



Board of Adjustment

**Staff Report
BOA-23872**

Hearing Date: April 8, 2025
Prepared by: Erin Roark
eroark@cityoftulsa.org
918-596-7618

Owner and Applicant Information

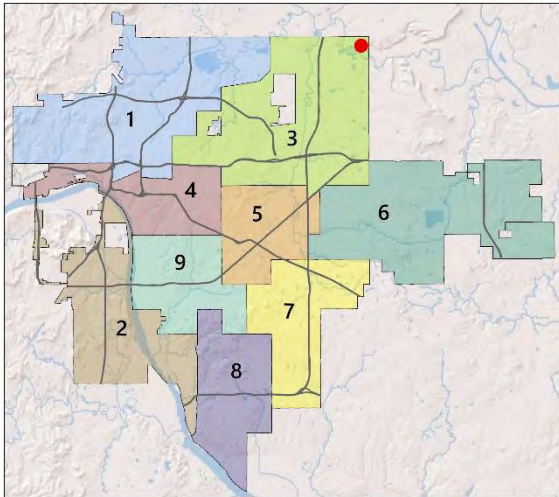
Applicant: Steven Truitt
Property Owner: Cody & Rachel Darrough

Property Location

14096 East 56th Street North
Tract Size: ±7.62 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 3, Jackie Dutton
County Commission: District 1, Stan Sallee

Public Notice Required

Newspaper Notice – min. 10 days in advance
Mailed Notice to 300’ radius – min. 10 days in advance
Posted Sign – min. 10 days in advance

Request Summary

Special Exception to permit a manufactured housing unit in the AG district (Section 25.020-C, Table 25-1.5).

Zoning

Zoning District: AG
Zoning Overlays: N/A

Comprehensive Plan Considerations

Land Use

Land Use Plan: Employment
Small Area Plans: N/A
Development Era: Late Automobile Era

Transportation

Major Street & Highway Plan: Secondary Arterial
planitulsa Street Type: N/A
Transit: N/A
Existing Bike/Ped Facilities: N/A
Planned Bike/Ped Facilities: Sidewalks

Environment

Flood Area: N/A
Tree Canopy Coverage: Greater than 50%
Parks & Open Space: Undeveloped land

Staff Analysis

The applicant is requesting a special exception to permit a manufactured housing unit in the AG district (Section 25.020-C, Table 25-1.5). According to the applicant, the intent is to place the manufactured housing unit on the property temporarily while constructing a detached house.

Section 25.020 AG, Agricultural District and AG-R, Agricultural-Residential District

25.020-C Residential Building Types

Residential uses allowed in AG and AG-R districts must be located in residential buildings. Descriptions of the residential building types and references to applicable regulations are found in [Section 35.010](#). The following residential building types are allowed in AG and AG-R districts.

Table 25-1.5: AG District Building Type Regulations for Household Living

USE CATEGORY	Supplemental Use Regulations	
Subcategory (Section 35.020)	AG	AG-R
Specific use		
Building Type		
RESIDENTIAL		
Household Living		
Single household		
Detached house	P	P
Manufactured housing unit	S	S

[Section 40.210](#)

P= Permitted; S=Special Exception Approval Required; - = Prohibited

Relevant Case History

- None found.

Comprehensive Plan Considerations

Land Use Plan

The property is designated as Employment. Employment is intended to accommodate offices, warehousing and storage, manufacturing and assembly, and industrial processes. The Industrial Site Suitability map corresponds to the Employment land use designation and indicates where uses that are potentially incompatible with sensitive land uses are best suited to locate. This directs industrial uses to particular areas of the city while discouraging industrial in close proximity to Neighborhood areas.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-3 (Tulsa County)	N/A (Tulsa County)	Residential
East	AG	Employment	Vacant
South	AG	Employment	Residential
West	AG	Employment	Residential

Small Area Plans

The subject property is not within a small area plan.

Development Era

The subject property is in an area developed during the Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively

concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

Transportation

Major Street & Highway Plan: East 56th Street North runs parallel to the north side of the subject property and is classified as a Secondary Arterial, which has a planned minimum right-of-way width of 100 feet.

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: Sidewalks are recommended along street frontages.

Arterial Traffic per Lane: East 56th Street North has an average annual daily traffic (AADT) of 808 vehicles per lane.

Environmental Considerations

Flood Area: N/A

Tree Canopy Coverage: Tree canopy in the area is 57%. Development will naturally have an impact on tree canopy, but all effort should be taken to preserve a substantial portion of the tree canopy in these areas. These areas should have the highest level of preservation to maintain the existing habitat and recreational places in the city. Future land use planning for Future Growth areas should include the goal of tree canopy preservation.

Parks & Open Space: The subject property is in an agricultural area with large areas of open space surrounding the property.

Sample Motion

I move to approve or deny a special exception to permit a manufactured housing unit in the AG district (Section 25.020-C, Table 25-1.5),

- per the conceptual plan(s) shown on page(s) _____ of the agenda packet.
- subject to the following conditions (including time limitation, if any): _____.

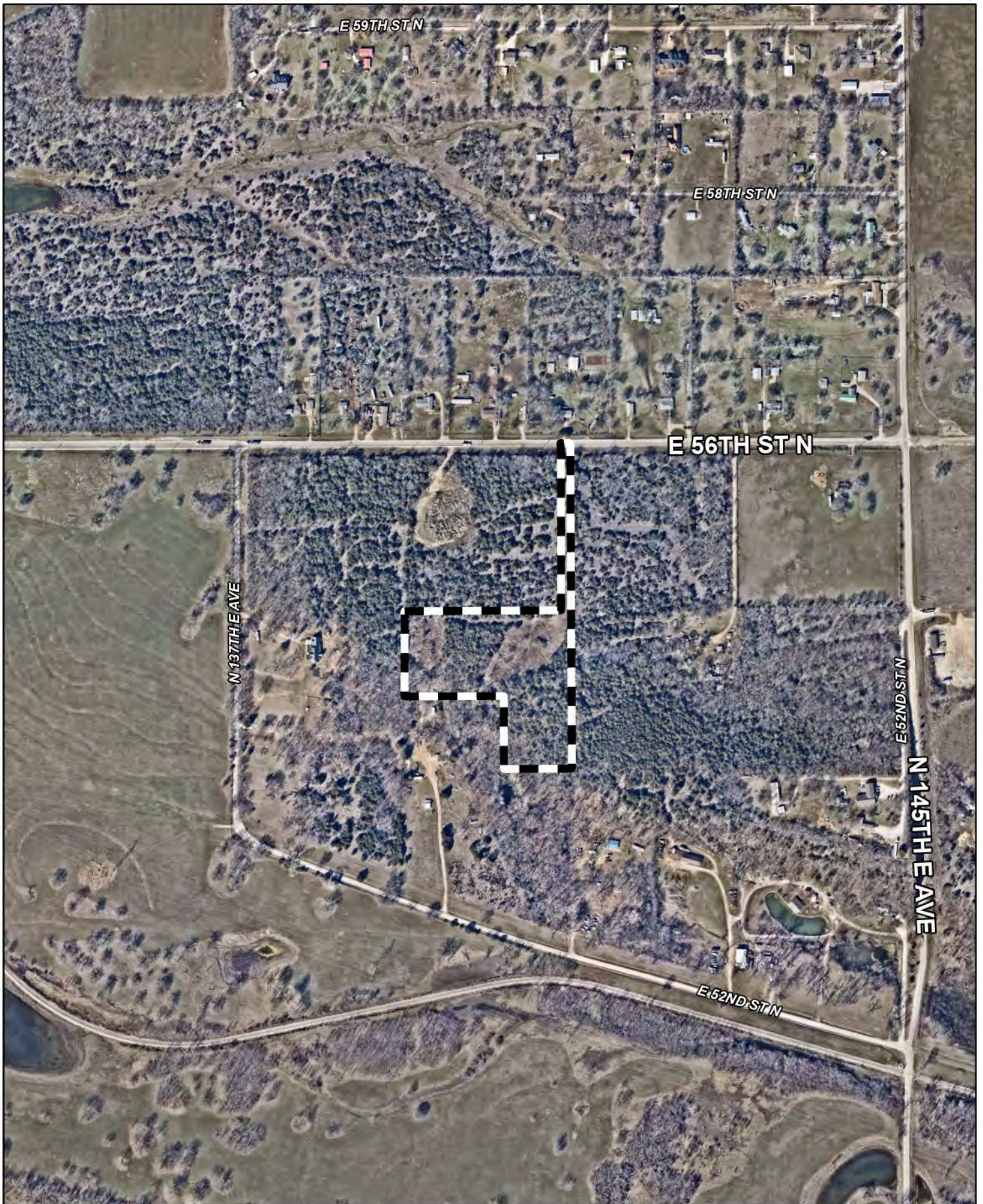
The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Property Description

The legal description of this property has been included as a separate exhibit.

Exhibits

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



E 59TH ST N

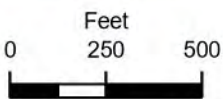
E 58TH ST N

E 56TH ST N

N 137TH AVE

N 145TH AVE

E 52ND ST N



Subject Tract

BOA-23872

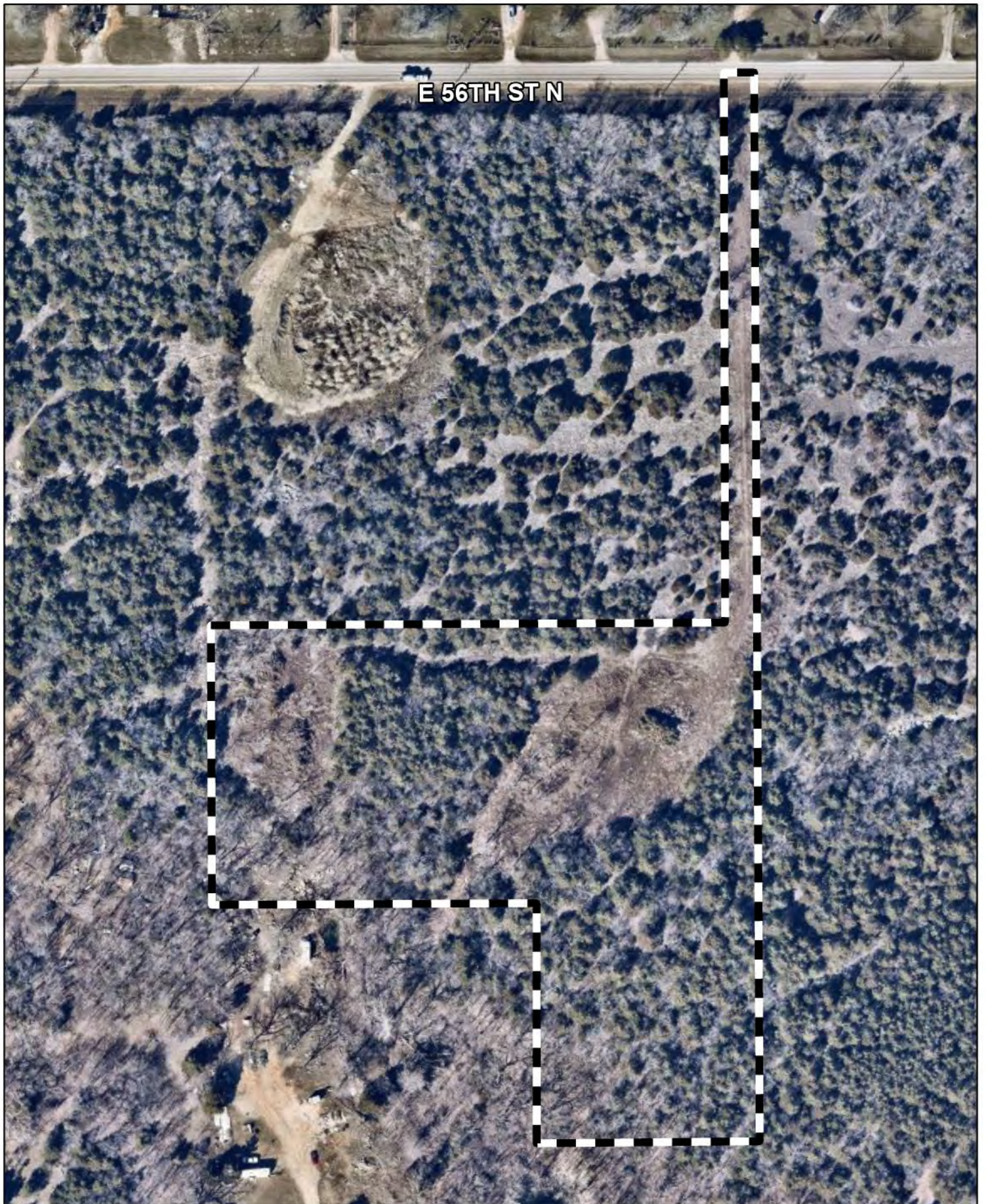
20-14 09

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

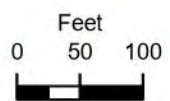
Aerial Photo Date: 2025



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E 56TH ST N



 Subject Tract

BOA-23872

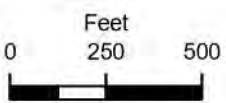
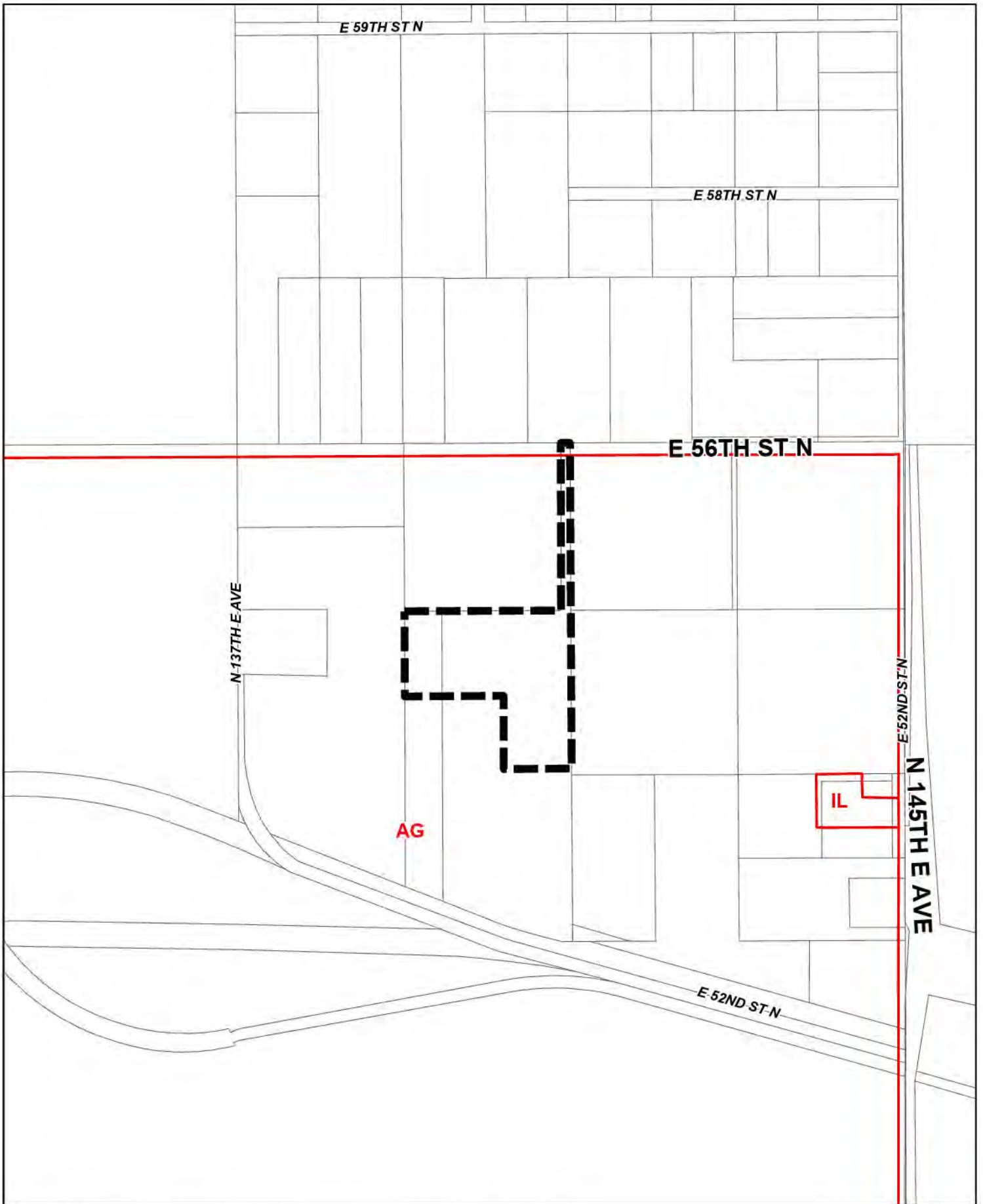
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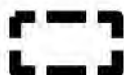
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2025



6.6



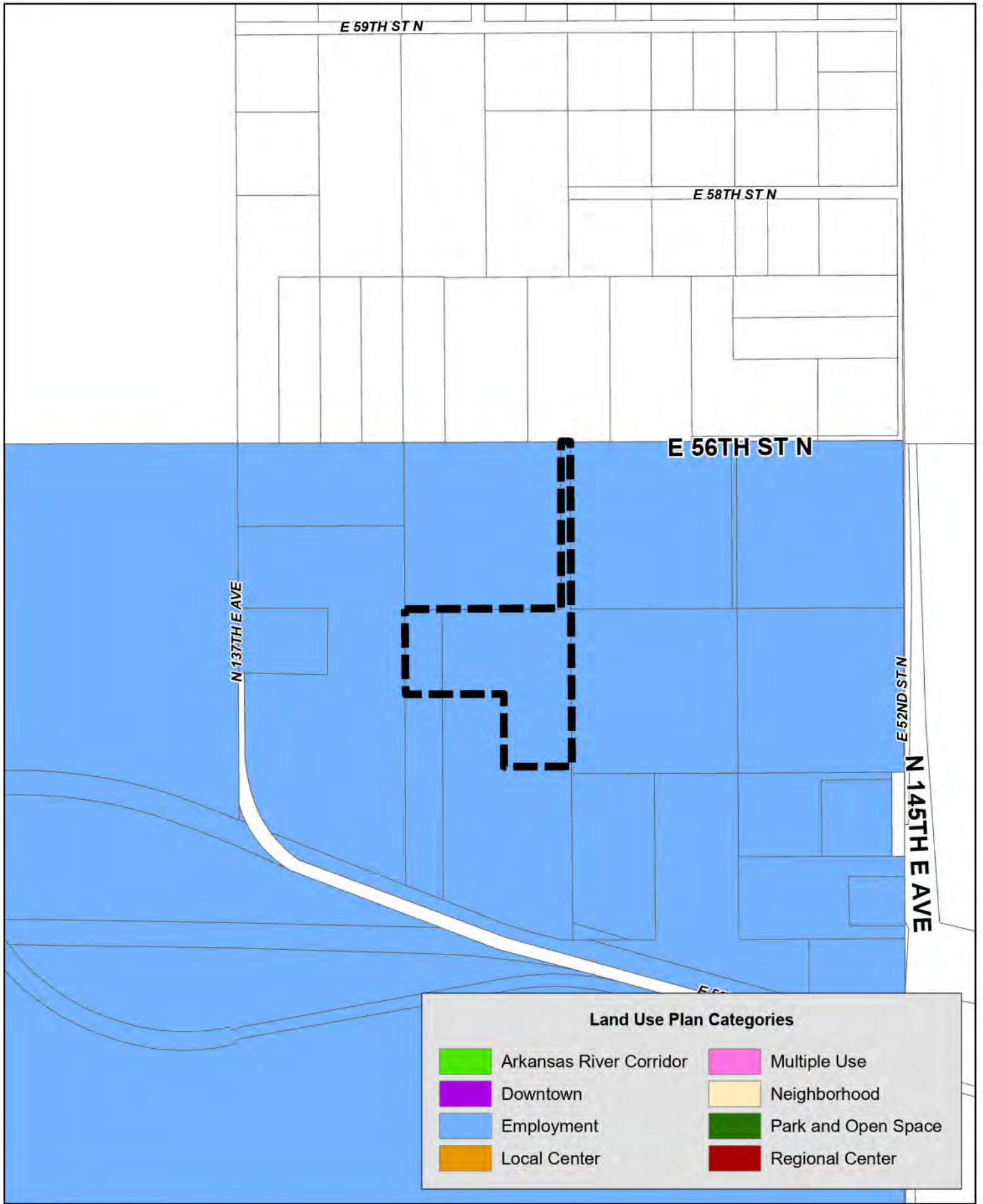
 Subject Tract

BOA-23872

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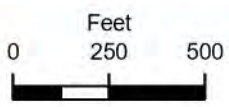
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BOA-23872

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6.8



Subject Tract



Special Exceptions

The Board of Adjustment is allowed to approve special exceptions only after determining that the following conditions exist. Below, explain how your requests satisfy these conditions:

1. The special exception will be in harmony with the spirit and intent of the Zoning Code; and

Will be a temp structure until house is completed then removed from the property.

2. The special exception will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

NO, Will not even be seen from the road

Conditions

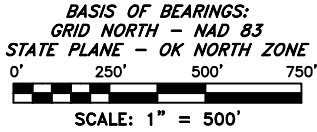
In granting any special exception, the Board may make appropriate conditions or safeguards, may limit the approval to a specified period of time and may require a bond or other guarantee necessary to enforce compliance with the conditions.

If your application is approved, you will likely need additional permits.

Call 918.596.9456 to speak with the Permit Center or Development Services Plans Review.

PLAT OF SURVEY
 SHOWING 7.62 ACRES OF LAND, MORE OR LESS,
 IN A PART OF THE NW/4-NE/4 SECTION 9,
 T20N-R14E, TULSA COUNTY, OKLAHOMA

TRACT 1
 7.62 ACRE SURVEY,
 MORE OR LESS

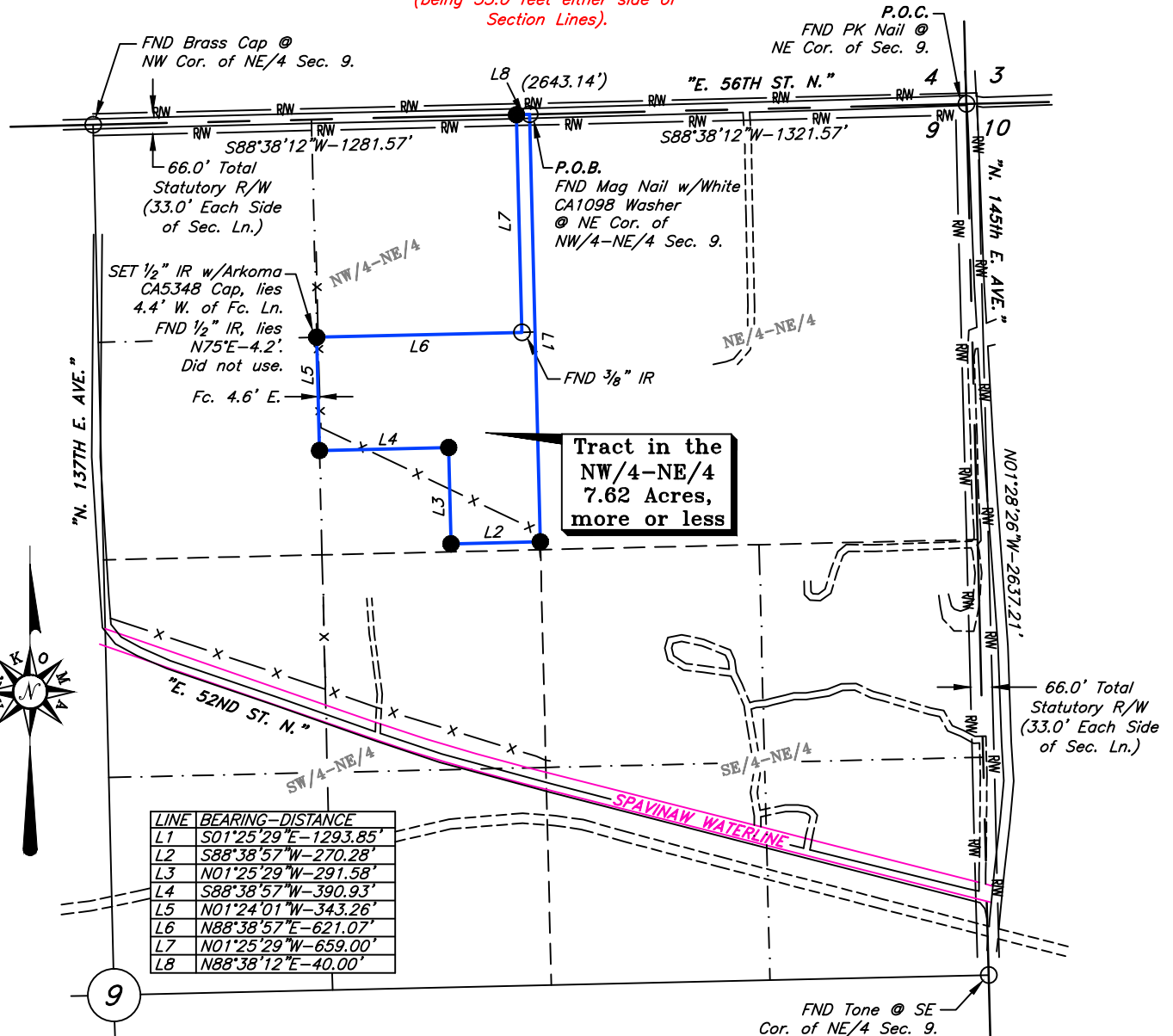


T 20 N - R 14 E

**Note:*
 Total Statutory Right-of-Way
 for Tulsa County is 66.0 feet
 (being 33.0 feet either side
 of Section Lines).

-LEGEND-

- = Property Line
- = Section Line
- = Fence
- = Statutory Right-of-Way
- = Found Monument
- = Set 1/2" Iron Rod w/Arkoma CA5348 Cap



LINE	BEARING-DISTANCE
L1	S01°25'29"E-1293.85'
L2	S88°38'57"W-270.28'
L3	N01°25'29"W-291.58'
L4	S88°38'57"W-390.93'
L5	N01°24'01"W-343.26'
L6	N88°38'57"E-621.07'
L7	N01°25'29"W-659.00'
L8	N88°38'12"E-40.00'

PROPERTY DESCRIPTION:

A 7.62 Acre tract, more or less, in a part of the NW/4-NE/4 of Section 9, Township 20 North, Range 14 East of the Indian Meridian, Tulsa County, Oklahoma, being more particularly described as follows:

COMMENCING at a Found PK Nail at the Northeast Corner of said Section 9; Thence S88°38'12"W, along the North line of the NE/4 of said Section 9, a dist. of 1321.57 feet, to a Found Mag Nail w/White CA1098 Washer at the Northeast Corner of the NW/4-NE/4 and being the Point of Beginning; Thence S01°25'29"E, along the East line of said NW/4-NE/4, a dist. of 1293.85 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence S88°38'57"W, parallel with the North line of the SE/4-NW/4-NE/4, a dist. of 270.28 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence N01°25'29"W, parallel with the East line of the NW/4-NE/4, a dist. of 291.58 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence S88°38'57"W, parallel with the North line of the SE/4-NW/4-NE/4, a dist. of 390.93 feet a Set 1/2" Iron Rod w/Arkoma CA5348 Cap on the West line of the SE/4-NW/4-NE/4; Thence N01°24'01"W, along said West line, a dist. of 343.26 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap at the Northwest Corner of the SE/4-NW/4-NE/4; Thence N88°38'57"E, along the North line of the SE/4-NW/4-NE/4, a dist. of 621.07 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence N01°25'29"W, parallel with the East line of the NW/4-NE/4, a dist. of 659.00 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap on the North line of the NE/4; Thence N88°38'12"E, along said North line, a dist. of 40.00 feet to the Point of Beginning, said tract contains 7.62 Acres, more or less.

The above description is composed under the supervision of Zach Duncan, L.P.L.S. #2001, on this 13th day of May, 2024, and has a Basis of Bearings of Grid North - NAD 83 - State Plane - OK North Zone.

CERTIFICATION:

This is to certify that this Plat of Survey represents the results of a survey made on-the-ground, performed under the supervision of the undersigned, at the request of Cody Darrough, and further, that this Survey was made in compliance with the Minimum Standards for Land Surveying in Oklahoma.

Zach Duncan
 ZACH DUNCAN

05/15/2024
 L.P.L.S. #2001

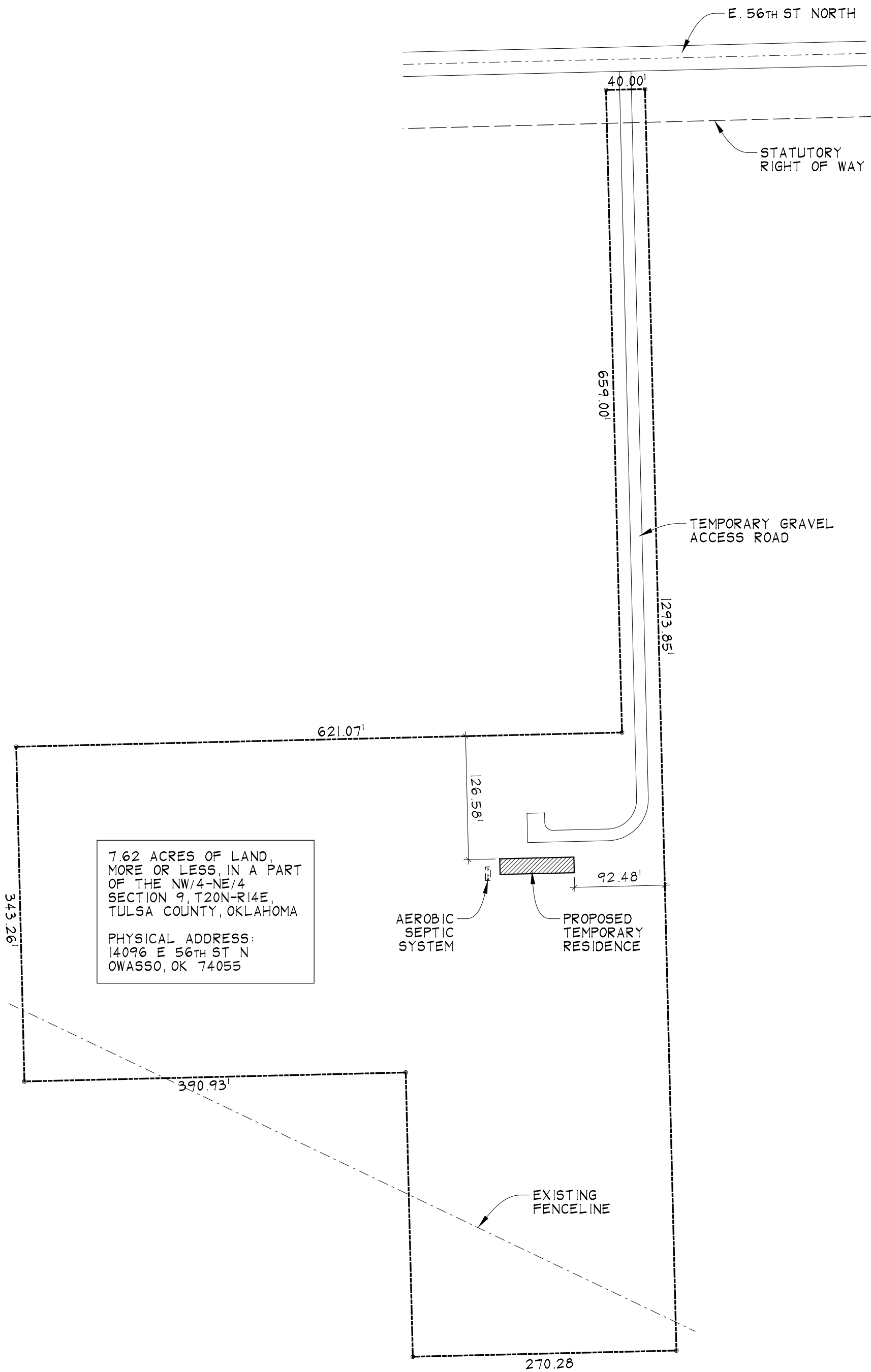


Survey Requested By:
CODY DARROUGH
 Tulsa County, OK

SURV. BY: J.D. 05/09/2024	SCALE: 1" = 500'
DRAWN BY: S.S. 05/13/2024	JOB NO.: 11-117
APPROVED BY: Z.D.	DRAW. NO.: 11-117-BNDRY1
SHEET 1 OF 1	SHEET SIZE: 8.5" X 14"

ARKOMA SURVEYING & MAPPING, PLLC
 (918)465-5711 P.O. Box 238 C.A. #5348,
 (918)465-5030 fax Wilburton, OK 74578 EXP. DATE 6-30-24

NO.	REVISION DESCRIPTION	DATE	BY



1 site layout plan

1" = 100'-0"



Truitt Temporary Residence
14096 E 56th ST N . Owasso, Oklahoma

project no.	2504
site plan	03.02.25



Best Home, Best Price

We offer a variety of options to make any house your own.

79K
Cash
Price



HOME FEATURES

1216 Sq/Ft
3 BED/2 BATH
16X76

Energy Smart
Pantry
Open Concept

Anniversary
Large Primary Bedroom
Walk in Shower

The home series and floor plans shown all have starting prices within the price range indicated. Your local Home Center can quote you specific prices and details of your home for specific homes. Clayton favors its customers product and process improvements. All home series, floor plans, specifications, dimensions, features, materials, availability and starting prices shown are subject to change without notice or obligation. Dimensions are rounded and length and width measurements are from exterior wall to exterior wall. Starting prices include the home only, plus typical delivery and installation. Starting prices do not include other costs such as taxes, title fees, insurance premiums, filing or recording fees, land or improvement in the local, national, local, national, optional delivery or installation services, vehicle and other, community or homeowner association fees, or any other items not shown on your Reseller Closing Agreement and related documents (see RCA). Your RCA will show the details of your purchase. 3022 Chester All rights reserved.



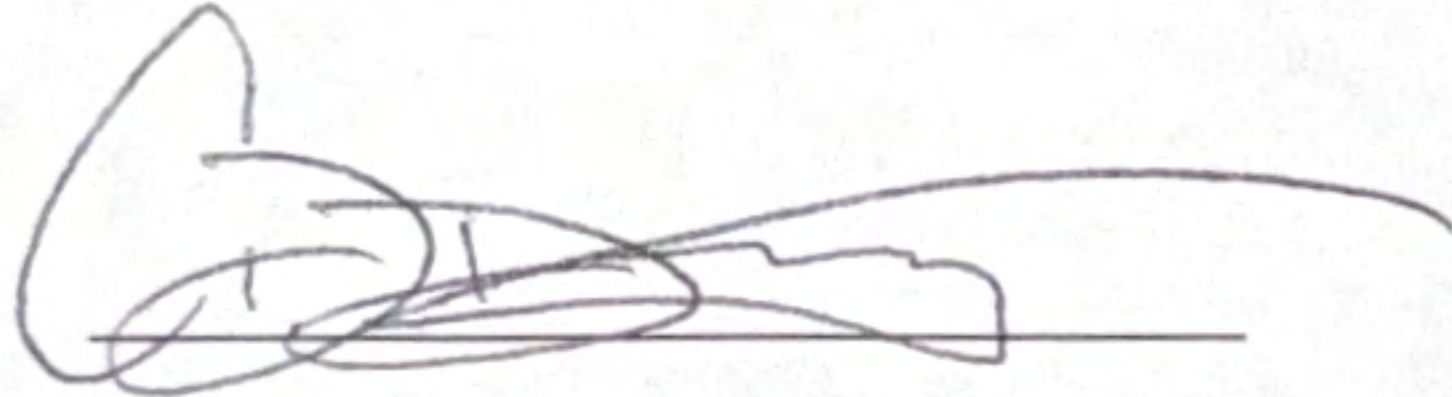


City of Tulsa Planning and Development Department,

I am writing you a letter of support regarding Steven and Rebecca Truitt developing the land in Owasso, OK / Tulsa City Limits / Tulsa, Co. at address 14096 E 56TH ST N, Owasso 74055. I am a landowner that connects to their property. My wife and I have owned this land since 2017 and additionally we built a home on the property in 2023. We have worked hard to develop this property over the past eight years and would welcome with open arms the Truitt's to be our neighbors.

It is our understanding that the Truitt's plan to bring in and place a mobile home on the property while they start to work the land. My wife and I fully support the decision of them moving out here into their mobile home.

If anyone at the Tulsa City Planning office has any questions, please do not hesitate to reach out to me.



3/12/25

Cody Darrough

Thanks!

Cody Darrough

5411 N 137th E Ave

Owasso, OK 74055

Cody@DarroughDC.com

918.938.2608

