



Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-510

Hearing Date: December 16, 2020

Case Report Prepared by:

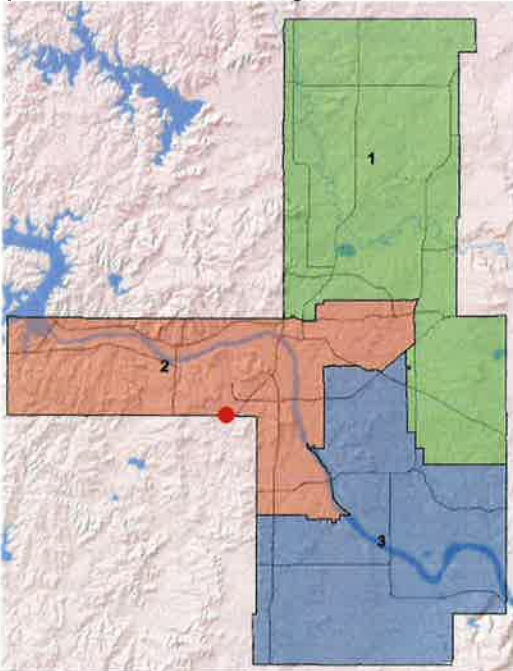
Jay Hoyt

Owner and Applicant Information:

Applicant: Ray Green

Property Owner: Roy Green Sr. & Roy Green Jr.

**Location Map:
(shown with County Commission Districts)**



Applicant Proposal:

Present Use: Residential

Proposed Use: Residential

Concept summary: Rezone from CS to RS to permit residential construction.

Tract Size: 0.45 ± acres

Location: Southwest corner of West 60th Street South and South 62nd West Avenue

Zoning:

Existing Zoning: CS

Proposed Zoning: RS

Comprehensive Plan:

Land Use Map: Rural Residential / Agriculture

Stability and Growth Map: N/A

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9232

CZM: 45

County Commission District: 2

Commissioner Name: Karen Keith

SECTION I: CZ-510

DEVELOPMENT CONCEPT: The applicant is proposing to rezone from CS to RS for a single family residence. The subject area and the surrounding neighborhood are currently used for single family uses. The Tulsa County Comprehensive Land Use Plan designates the subject area and the surrounding neighborhood as Rural Residential / Agricultural, which primarily consists of agricultural and single family uses. The proposed RS zoning would be compatible with this land use designation and would help to remove a portion of the existing commercial zoning from the area designated as Rural Residential / Agricultural.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa County Comprehensive Plan Land Use Map

DETAILED STAFF RECOMMENDATION:

CZ-510 is non-injurious to surrounding proximate properties;

CZ-510 is compatible with the Rural Residential / Agricultural Land Use designation of the Tulsa County Comprehensive Land Use Plan;

CZ-510 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends **Approval** of CZ-510 to rezone property from CS to RS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is located within the plan area of the Tulsa County Comprehensive Plan. The Land Use Plan has designated the subject area and the surrounding area as Rural Residential / Agricultural. This area is within the Unincorporated Tulsa County Land Use Designations established as part of the Tulsa County Comprehensive Plan.

Rural Residential / Agricultural is described as land that is sparsely occupied and used primarily for farmland, agricultural uses, and single-family homes on large lots. Residential lots generally range from one-half acre or greater and may use on-site services where public utilities are not available.

Land Use Vision:

Land Use Plan map designation: Rural Residential / Agriculture

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: W 60th St S does not have a designation.

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 currently contains a single family residence.*

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
W 60 th St South	N/A	N/A	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use Designation</u>	<u>Area of Stability or Growth</u>	<u>Existing Use</u>
North	RS	Rural Residential / Agriculture	N/A	Single Family
South	RS	Rural Residential / Agriculture	N/A	Single Family
East	RS	Rural Residential / Agriculture	N/A	Vacant
West	CS	Rural Residential / Agriculture	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:

CBOA-02847 September 2020: The County Board of Adjustment failed to motion to **deny** the request for a *Use Variance* to allow a manufactured home in a CS District, on property located at 6204 West 60th Street South.

Surrounding Property:

CBOA-02439 September 2012: The request for a *Use Variance* to allow a mobile home in a CS District for a ten year period, on property located at 6006 South 63rd Avenue West, was **withdrawn** by the applicant September 12th, 2012 before it was to be heard by the County Board of Adjustment.

CBOA-01879 July 2001: The Board of Adjustment **approved** a *Use Variance* to allow a manufactured home in a CS zoned district, with conditions to remove the old manufactured home, to have skirting, tie-downs, DEQ approval for a sewage system, and all permits, on property located at the northeast corner of West 60th Street and South 63rd West Avenue.

CBOA-01286 September 1994: The Board of Adjustment **approved** a *Special Exception* to permit a mobile home in an RS zoned district, per plan submitted, subject to a building permit and Health Department approval, and subject to the mobile unit being skirted and tied down, on property located at 6015 South 65th West Avenue.

CBOA-00955 July 1990: The Board of Adjustment **approved** a *Special Exception* to allow a mobile home as a dwelling in a CS district for a period of 2 years only, finding that there are other mobile homes in the area and that a commercial use could operate at this location by right, on property located at the southwest corner of West 60th Street South and South 63rd West Avenue.

CBOA-00880 April 1989: The Board of Adjustment **approved** a *Use Variance* to allow for a mobile home to locate in a CS zoned district for a period of one year only, subject to a Building Permit and subject to all debris and graffiti being removed within a 30-day period from this date, on property located at the southwest corner of West 60th Street and South 63rd West Avenue.

CBOA-00760 August 1987: The Board of Adjustment **approved** a *Use Variance* to allow for a mobile home in a CS zoned district, subject to the applicant acquiring Health Department approval and a Building Permit, finding that there are mixed zoning classifications in the area, with many mobile homes already in place, on property located at east of the northeast corner of 63rd West Avenue and 60th Street South.

CBOA-00348 April 1983: The Board of Adjustment **approved** a *Variance* to allow a mobile home in a CS District for a three (3) year period, subject to obtaining a Building Permit and approval of the Tulsa City-County Health Department, to allow one dwelling unit and an existing accessory building, on property located at the southwest corner of West 60th Street South and South 63rd West Avenue.

CBOA-00091 July 1981: The Board of Adjustment **approved** an *Exception* to permit a mobile home in an RS District, subject to Tulsa City-County Health Department approval, on property located at West 58th Place and 52nd West Avenue.

CBOA-00043 March 1981: The Board of Adjustment **approved** an *Exception* to locate a mobile home in an RS District and to continue any consideration for a bond requirement to April 21, 1981, at which time a time-limit for the mobile home will also be considered, on property located at 6021 South 64th West Avenue. The Board of Adjustment **approved** a *Variance* of the one-year time limitation, requiring no time limit, and subject to all the regulations set out but the Tulsa City-County Health Department at the April 21, 1981 meeting.

CBOA-00004 October 1980: The County Board of Adjustment **approved** a *Variance* to permit a mobile home in a CS District and to tie the approval to the applicant's use of the property,

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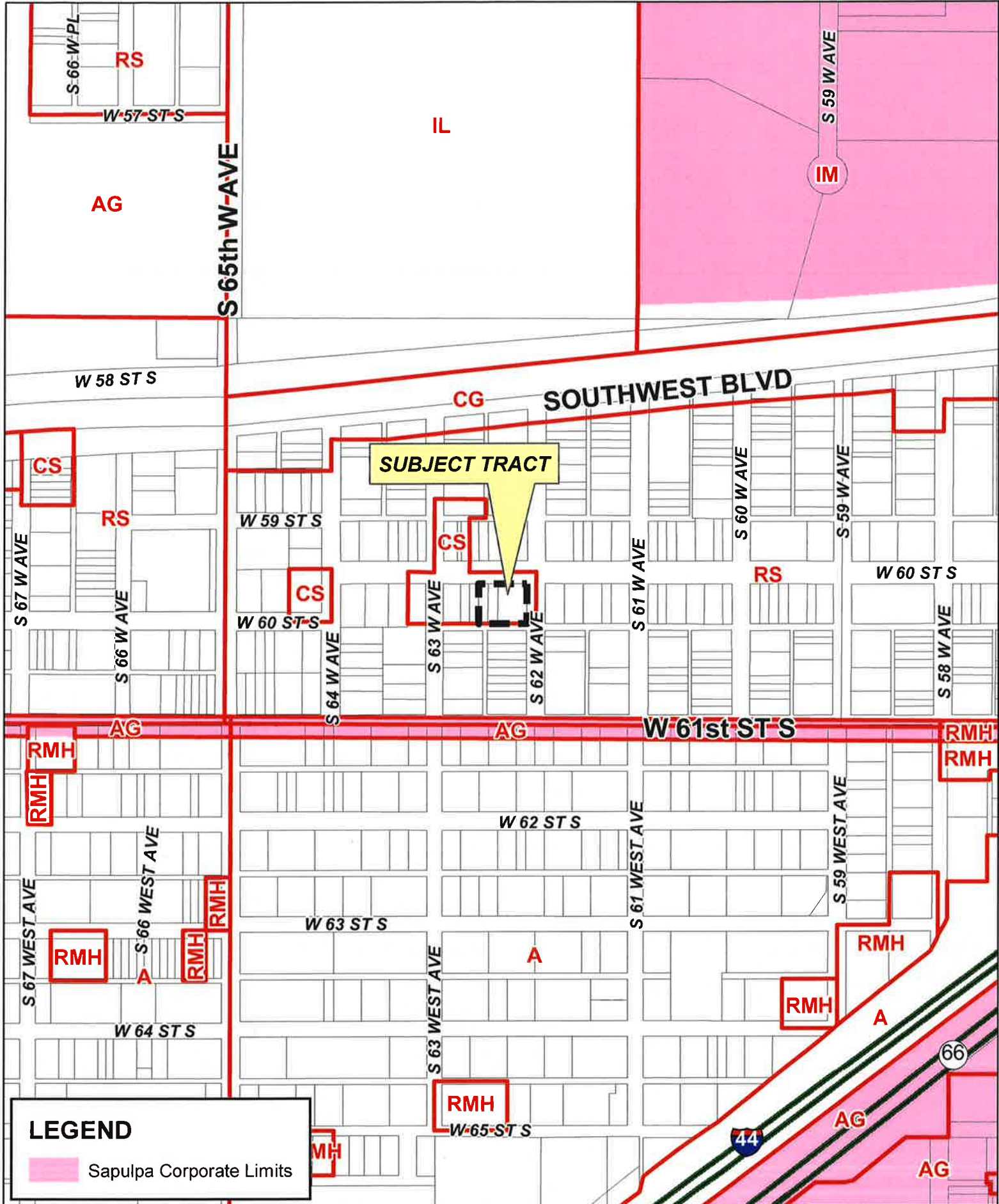
whether it be leased or purchased, on property located at the northeast corner of 60th Street and 63rd West Avenue.

Z-4894 January 1977: All concurred in **approval** of a request for *rezoning* a 1.07± acre tract of land from RS-3 to CS/P for a shopping center, service station, and parking on property located at the northeast corner, southeast corner, and southwest corner of South 63rd West Avenue and West 60th Street.

BOA-09251 October 1976: The Board of Adjustment **approved** an *Exception* to locate a double width mobile home on a permanent foundation, and a *Variance* to locate a double width mobile home across a lot line, for one year, bond required, in an RS-3 District, on property located northeast of 61st Street and 62nd West Avenue.

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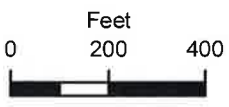
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SUBJECT TRACT

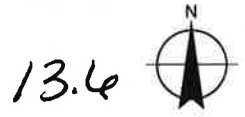
LEGEND

Sapulpa Corporate Limits



CZ-510

19-12 32





S 66 W PL

W 57 ST S

S 65th W AVE

S 59 W AVE

W 58 ST S

SOUTHWEST BLVD

S 67 W AVE

W 59 ST S

S 64 W AVE

S 62 W AVE

S 60 W AVE

W 60 ST S

S 66 W AVE

W 60 ST S

S 63 W AVE

S 61 W AVE

S 58 W AVE

W 61st ST S

S 66 WEST AVE

W 62 ST S

S 59 W AVE

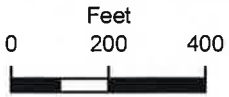
W 63 ST S

S 63 WEST AVE

W 64 ST S

W 64 ST S

W 65 ST S



Subject Tract

CZ-510

19-12 32

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

Aerial Photo Date: February 2018

13.7





Subject
Tract

CZ-510

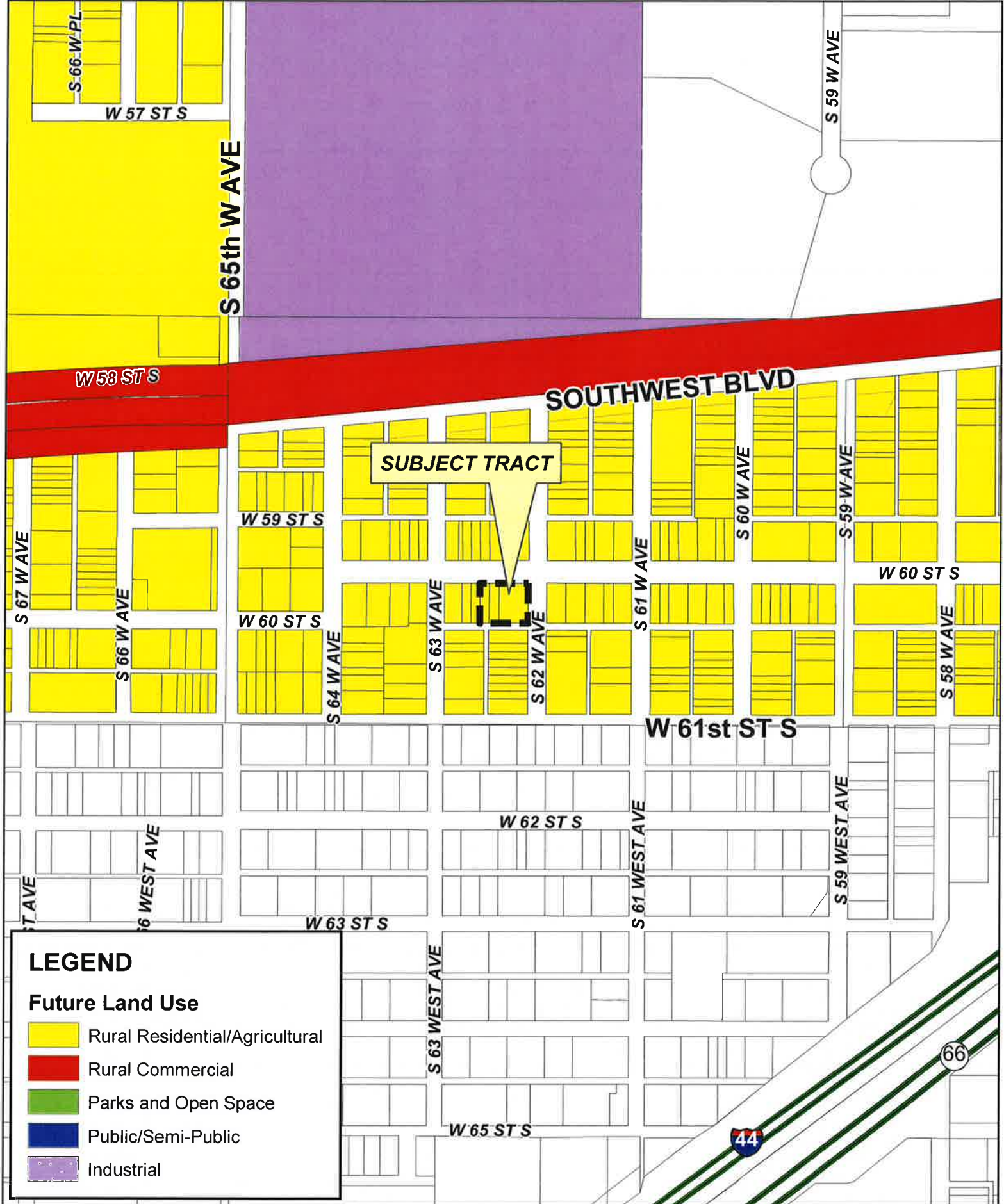
19-12 32

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

Aerial Photo Date: February 2018

13.8





SUBJECT TRACT

LEGEND

Future Land Use

- Rural Residential/Agricultural
- Rural Commercial
- Parks and Open Space
- Public/Semi-Public
- Industrial



CZ-510

19-12 32



