



Tulsa Metropolitan Area  
Planning Commission

**Case Number:** CZ-517

**Hearing Date:** September 1, 2021

**Case Report Prepared by:**

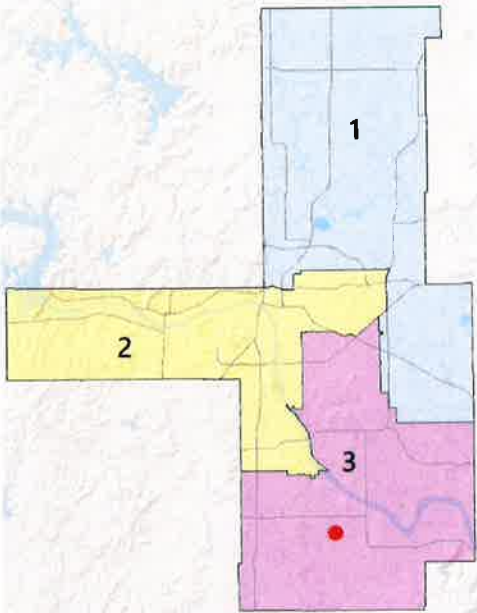
Jay Hoyt

**Owner and Applicant Information:**

*Applicant:* Jimmy Dresher

*Property Owner:* Same

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



**Applicant Proposal:**

*Present Use:* Residential

*Proposed Use:* Residential

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

*Tract Size:* 5.18 ± acres

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

**Zoning:**

*Existing Zoning:* AG

*Proposed Zoning:* AG-R

**Comprehensive Plan:**

*Land Use Map:* Commercial/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-517

**DEVELOPMENT CONCEPT:** The applicant is proposing to rezone from AG to AG-R to permit single-family residences. The current zoning of AG limits single-family lots to a minimum of 2.1 acres per dwelling unit while the proposed AG-R zoning would allow lots with a minimum of 1.1 acres per dwelling unit. 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 located within the Commercial/Neighborhood Commercial designation of the Tulsa County and City of Bixby Comprehensive Plans. 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, while not in direct agreement with the Land Use designations.

### EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)

### **DETAILED STAFF RECOMMENDATION:**

CZ-517 is non-injurious to surrounding proximate properties;

CZ-517 is consistent with the anticipated future development pattern of the surrounding property therefore;

**Staff recommends Approval of CZ-517 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 Commercial 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.*

### Land Use Vision:

*Land Use Plan map designation:* Commercial/Neighborhood Commercial

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## Commercial

The Commercial designation denotes areas that create retail and commercial destinations for City residents, as well as others throughout the region. This designation may also support offices and business parks. Development shall have direct access to major roads and transit.

## 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 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>
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	Commercial/Neighborhood Commercial	N/A	Church/Single-Family
South	AG	Neighborhood Commercial	N/A	Agricultural
East	AG	Neighborhood Commercial	N/A	Agricultural
West	AG	Commercial/Neighborhood Commercial	N/A	Single-Family

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 11843 dated June 26, 1970, established zoning for the subject property.

***Subject Property:***

***Surrounding Property:***

**CBOA-1514 July 1997:** The Board of Adjustment **approved** a *Special Exception to permit a 180' monopole tower for a PCS antenna in an AG district* on property located at 16100 South Yale Avenue East.

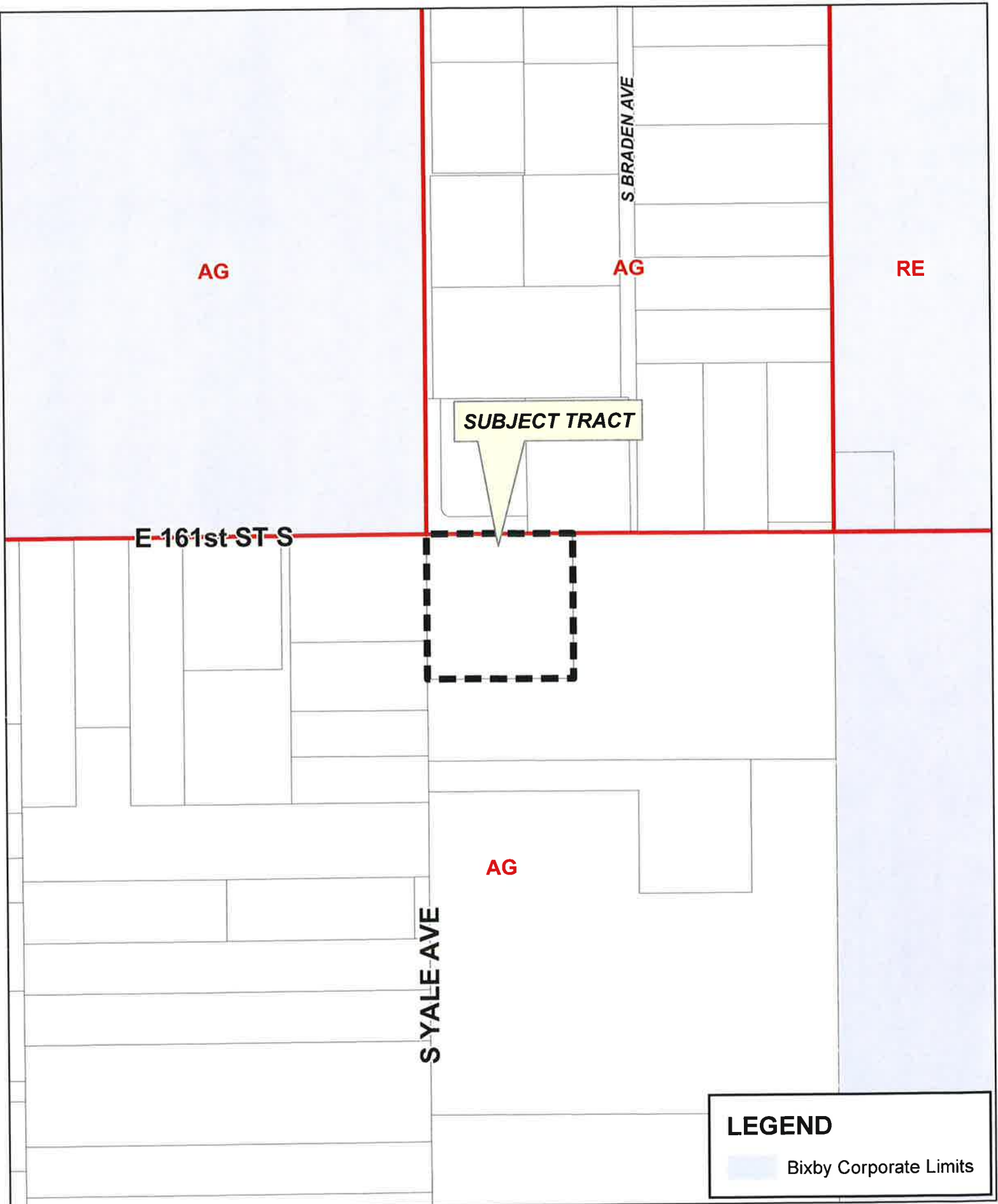
**CBOA-445 May 1984:** The Board of Adjustment **approved** a *Variance to permit a waiver of the minimum 200' lot width (frontage) requirement in an AG district, per lot split No. 16158, under the provisions of section 1670 on the subject property, property located at 4702 East 161<sup>st</sup> Street South.*

**CBOA-280 October 1982:** The Board of Adjustment **approved** a *Variance to locate a mobile home on a lot of record, that already has a residence on it, subject to Tulsa City- County Health Department, and subject to the issuance of a building Permit on the subject property, property located at 4616 East 161<sup>st</sup> Street South.*

**BOA-8552 April 1975:** The Board of Adjustment **approved** a *Exception for permission to drill for oil and gas for a period of five years on two separate properties in an AG district, on property located at the SE corner of 161<sup>st</sup> and Yale and at the corner of 171<sup>st</sup> and Yale.*

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AG

AG

RE

SUBJECT TRACT

E 161st ST S

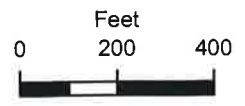
S BRADEN AVE

S YALE AVE

AG

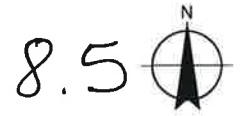
**LEGEND**

Bixby Corporate Limits



**CZ-517**

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E 161st ST S

S BRADEN AVE

S YALE AVE



 Subject Tract

**CZ-517**

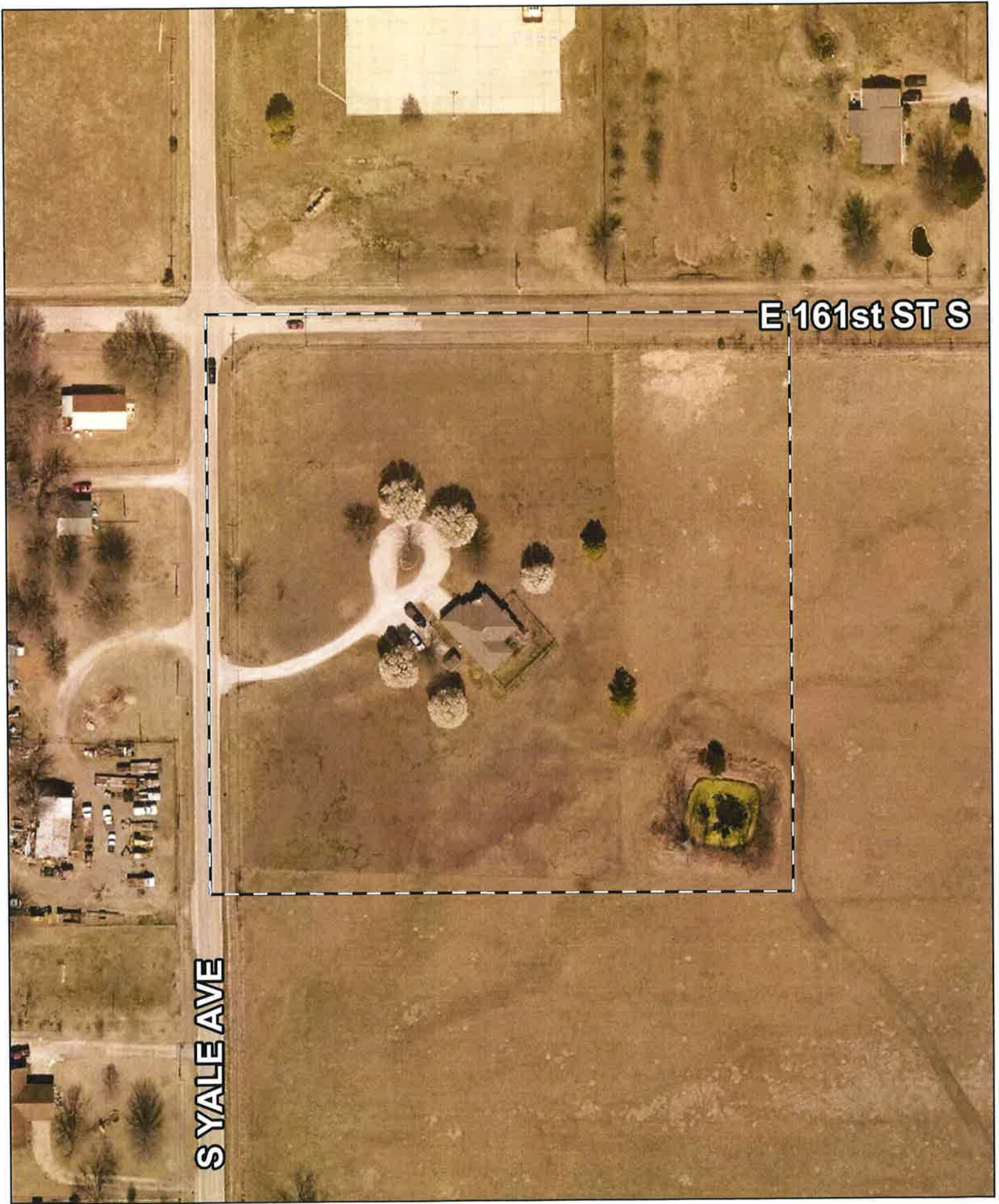
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021

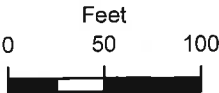
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**E 161st ST S**

**S YALE AVE**



*Subject  
Tract*

**CZ-517**

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

Aerial Photo Date: 2020/2021

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