



Tulsa Metropolitan Area  
Planning Commission

**Case Number: CZ-514**

**Hearing Date: July 7, 2021**

**Case Report Prepared by:**

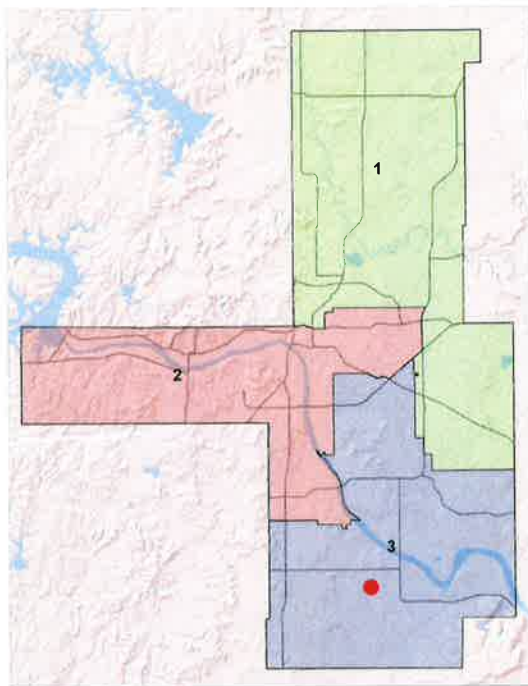
Jay Hoyt

**Owner and Applicant Information:**

*Applicant:* Ryan McCarty

*Property Owner:* Buffalo Acquisitions, LLC

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



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Residential/Agriculture

*Concept summary:* Rezone from AG to AG-R for single-family residences.

*Tract Size:* 17.34 ± acres

*Location:* South & East of the Southeast corner of East 161st Street South & South Yale Avenue

**Zoning:**

*Existing Zoning:* AG

*Proposed Zoning:* AG-R

**Comprehensive Plan:**

*Land Use Map:* Low Density Residential / Neighborhood Commercial

*Stability and Growth Map:* N/A

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 7327  
CZM: 67, 66

**County Commission District: 3**

*Commissioner Name:* Ron Peters

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## SECTION I: CZ-514

**DEVELOPMENT CONCEPT:** The applicant is proposing to rezone from AG to AG-R in order to construct single family residences with agricultural uses allowed. The proposed plat layout provided by the applicant shows the subject lot being divided into 7 lots ranging in size from approximately 1.9 to 2.9 acres. If AG-R zoning is approved, it would allow lots with a minimum 1.1 acre area. These lots would be established as part of the platting process required with rezoning or if splitting the subject lot into more than four lots. The site is primarily located within the Rural Residential designation of the Tulsa County and City of Bixby Comprehensive Plans. The portions near the intersection of S Yale Ave and E 161<sup>st</sup> St S contain areas of Neighborhood Commercial. Given the current zoning of the area, current use and anticipated use, the proposal to rezone the subject lot to AG-R would be compatible with the development pattern of the area.

### EXHIBITS:

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

### **DETAILED STAFF RECOMMENDATION:**

CZ-514 is non-injurious to surrounding proximate properties;

CZ-514 is consistent with the anticipated future development pattern of the surrounding property therefore;

**Staff recommends Approval of CZ-514 to rezone property from AG to AG-R.**

## **SECTION II: Supporting Documentation**

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: The site is located within the fenceline of the City of Bixby and is designated as Low Density Residential and Neighborhood Commercial. The City of Bixby's Comprehensive Plan – Bixby 2030 Our Vision, Our Future was adopted as part of the Tulsa County Comprehensive Plan on August 15, 2019. The Plan follows the City of Bixby's fenceline which includes unincorporated areas of Tulsa County. A city's fenceline is an area preserved for future annexation by virtue of a narrow annexation strip which encloses the area of municipal influence and prevents annexation by other cities. One of the most critical components of a comprehensive plan update is community engagement. Participation by a broad cross section of interests increases the likelihood that the plan's goals and policies will be based on community consensus, which increases the likelihood for successful plan implementation. Gaining community input was achieved through the following public engagement efforts: Stakeholder Interviews, Steering Committee Meetings, Community Kiosks, Informal Brochures, Project Website, Surveys, and Public Workshops.*

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Land Use Vision:

*Land Use Plan map designation:* Low Density Residential / Neighborhood Commercial

Low Density Residential

The Low Density Residential designation denotes areas on the fringe of the urbanized area of the City. Development in this designation should remain low in density and mostly consist of detached single-family units. Although, this designation may allow land uses that support neighborhood functions, such as parks and neighborhood scaled shops that are cohesive with the residential character.

Neighborhood Commercial

The Neighborhood Commercial designation denotes areas that provide goods and services to meet the frequent shopping needs of residents. Development shall have access to major roads and provide opportunities for walking and biking from nearby residential areas.

*Areas of Stability and Growth designation:* N/A

Transportation Vision:

*Major Street and Highway Plan:* E 161<sup>st</sup> St S & S Yale Ave are designated as Secondary Arterials

*Trail System Master Plan Considerations:* None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The subject tract is currently vacant agricultural land.*

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
E 161 <sup>st</sup> St S	Secondary Arterial	100 Feet	2
S Yale Ave	Secondary Arterial	100 Feet	2

Utilities:

The subject tract has municipal water available. Sewer is to be provided by utilizing an ODEQ approved septic system.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	AG	Low Density Residential / Neighborhood Commercial / Commercial	N/A	Single-Family Residences
South	AG	Low Density Residential	N/A	Agricultural Land
East	RE	Low Density Residential / Commercial	N/A	Agricultural Land
West	AG	Neighborhood Commercial / Commercial	N/A	Single-Family Residences

**SECTION III: Relevant Zoning History**

**History: CZ-514**

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

***Subject Property:***

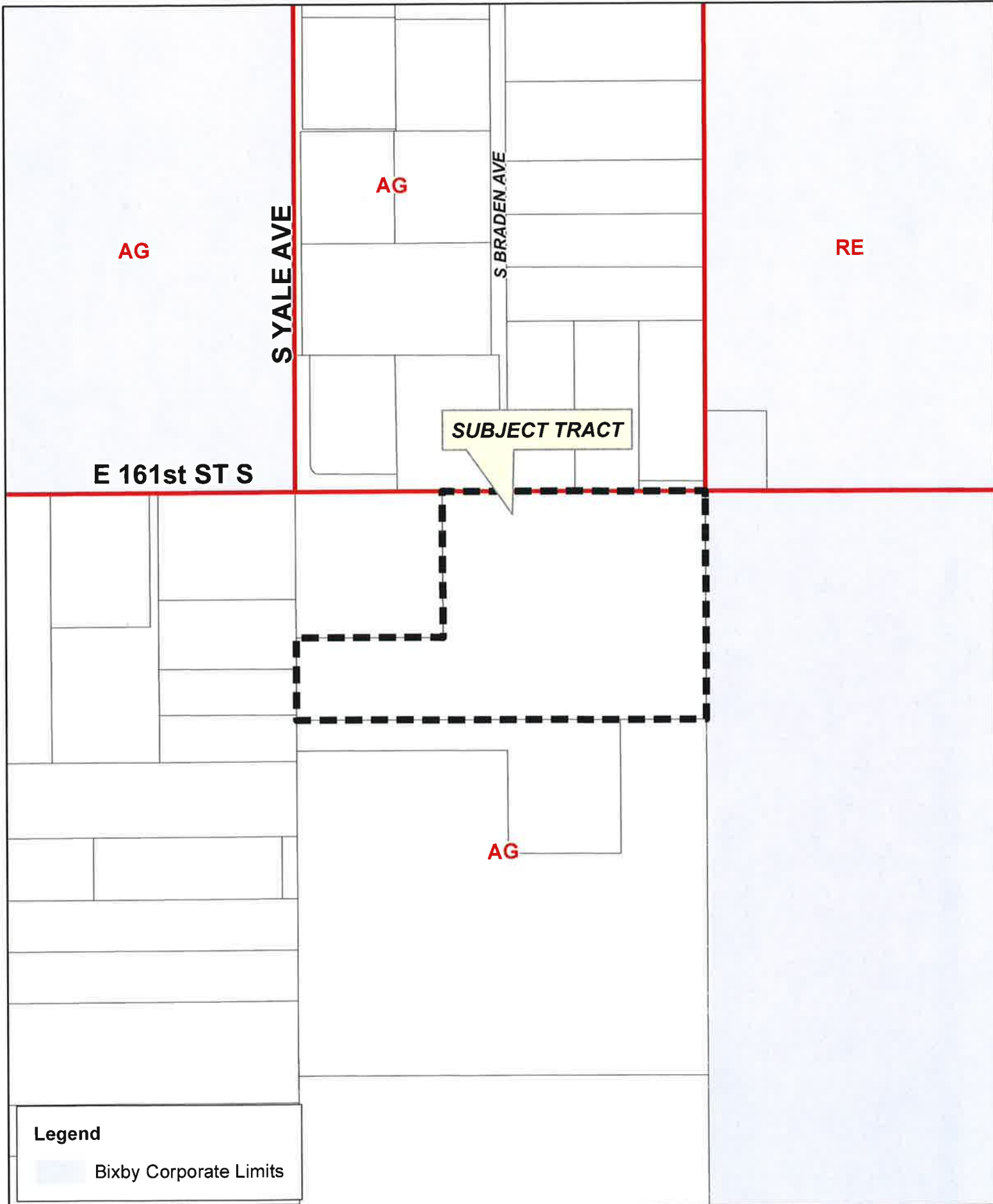
**BOA-08552 April 1975:** The Board of Adjustment **approved** an *Exception* for permission to drill for oil and gas for a period of 5 years on two separate properties in the AG District, on properties located at the southeast corner of 161<sup>st</sup> Street and Yale, and at the southeast corner of 171<sup>st</sup> and Yale. This action contains the subject property and some of the surrounding properties.

***Surrounding Property:***

**CBOA-01514 July 1997:** The Board of Adjustment **approved** a *Special Exception* to permit a 180' monopole tower for a PCS antenna in an AG district, per plan submitted, on property located at south of the southwest corner of 161<sup>st</sup> Street and South Yale.

7/7/2021 1:00 PM

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AG

AG

RE

SUBJECT TRACT

AG

S YALE AVE

S BRADEN AVE

E 161st ST S

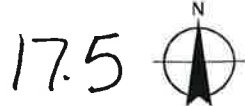
**Legend**

Bixby Corporate Limits



**CZ-514**

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S YALE AVE

S BRADEN AVE

E 161st ST S



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

Aerial Photo Date: February 2018

**CZ-514**

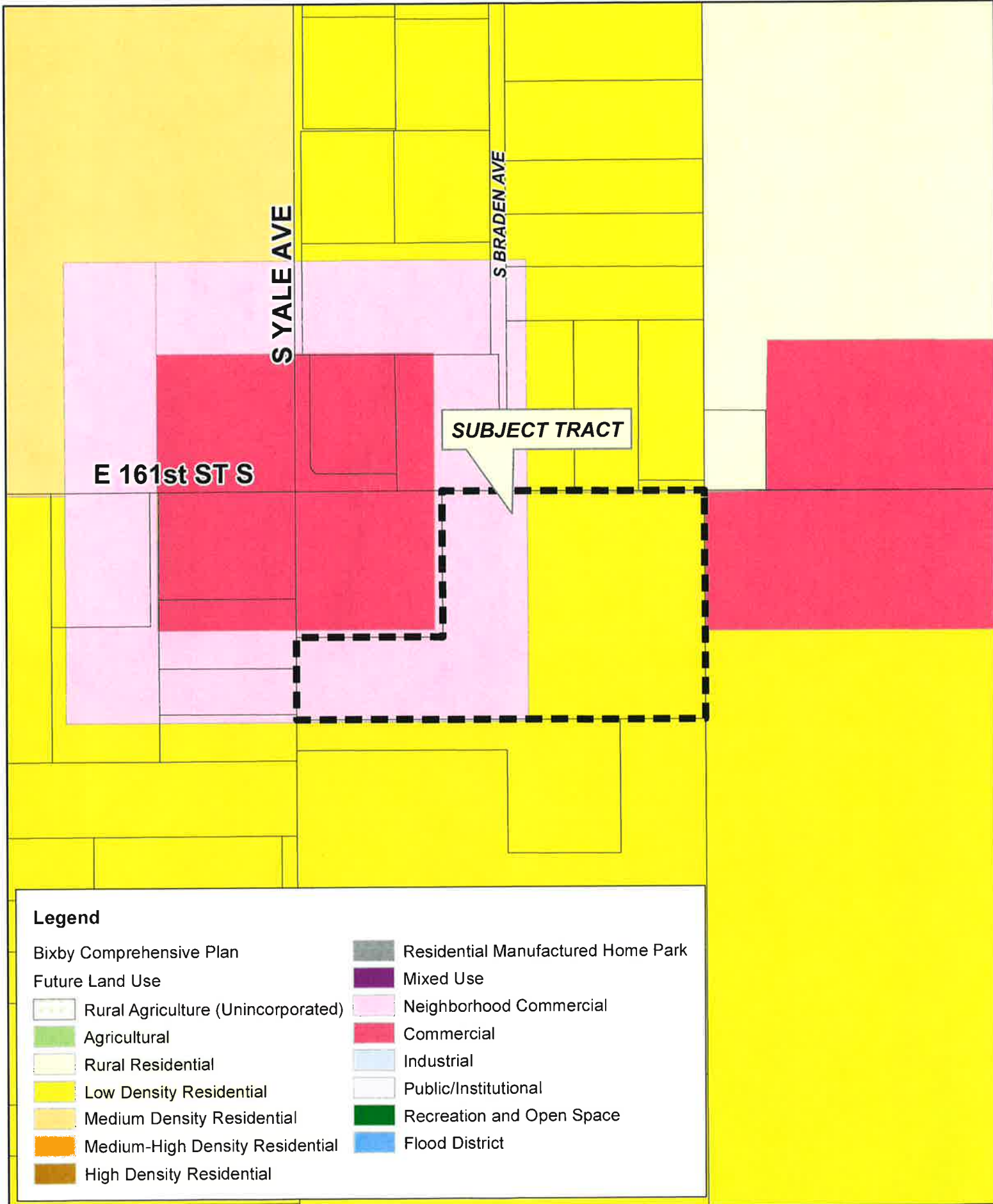
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Subject Tract

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**SUBJECT TRACT**

**S YALE AVE**

**S BRADEN AVE**

**E 161st ST S**

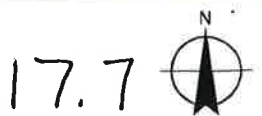
**Legend**

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



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# PRIVATE SUBDIVISION

# Buffalo Springs

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTYEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

**Legend**

- BL BUILDING SETBACK LINE
- PLS BOUNDARY LINE
- DRIVEWAY (MINIMUM WIDTH 10 FT)
- LVA LOTS WITH NO ACCESS
- ULV UTILITY EASEMENT
- DSR STREET ADDRESS

**Subdivision Statistics**

PRIVATE SUBDIVISION CONTAINS SEVEN (7) LOTS IN ONE (1) BLOCK

GROSS SUBDIVISION AREA 781,965.5 SF OR 17.84 ACRES

**Basin of Bearings**

BEARINGS ARE BASED UPON THE OKLAHOMA STATE BUREAU OF LAND MANAGEMENT COORDINATE SYSTEM (NAD 83) WITH THE NORTH ARROWER EAST.

**Monumentation**

SET 3/4" IRON PIN W/ GREEN "FRITZ CULLEY" CAP OR MAG NAIL W/ "FRITZ CULLEY" WASHER AT ALL CORNERS UNLESS NOTED AND SHOWN OTHERWISE HEREON.

**Owner / Developer**

BUFFALO ACQUISITION, LLC  
 207 WEST 1ST STREET  
 TULSA, OKLAHOMA 74103  
 PHONE: (918) 588-2482  
 MR. VANT COODER

**Surveyor**

FRITZ CULLEY SURVEYING, LLC  
 207 WEST 1ST STREET  
 TULSA, OKLAHOMA 74103  
 PHONE: (918) 588-2482  
 C.A. # 5444 EXPIRES 6/30/2022

**Engineer**

BONDING BY DESIGN PLLC  
 P.O. BOX 1587  
 DEL. CITY, OKLAHOMA 73155  
 ANDREW J. WATSON, P.E.  
 C.A. # 7865 EXPIRES 6/30/2022

**Benchmark**

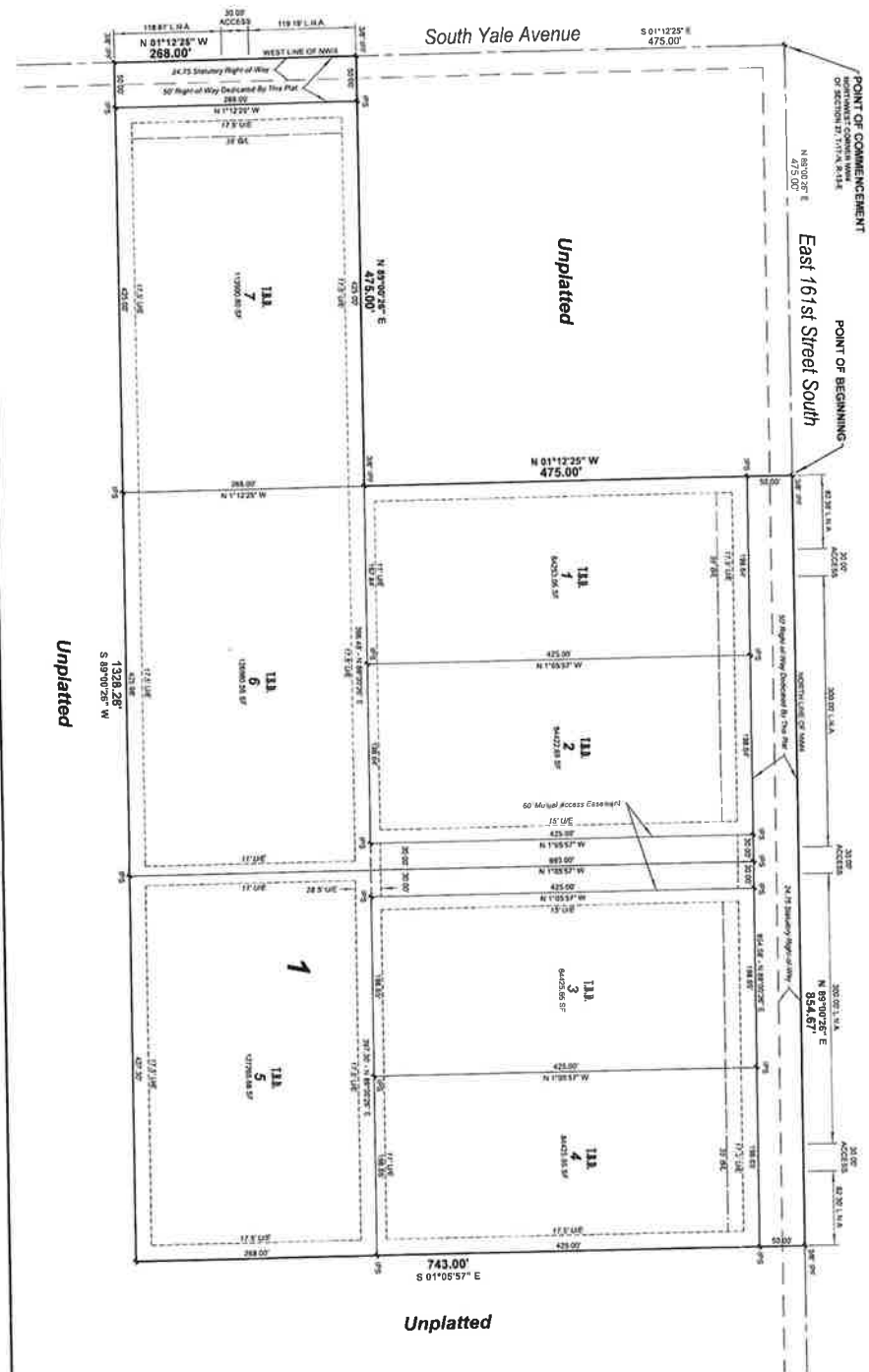
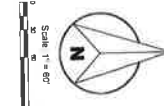
ONE (1) WAS DMS SOLUTIONS REPORT (MWD 1989)

**Addresses**

ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THIS PLAT WAS PREPARED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LOCAL JURISDICTION.

**Floodplain Data**

WE HAVE EXAMINED A MAP OF THE REGION INDICATING FLOODPLAIN AREAS. THE SUBDIVISION IS NOT LOCATED IN A FLOODPLAIN AREA. UNLESS OTHERWISE NOTED, ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL JURISDICTION. THE SUBDIVISION IS NOT LOCATED IN A FLOODPLAIN AREA.



**Driveway Summary Table**

DRIVEWAY LOCATION	MINIMUM PIPE SIZE
1	3/4" RCP OR HP
2 & 6	1" RCP OR HP
3	1" RCP OR HP
4	1" RCP OR HP
7	3/4" RCP OR HP

NOTE: MINIMUM PIPE SLOPE = 0.33%

**CERTIFICATE OF APPROVAL**

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
 TULSA COUNTY CLERK

\_\_\_\_\_  
 COUNTY ENGINEER

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