

**Tulsa Metropolitan Area  
Planning Commission**



**Case CZ-553 Staff Report**  
**Hearing Date:** June 5, 2024

**Prepared by:** Jay Hoyt  
jhoyt@incog.org  
918-579-9476

**Owner and Applicant Information**

Applicant: Tanner Consulting, LLC  
Property Owner: John R Jr. & Janet M Crouch

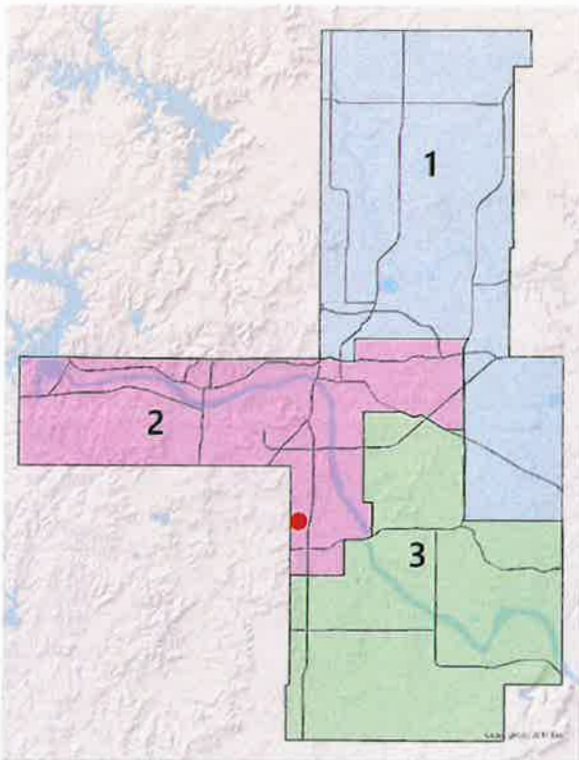
**Property Location**

East of the Southeast Corner of South 27<sup>th</sup> West  
Avenue and West 91<sup>st</sup> Street South

Tract Size: ±1.825 acres

**Location within Tulsa County**

*(shown with County Commission districts)*



**Elected Representatives**

County Commission: District 2, Karen Keith

**Staff Recommendation**

Staff recommends **approval**.

**Request Summary**

Rezone subject properties from AG to AG-R for residential use.

**Zoning**

Existing Zoning: Agriculture (AG)

Proposed Zoning: Agriculture-Residential (AG-R)

**Use**

Current Use: Residence

Proposed Use: Residence

**Comprehensive Plan Considerations**

**Land Use**

Land Use Plan: Medium Intensity Single-Family (Jenks)

**Transportation**

Major Street & Highway Plan: W 91<sup>st</sup> St S: Secondary Arterial

Transit: None

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: A sidewalk gap is shown on the GO Plan along W 91<sup>st</sup> St S. A signed on-street bike route is recommended.

**Environment**

Flood Area: None

Parks & Open Space: None



**Detailed Staff Recommendation**

The applicant is proposing to rezone from AG to AG-R to permit residential use on the subject tract.

The applicant intends to split the subject tract off of a larger parent tract. The subject tract will contain 1.825 acres, while the current, parent tract is 17.528 acres in size. Lots in the current AG zone are required to be 2.1 acres minimum in area. Lots within the proposed AG-R zoning are required to be 1.1 acres minimum in area. A residence currently exists on the subject tract. The site is located within the Medium Intensity Single-Family designation of the City of Jenks Comprehensive Plan which has been adopted as part of the Tulsa County Comprehensive Plan.

Staff has reviewed the request and finds that it is non-injurious to the surrounding proximate properties and consistent with the Tulsa County Comprehensive Plan and the anticipated future development pattern of the surrounding area, therefore;

With consideration given to the factors listed herein, staff recommends **approval** of the application.

**Comprehensive Plan Considerations**

**Land Use Plan**

The subject property is designated as Medium Intensity Single-Family. Defined as *“Medium intensity single-family is the predominate land use type included in the Land Use Plan. These neighborhoods should largely consist of single-family detached homes while also accommodating duplexes and brownstones in appropriate areas. These neighborhoods should be comprised of mid-size lots that are generally between four and six homes per acre. The City should ensure that all new development of this type connects with existing neighborhoods and preserves and activates open space..”*

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	AG	Neighborhood (City of Tulsa)	Single-Family/Agriculture
East	AG	Medium Intensity Single-Family	Vacant
South	AG	Medium Intensity Single-Family	Single-Family
West	AG	Medium Intensity Single-Family	Vacant

**Small Area Plans**

None

**Transportation**

Major Street & Highway Plan: W 91<sup>st</sup> St S is designated as a Secondary Arterial, which includes a proposed 100 ft Right-Of-Way.

Transit: None

Existing Bike/Ped Facilities: None



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Planned Bike/Ped Facilities: A sidewalk gap is shown on the GO Plan along W 91<sup>st</sup> St S. A signed on-street bike route is recommended.

**Environmental Considerations**

Flood Area: None

Parks & Open Space: None

**Zoning History**

Resolution 98254, dated September 15 1980, established zoning for the subject property.

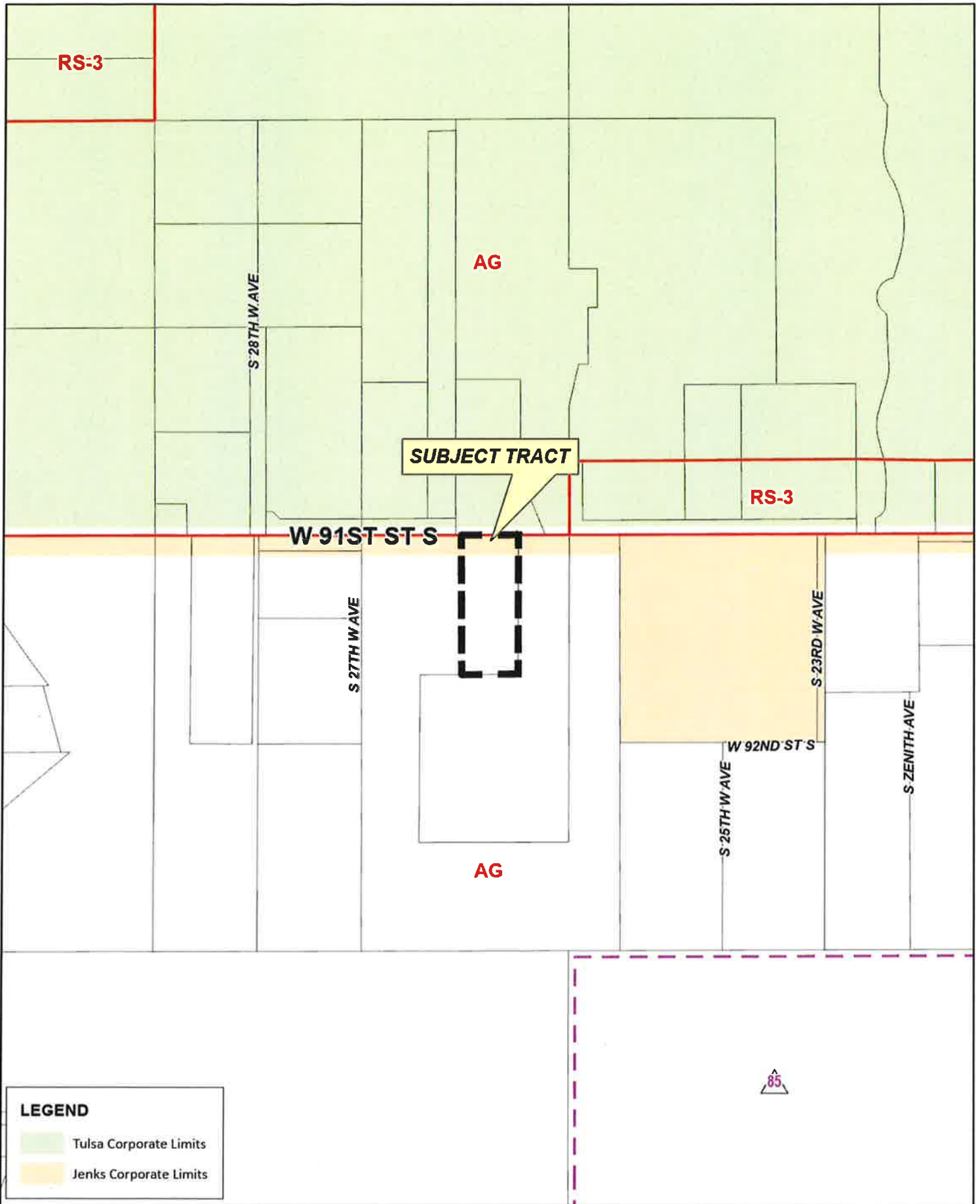
**Exhibits**

Case map

Aerial

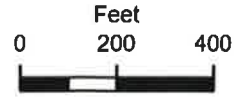
Tulsa County Comprehensive Plan Land Use Map

Applicant Lot Split Exhibits



**LEGEND**

- Tulsa Corporate Limits
- Jenks Corporate Limits



**CZ-553**

18-12 22



2.4



Subject Tract

**CZ-553**

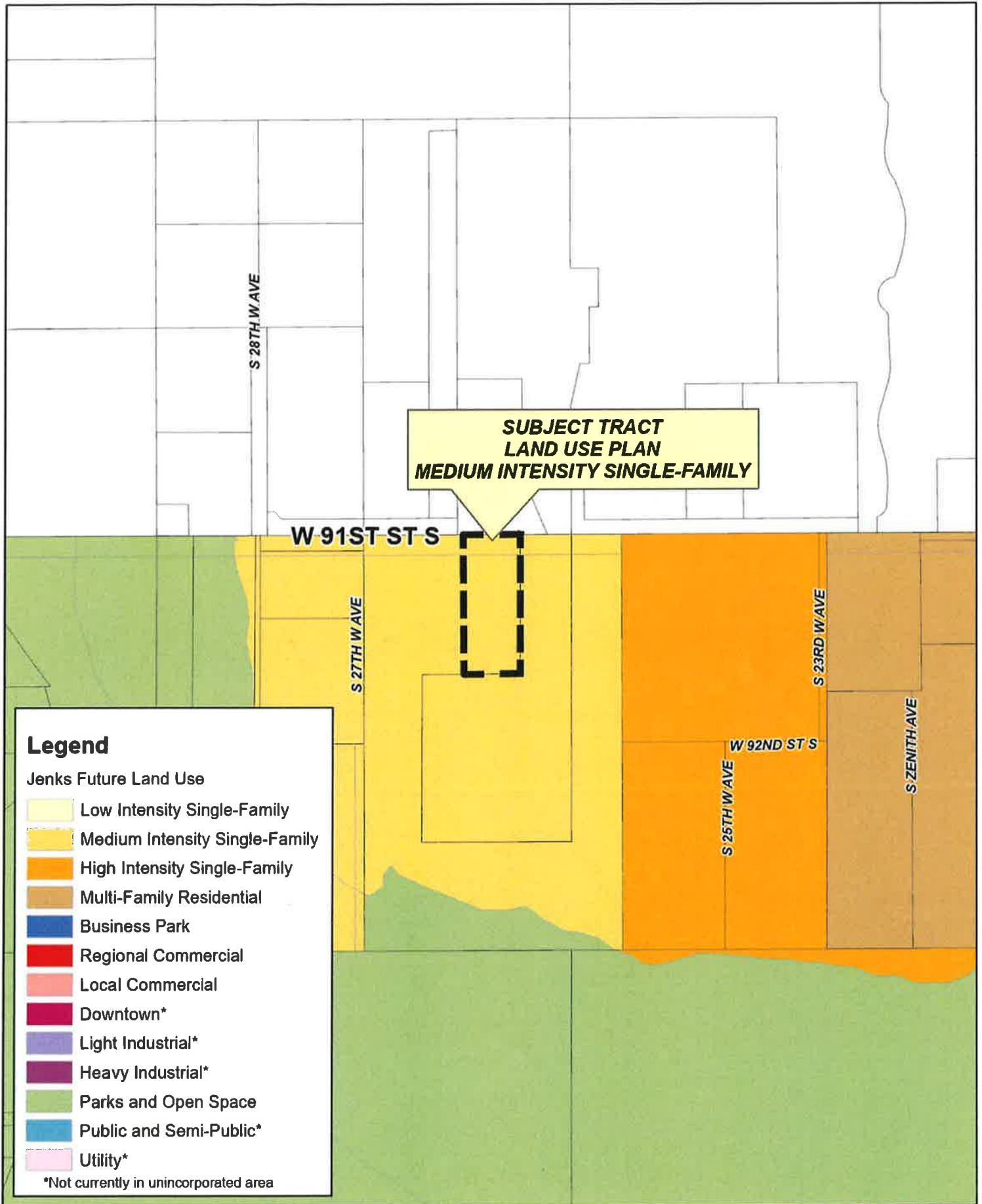
18-12 22

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

Aerial Photo Date: 2023



2.5



**SUBJECT TRACT  
LAND USE PLAN  
MEDIUM INTENSITY SINGLE-FAMILY**

**Legend**

Jenks Future Land Use

- Low Intensity Single-Family
- Medium Intensity Single-Family
- High Intensity Single-Family
- Multi-Family Residential
- Business Park
- Regional Commercial
- Local Commercial
- Downtown\*
- Light Industrial\*
- Heavy Industrial\*
- Parks and Open Space
- Public and Semi-Public\*
- Utility\*

\*Not currently in unincorporated area



**CZ-553**

18-12 22



**Exhibit "A.1"**  
**Crouch**  
**Overall Tract Description**

**Description**

A TRACT OF LAND THAT IS THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (W/2 W/2 W/2 NW/4 NE/4) AND THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (E/2 NE/4 NW/4) OF SECTION TWENTY-TWO (22), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

**LESS AND EXCEPT THE FOLLOWING TRACT:**

A TRACT OF LAND THAT IS A PART OF THE NORTHEAST QUARTER (NE/4) OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-TWO (22), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER (NW/4); THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 975.73 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 477.3 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 532.73 FEET; THENCE EAST, PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER (NW/4) A DISTANCE 313.8 FEET; THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 443.0 FEET, TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER (NW/4); THENCE EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NW/4) A DISTANCE OF 163.5 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 763,499 SQUARE FEET OR 17.528 ACRES.

**Basis of Bearing**

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:


- (1) 1 1/4" IRON PIN FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 22;
  - (2) 5/8" IRON PIN FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 22;
- THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°52'32" EAST.

**Certification**

I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

*D.E.T.*  
2.25.24

DAN E. TANNER, P.L.S.  
OKLAHOMA P.L.S. #1435  
OKLAHOMA CA #2661  
EXPIRATION DATE: 6/30/25

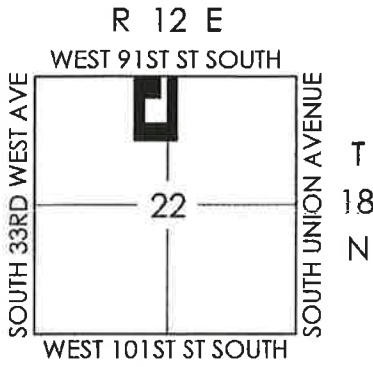


# Exhibit "A.2"

## Crouch Overall Tract Exhibit

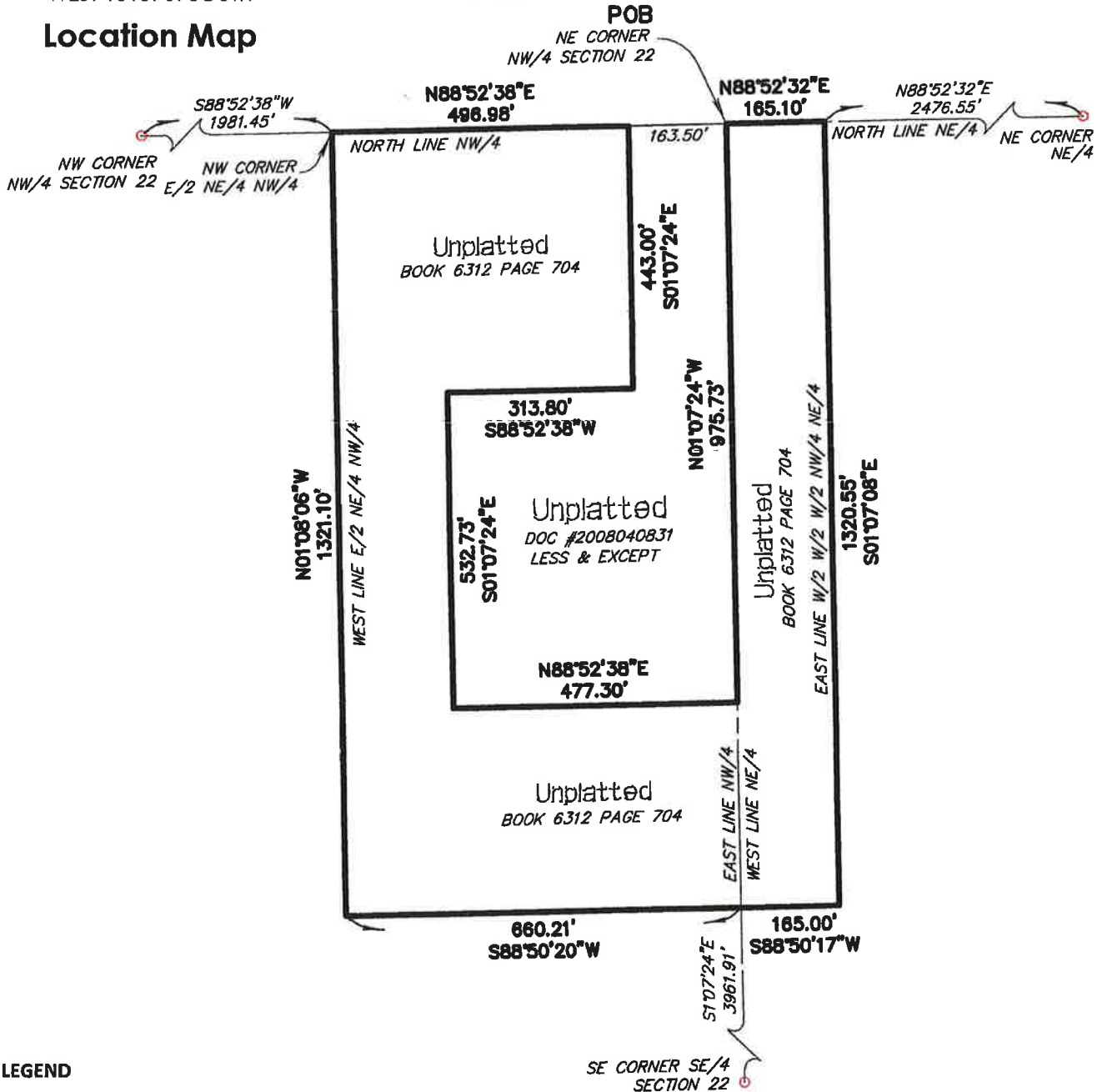


NORTH  
NOT TO SCALE



Location Map

### West 91st Street South



**LEGEND**

- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

03/27/2024 RMC GILL 24079EX\_LOT SPLIT OVERALL

SE CORNER SE/4 SECTION 22

 **Tanner Consulting LLC**  
5323 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6539 | 918.745.9929



# Traverse Closure

Crandall's Method

Project: 24079Ex\_Overall Tract

Leg#	Bearing	Quadrant	Distance	Northing	Easting	New Length	Adjusted Northing	Adjusted Easting
Starting Coordinates:				5,000.0000	5,000.0000			
1	88.52 32	NE	165.10	5,003.2399	5,165.0682	165.100	5,000.0000 0000	5,000.0000 0000
2	1.07 08	SE	1,320.55	3,682.9417	5,190.8547	1,320.550	5,003.2399 2387	5,165.0682 9805
3	88.50 17	SW	165.00	3,679.5958	5,025.8886	165.000	3,682.9416 3556	5,190.8547 5062
4	88.50 20	SW	660.21	3,666.2174	4,365.8141	660.210	3,679.5957 0698	5,025.8887 7027
5	1.08 06	NW	1,321.10	4,987.0582	4,339.6455	1,321.100	3,666.2173 3459	4,365.8146 9751
6	88.52 38	NE	496.98	4,996.7965	4,836.5301	496.980	4,987.0580 5357	4,339.6460 9736
7	1.07 24	SE	443.00	4,553.8816	4,845.2150	443.000	4,996.7963 3972	4,836.5309 5241
8	88.52 38	SW	313.80	4,547.7327	4,531.4752	313.800	4,553.8814 5284	4,845.2157 9482
9	1.07 24	SE	532.73	4,015.1051	4,541.9192	532.730	4,547.7325 7196	4,531.4762 1742
10	88.52 38	NE	477.30	4,024.4578	5,019.1275	477.300	4,015.1049 2481	4,541.9201 8152
End	1.07 24	NW	975.73	5,000.0003	4,999.9987	975.730	4,024.4575 8283	5,019.1288 0423
11	Ending Coordinates:			5,000.0003	4,999.9987		5,000.0000 0000	5,000.0000 0000

<b>Total Traverse Length:</b>	<b>78.48 26</b>	<b>NW</b>	<b>6,871.50</b>	<b>Closure Area:</b>	<b>763,498.823 SF</b>
<b>Closure:</b>	<b>1:</b>	<b>5.331,921.337</b>	<b>Closure Precision</b>		<b>17.528 Acres</b>

The information shown on this sheet is confidential and intended for the use of Tanner Consulting personnel only. This sheet may not be edited, duplicated or filed of record in any form without the express written permission of Tanner Consulting.

**Exhibit "B.1"**  
**Crouch**  
**Lot Split Tract Description**

**Description**

A TRACT OF LAND THAT IS A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (E/2 NE/4 NW/4) OF SECTION TWENTY-TWO (22), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 22; THENCE SOUTH 88°52'32" WEST AND ALONG THE NORTH LINE OF SAID NW/4 FOR A DISTANCE OF 163.50 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 1°07'24" EAST AND PARALLEL WITH THE EAST LINE OF SAID NW/4 FOR A DISTANCE OF 443.00 FEET; THENCE SOUTH 88°52'38" WEST AND PARALLEL WITH THE NORTH LINE OF SAID NW/4 FOR A DISTANCE OF 179.44 FEET; THENCE NORTH 1°07'24" WEST AND PARALLEL WITH THE EAST LINE OF SAID NW/4 FOR A DISTANCE OF 443.00 FEET TO A POINT ON THE NORTH LINE THEREOF; THENCE NORTH 88°52'38" EAST AND ALONG SAID NORTH LINE FOR A DISTANCE OF 179.44 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 79,492 SQUARE FEET OR 1.825 ACRES.



**Basis of Bearing**

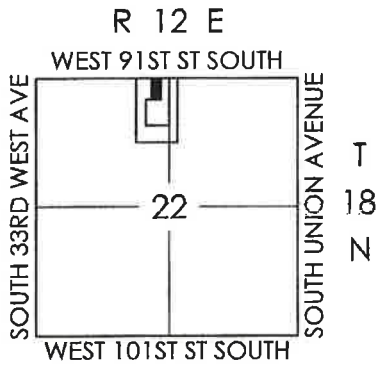
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- (1) 1 1/4" IRON PIN FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 22;
  - (2) 5/8" IRON PIN FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 22;
- THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°52'32" EAST.

**Certification**

I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

  
4.25.2024  
  
DAN E. TANNER, P.L.S.  
OKLAHOMA P.L.S. #1435  
OKLAHOMA CA #2661  
EXPIRATION DATE: 6/30/25



**Location Map**

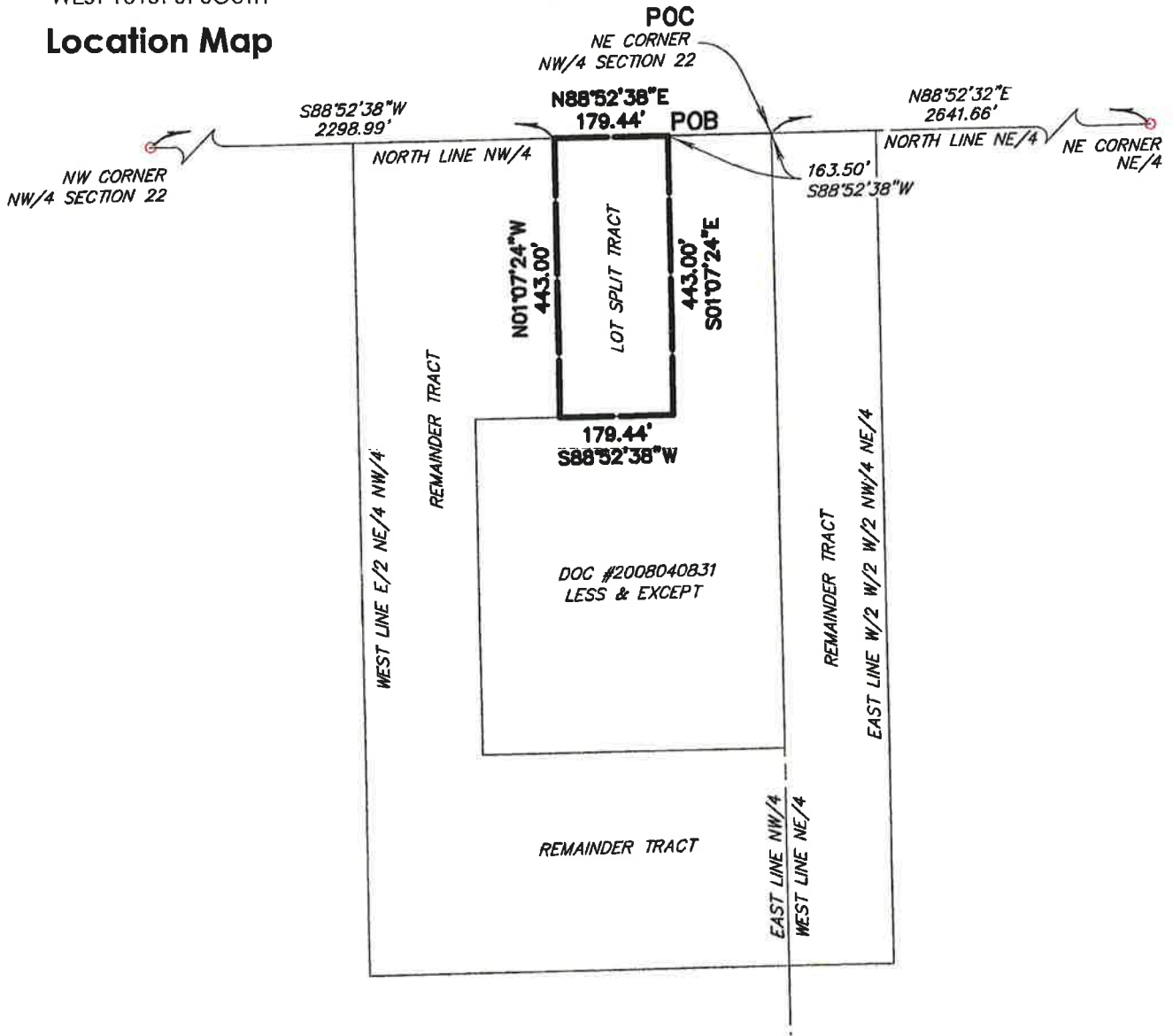
# Exhibit "B.2"

## Crouch

### Lot Split Tract Exhibit



### West 91st Street South



**LEGEND**

- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

03/27/2024 RMC GILL 24079EX\_LOT SPLIT TRACT





**Exhibit "C.1"**  
**Crouch**  
**Remainder Tract Description**

**Description**

A TRACT OF LAND THAT IS THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (W/2 W/2 W/2 NW/4 NE/4) AND A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (E/2 NE/4 NW/4) OF SECTION TWENTY-TWO (22), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION 22; THENCE NORTH 88°52'32" EAST AND ALONG THE NORTH LINE OF SAID NE/4 FOR A DISTANCE OF 165.10 FEET; THENCE SOUTH 1°07'08" EAST AND ALONG THE EAST LINE OF THE W/2 W/2 W/2 NW/4 NE/4 OF SAID SECTION 22 FOR A DISTANCE OF 1320.55 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 88°50'17" WEST AND ALONG THE SOUTH LINE OF SAID W/2 W/2 W/2 NW/4 NE/4 FOR A DISTANCE OF 165.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 88°50'20" WEST AND ALONG THE SOUTH LINE OF THE E/2 NE/4 NW/4 OF SAID SECTION 22 FOR A DISTANCE OF 660.21 FEET TO A POINT AT THE SOUTHWEST CORNER THEREOF; THENCE NORTH 1°08'06" WEST AND ALONG THE WEST LINE OF SAID E/2 NE/4 NW/4 FOR A DISTANCE OF 1321.10 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 88°52'38" EAST AND ALONG THE NORTH LINE OF SAID E/2 NE/4 NW/4 FOR A DISTANCE OF 317.54 FEET; THENCE SOUTH 1°07'24" EAST FOR A DISTANCE OF 443.00 FEET; THENCE SOUTH 88°52'38" WEST FOR A DISTANCE OF 134.36 FEET; THENCE SOUTH 1°07'24" EAST FOR A DISTANCE OF 532.73 FEET; THENCE NORTH 88°52'38" EAST FOR A DISTANCE OF 477.30 FEET; THENCE NORTH 1°07'24" WEST FOR A DISTANCE OF 975.73 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 684,007 SQUARE FEET OR 15.703 ACRES.

**Basis of Bearing**

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

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  - (2) 5/8" IRON PIN FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 22;
- THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°52'32" EAST.

**Certification**

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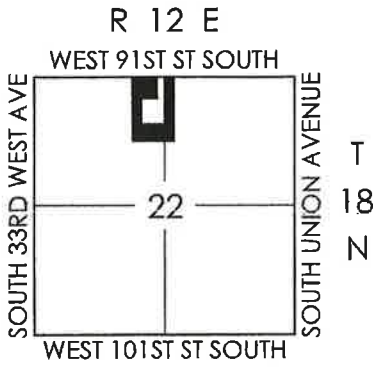
4.25.2024  
DAN E. TANNER, P.L.S.  
OKLAHOMA P.L.S. #1435  
OKLAHOMA CA #2661  
EXPIRATION DATE: 6/30/25



# Exhibit "C.2"

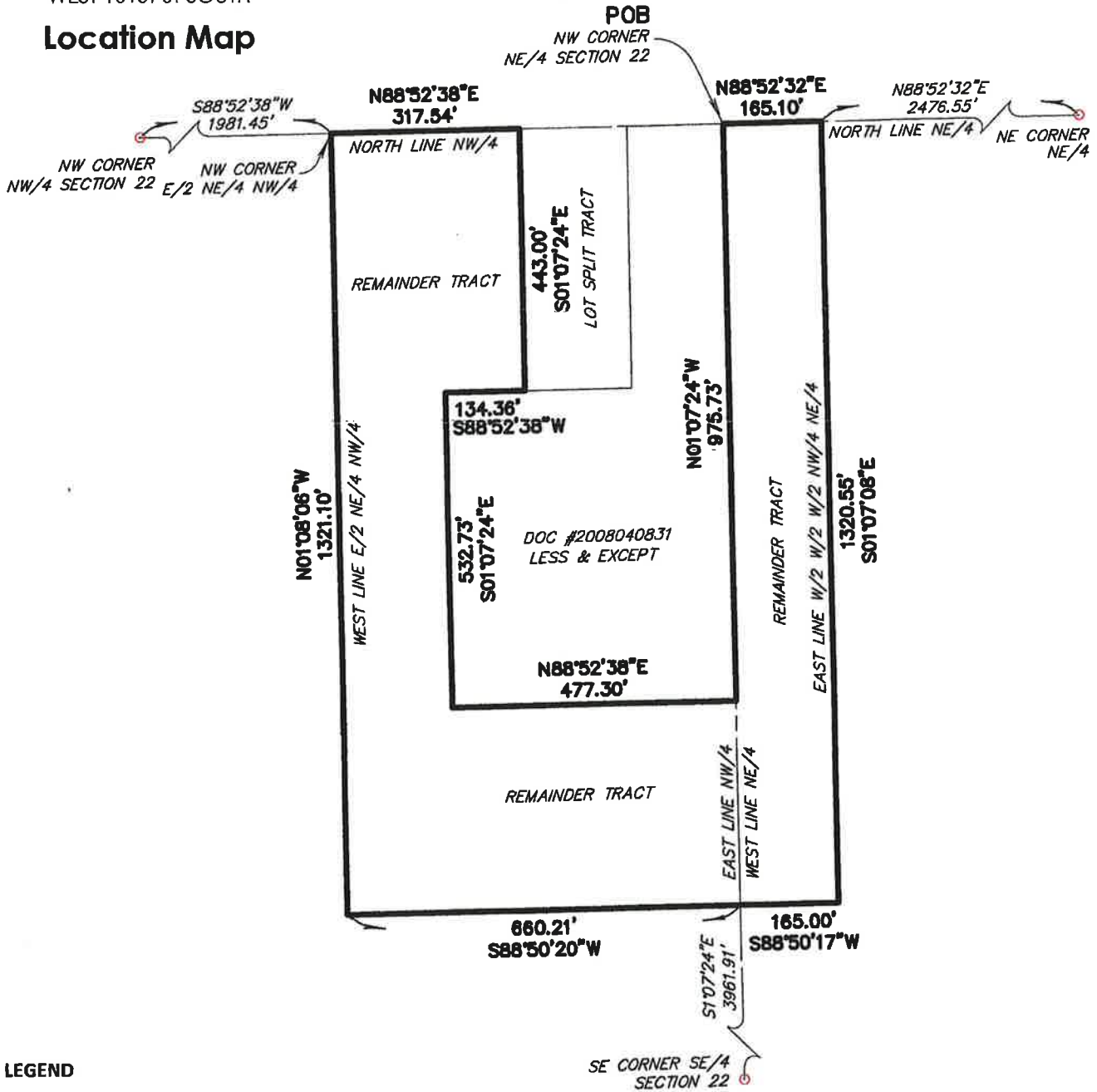
## Crouch

### Remainder Tract Exhibit



**Location Map**

### West 91st Street South



**LEGEND**

**POB** POINT OF BEGINNING  
**POC** POINT OF COMMENCEMENT

03/27/2024 RMC GILL 24079EX\_LOT SPLIT REMAINDER

**Tanner Consulting LLC**  
5323 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6539 | 918.745.9929

# Traverse Closure

Crandall's Method

Project: **24079Ex\_Remainder Tract**

Leg#	Bearing	Quadrant	Distance	Northing	Easting	New Length	Adjusted Northing	Adjusted Easting
Starting Coordinates:				5,000.0000	5,000.0000		5,000.0000	5,000.0000
1	88.52 32	NE	165.10	5,003.2399	5,165.0682	165.100	5,003.2399	5,165.0682
2	1.07 08	SE	1,320.55	3,682.9417	5,190.8547	1,320.550	3,682.9416	5,190.8547
3	88.50 17	SW	165.00	3,679.5958	5,025.8886	165.000	3,679.5957	5,025.8886
4	88.50 20	SW	660.21	3,666.2174	4,365.8141	660.210	3,666.2173	4,365.8141
5	1.08 06	NW	1,321.10	4,987.0582	4,339.6455	1,321.100	4,987.0580	4,339.6461
6	88.52 38	NE	317.54	4,993.2804	4,657.1246	317.540	4,993.2802	4,657.1254
7	1.07 24	SE	443.00	4,550.3655	4,665.8094	443.000	4,550.3653	4,665.8102
8	88.52 38	SW	134.36	4,547.7327	4,531.4752	134.360	4,547.7325	4,531.4761
9	1.07 24	SE	532.73	4,015.1051	4,541.9192	532.730	4,015.1049	4,541.9201
10	88.52 38	NE	477.30	4,024.4578	5,019.1275	477.300	4,024.4575	5,019.1288
End	1.07 24	NW	975.73	5,000.0003	4,999.9987	975.730	5,000.0000	5,000.0000
11	Ending Coordinates:			5,000.0003	4,999.9987			

<b>Total Traverse Length:</b>	<b>78.48 26</b>	<b>NW</b>	<b>6,512.62</b>
<b>Closure:</b>	<b>1: 5.053,449.398</b>	<b>Closure Precision</b>	<b>684,006.775 SF</b>
			<b>15.703 Acres</b>

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