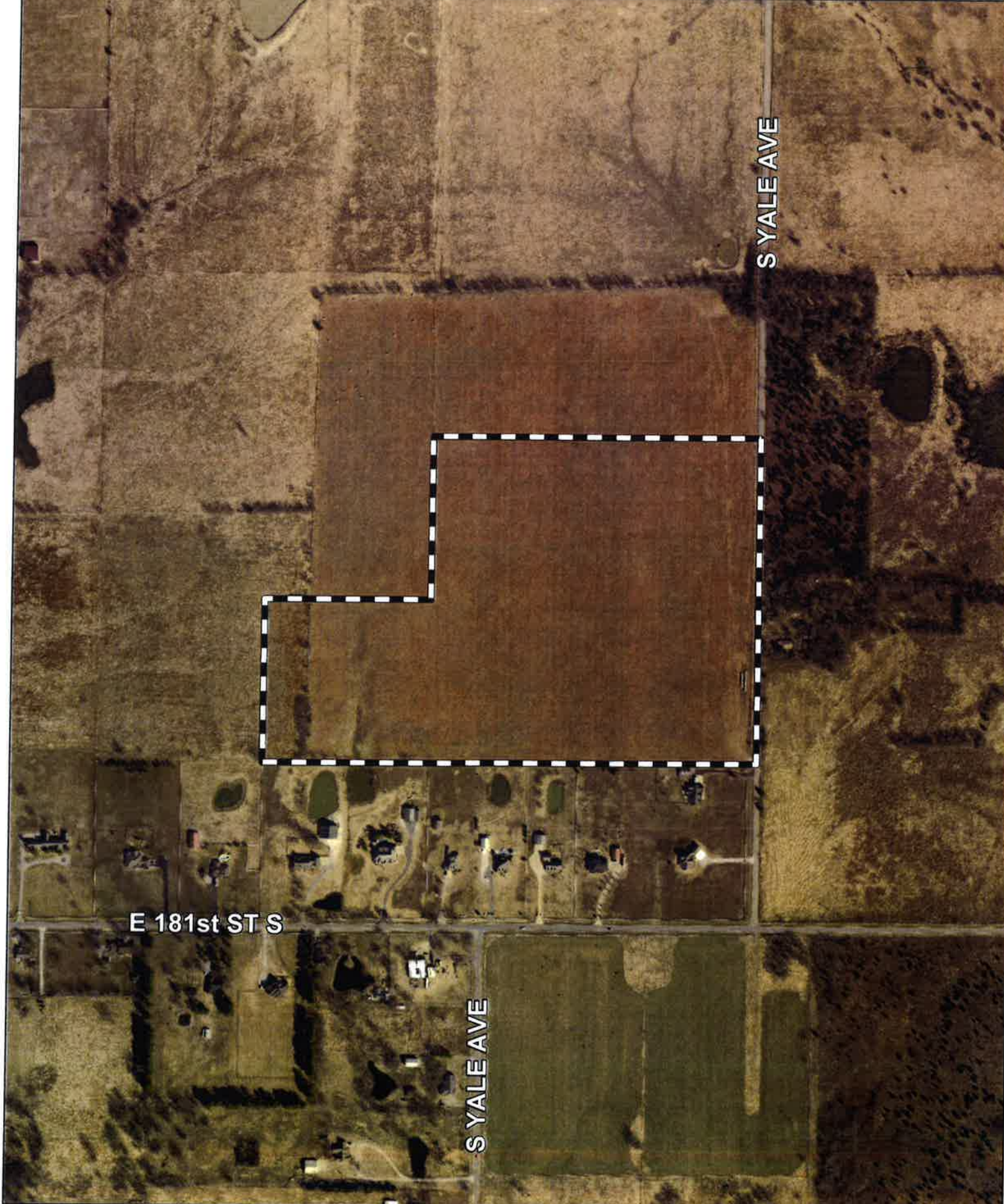
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**CZ-503/
PUD-857**

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S YALE AVE

E 181st ST S

S YALE AVE



 Subject Tract

**CZ-503/
PUD-857**

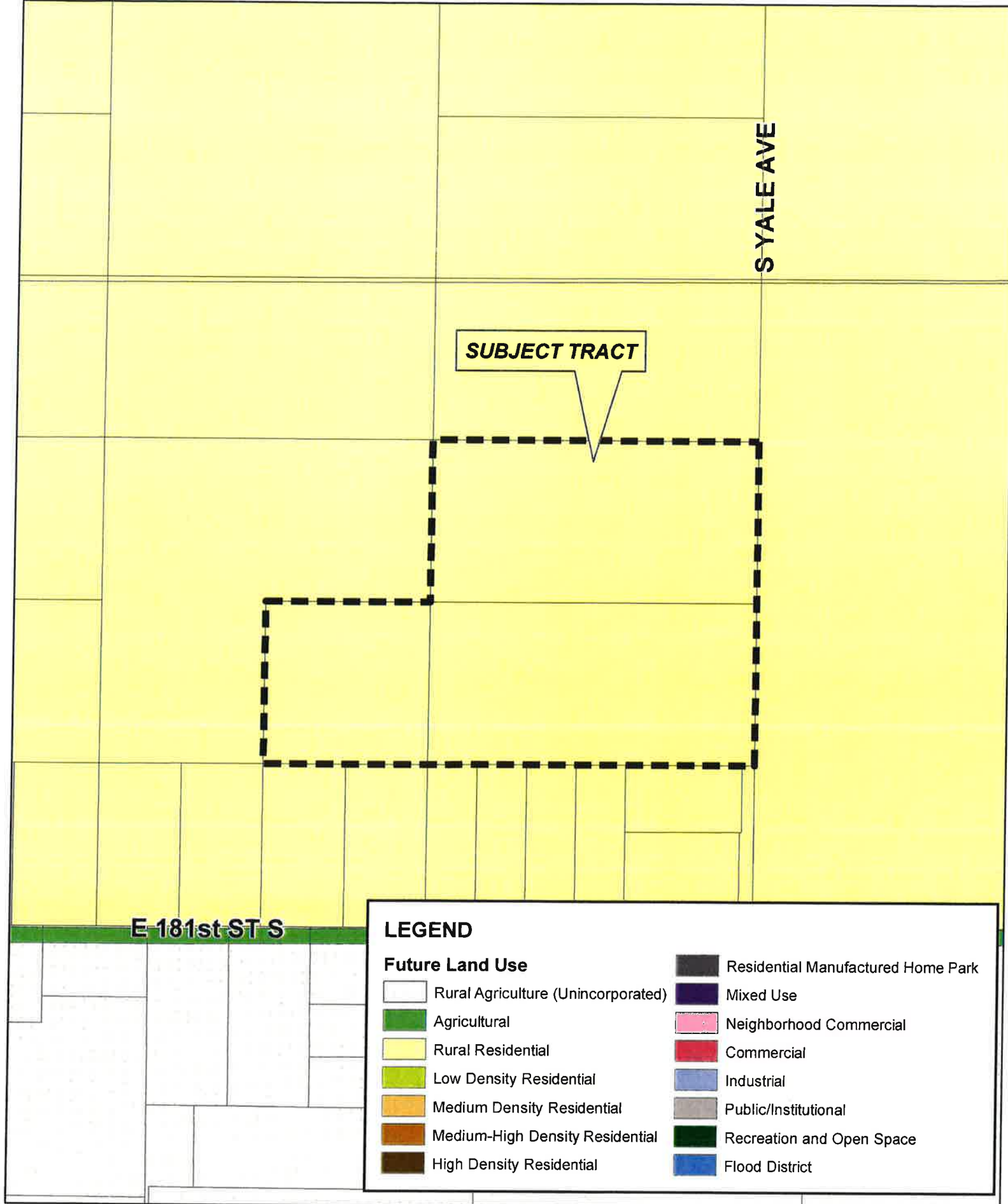
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

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


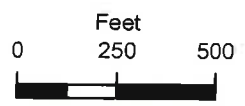
SUBJECT TRACT

SYALE AVE

E 181st ST S

LEGEND

Future Land Use	
	Rural Agriculture (Unincorporated)
	Agricultural
	Rural Residential
	Low Density Residential
	Medium Density Residential
	Medium-High Density Residential
	High Density Residential
	Residential Manufactured Home Park
	Mixed Use
	Neighborhood Commercial
	Commercial
	Industrial
	Public/Institutional
	Recreation and Open Space
	Flood District



CZ-503

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Residential Subdivision MAGNOLIA HEIGHTS

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE SEAS OF SECTION THIRTY-THREE (33), TOWNSHIP SEVENTEEN (17), NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.



WOOD SCREENING FENCE WITH STONE/BRICK COLUMNS (160' MAX. SPACING)

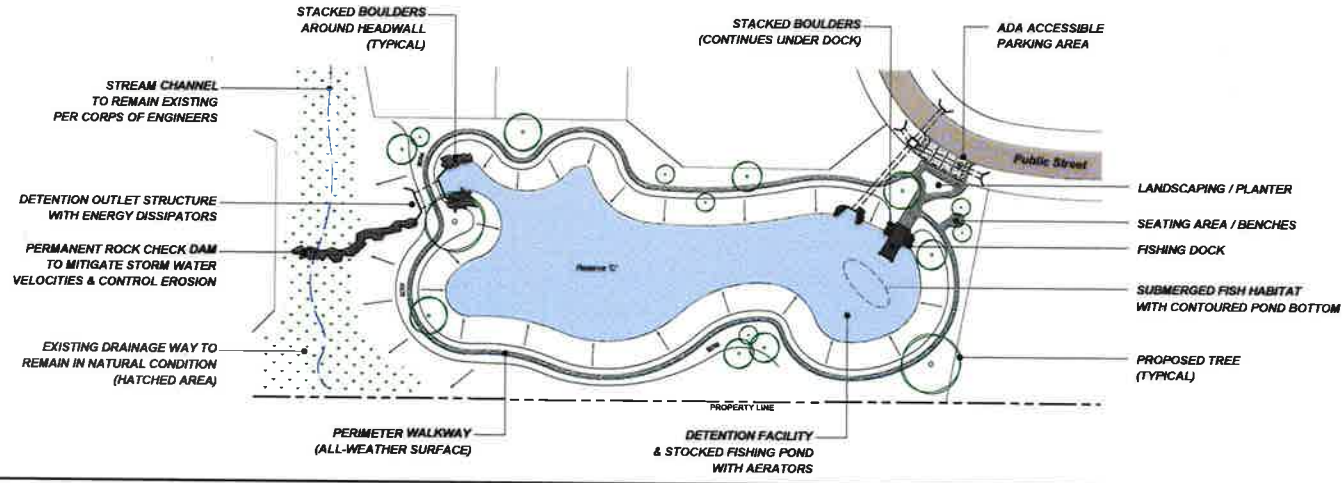
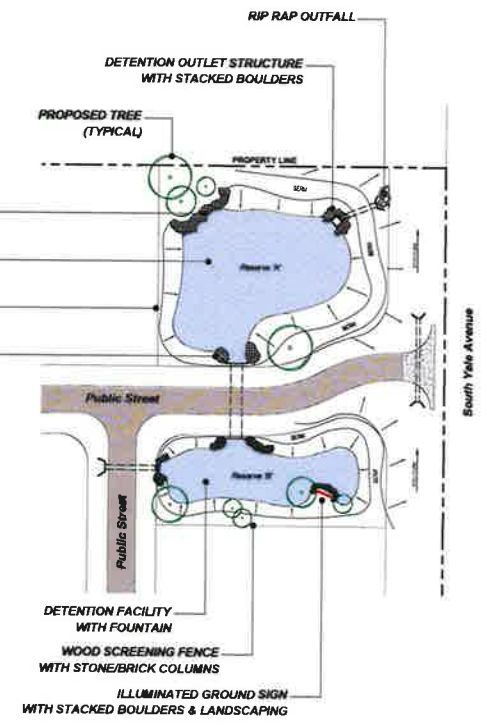


EXHIBIT A CONCEPTUAL SITE PLAN

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