



Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-494
(related to PUD-855)

Hearing Date: November 20, 2019
(Continued from October 16, 2019)

Case Report Prepared by:

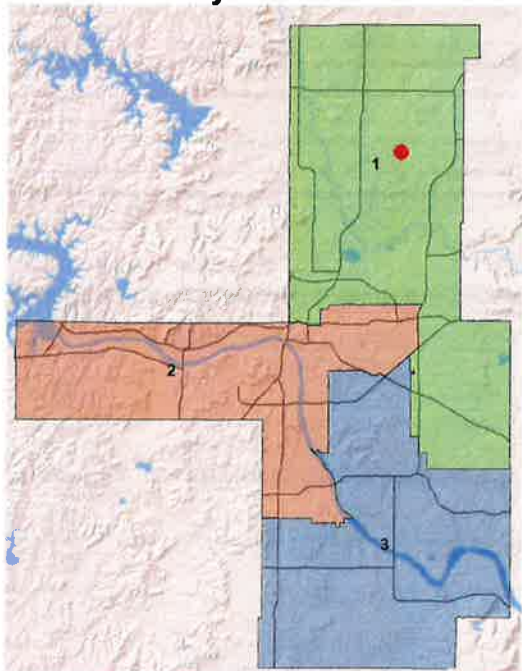
Jay Hoyt

Owner and Applicant Information:

Applicant: Alan Betchan

Property Owner: SOKOLOSKY, NOBLE AND MARY

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Single Family Residential

Concept summary: Rezone from RE to RS with a PUD overlay to permit a single-family subdivision that will be completed in several phases. Lots will need to be large enough to provide sewer systems on site and meet Oklahoma Department of Environmental Quality regulations, but some are slightly smaller than RE Districts require for lot size/lot width.

Tract Size: 148.8 ± acres

Location: Northeast corner of East 106th Street North & North Memorial Drive

Zoning:

Existing Zoning: RE

Proposed Zoning: RS

Comprehensive Plan:

Land Use Map:

Tulsa County Comprehensive Land Use Plan 2035 : Residential, Commercial and Transitional

Staff Recommendation:

Staff recommends approval of RS zoning with or without PUD 855 however, the PUD does require larger lots that may be more consistent with the expected surrounding development.

Staff Data:

TRS: 1312
CZM: 11

County Commission District: 1

Commissioner Name: Stan Sallee

3.1

SECTION I: CZ-494

DEVELOPMENT CONCEPT: The applicant is requesting to rezone from RE to RS to permit a single-family subdivision that will be completed in several phases. A PUD (PUD-855) is being concurrently proposed with this rezoning to establish the allowable use as well as bulk and area requirements. Lots will need to be large enough to provide sewer systems on each lot and meet Oklahoma Department of Environmental Quality regulations but are smaller than RE Districts require for lot size.

EXHIBITS:

INCOG Case map
INCOG Aerial (small scale)
Tulsa County Comprehensive Plan Land Use Map
Applicant Exhibits: Preliminary Plat

DETAILED STAFF RECOMMENDATION:

CZ-474 requesting RS zoning is consistent with the residential land use designation identified in the Tulsa County Comprehensive Lands Use plan with or without a Planned Unit Development. Near the intersection of 106th street and North Memorial Avenue the plan supports a greater intensity and illustrates Commercial and Transitional uses and;

CZ-474 is consistent with the Tulsa County Land Use Plan in much of the subject tract except where it will limit potential commercial and transitional land use designations identified in the comprehensive land use plan and;

CZ-474 allows lots sizes and uses that are consistent with the anticipated future development pattern of the surrounding property has lot sizes that are only slightly smaller than those in the existing RE zoning districts however, terrain and stormwater detention considerations support the idea of a Planned Unit Development to allow greater flexibility and creativity within the development to best utilize the unique physical features of the particular site;

CZ-474 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends Approval of CZ-494 to rezone property from RE to RS in conjunction with PUD -855.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: This area is outside the City of Tulsa Comprehensive Plan area. It is located in the recently adopted Tulsa County Land Use Plan which is consistent with the Owasso Land Use Plan. As shown on the attached Future Land Use Map, Residential is recommended for the majority of the area. Commercial and Transitional land uses are recommended on the northeast corner of North Memorial Drive and East 106th Street North.

Land Use Vision:

Tulsa County Land Use Plan map designation: Residential, Commercial and Transitional

The Owasso land use master plan contemplates the maximum density that might be considered within the Owasso Fence Line.

This site is primarily defined as a residential development area but near the intersection of 106th Street North at North Memorial the land use map includes potential uses for Commercial and Transitional uses that could include small neighborhood convenience shopping areas restaurants, automotive service centers and transitional land use districts that could include duplexes, apartments, offices and other uses that act as a buffer between higher intensity uses and residential districts.

The Residential category represents the most predominant character of development in Owasso. This category typically is comprised of single-family neighborhoods of varying lot sizes and represents the lowest intensity of all the use categories. Dwelling unit densities within the Residential category generally range from 2 to 5 units per acre. In some locations, particularly the eastern portions of the fence line in Rogers County, density can be as little as 1 or fewer units per acre. Planned Unit Developments may also be found in the Residential land use category and may contain various intensities of residential housing. In most cases, the Residential use category is buffered from higher intensity uses such as Commercial with the Transitional use district.

Transportation Vision:

Major Street and Highway Plan: North Memorial Drive and East 106th Street North are both 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: Vacant land with agricultural landcover containing vegetation, ponds, and cleared spaces. The site includes some steep terrain on the east and south portions of the site that will impact future development and connectivity.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
North Memorial Drive	Secondary Arterial	100 Feet	2
East 106 th Street North	Secondary Arterial	100 Feet	2

Utilities:

The subject tract has municipal water and sanitary sewer will be provided on each lot by homeowners.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	AG-R	Residential	N/A	Residential Single-family
East	AG	Residential	N/A	Large Lot Residential
South	RE/AG	Residential	N/A	Residential Single Family / Large Lot Residential
West	AG	Agriculture	N/A	Agriculture

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Resolution number 182368 dated October 17, 2001 established zoning for the subject property.

Subject Property:

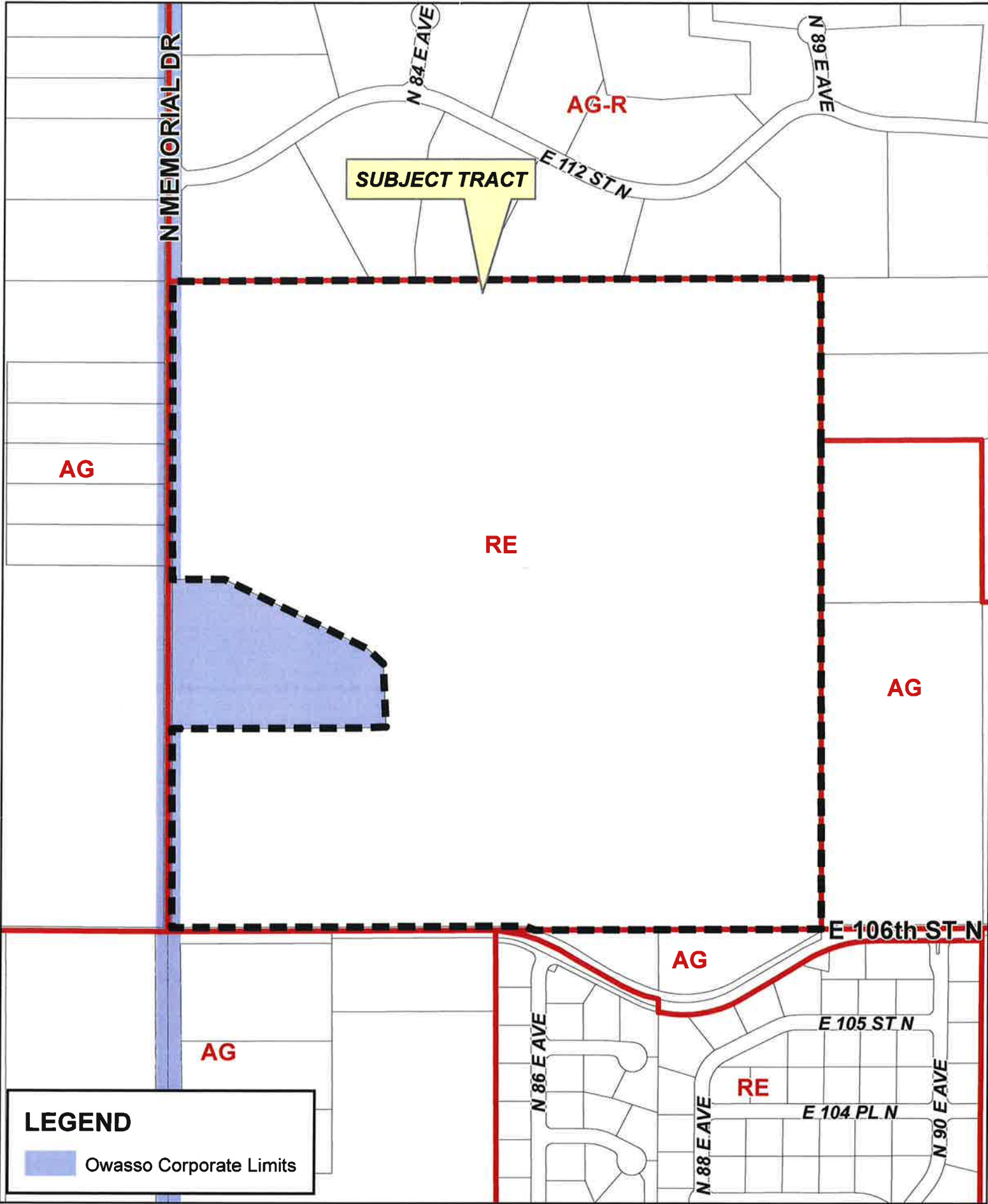
CZ- 286 August 2001: In a vote of 5-2-0, the board recommended the **denial** of a request for *rezoning* a 175± acre tract of land from AG to RS, recommending **approval** of RE zoning, on property located northeast corner and east of southeast corner of East 106th Street North and North Memorial. When those who voted nay were asked if they were indicating their approval for RS zoning, they stated that they did not approve of RS or RE zoning for CZ-286.

Surrounding Property:

CZ- 441 July 2015: All concurred in **approval** of a request for *rezoning* a 17.59± acre tract of land from AG to RE, on property located east of the southeast corner of East 106th Street North and North Memorial Drive.

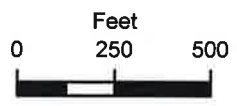
CZ- 262 March 2000: All concurred in **denial** of a request for *rezoning* a 36± acre tract of land from AG to RS and approval of RE, on property located east of the southeast corner of East 106th Street North and North Memorial Drive.

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LEGEND

 Owasso Corporate Limits



CZ-494

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3.5 



N MEMORIAL DR

N 84 E AVE

N 89 E AVE

E 112 ST N

E 106th ST N

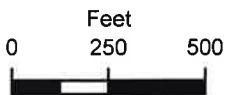
N 86 E AVE

E 105 ST N

N 88 E AVE

E 104 PL N

N 90 E AVE



Subject Tract

CZ-494

21-13 12

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

Aerial Photo Date: February 2018

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