TMAPC

Tulsa Metropolitan Area Planning Commission

Case Number: **CZ-500**

Hearing Date: July 1, 2020

Case Report Prepared by:

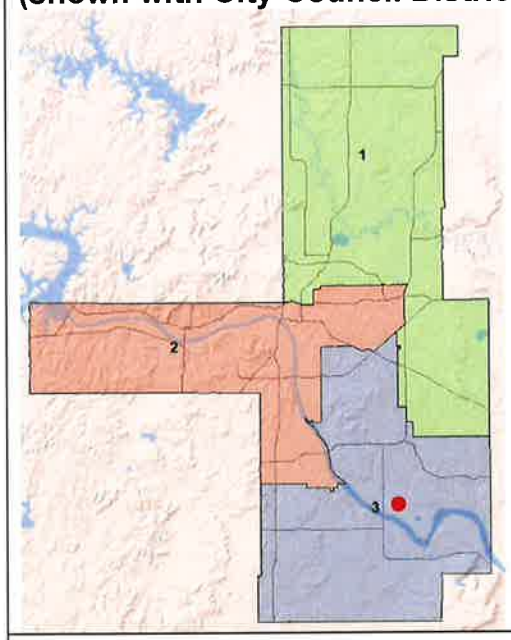
Jay Hoyt

Owner and Applicant Information:

Applicant: Jared Cottle

Property Owner: Tony Genoff Rev. Trust

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Residential Multi-Family subdivision, allowing for the construction of duplex, tri-plex, and/or quad-plex residential units on 5 lots.

Concept summary: Rezone from RS to RM-2 to permit the construction of duplexes.

Tract Size: 3.08 ± acres

Location: North of the Northwest corner of East 136th Street South & South Mingo Road

Zoning:

Existing Zoning: RS

Proposed Zoning: RM-2

Comprehensive Plan:

Land Use Map: Medium Density Residential

Stability and Growth Map: N/A

Staff Recommendation:

Staff recommends approval.

Staff Data:
TRS: 7407
CZM: 63

County Commission District: **3**

Commissioner Name: Ron Peters

3.1

SECTION I: CZ-500

DEVELOPMENT CONCEPT: The applicant is proposing to construct duplex, triplex or quad-plex homes on the site, which will be divided into five lots. The five lots will be established during the platting process or via lot splits. Each lot will need to conform to the minimum requirements of the RM-2 zone, if approved. The site is located within the fenceline of the City of Bixby and is designated as Medium Density Residential in their comprehensive plan. The proposed rezoning and use would be compatible with that designation.

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

CZ-500 is non-injurious to surrounding proximate properties;

CZ-500 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends **Approval** of CZ-500 to rezone property from RS to RM-2.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: This site is located within the fenceline of the City of Bixby and is located within a "Medium Density Residential" land use designation.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is located within the City of Bixby Comprehensive Plan Area, adopted January 14, 2019, and within the Tulsa County Comprehensive Plan, adopted June 19, 2019. It is designated as "Medium Density Residential" See the description of this designation below as well as the attached Comprehensive Plan Map.

Medium Density Residential designation denotes areas within Bixby where there is a sense of neighborhood cohesion. Medium Density Residential mostly consists of attached and detached single-family homes but may also include other integrated land uses that support the neighborhood, such as shops, religious institutions, small offices, and educational institutions that reflect the neighborhood's character.

Land Use Vision:

Land Use Plan map designation: Medium Density Residential

Areas of Stability and Growth designation: n/a

Transportation Vision:

Major Street and Highway Plan: S Mingo Rd is designated as a Secondary Arterial

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 is currently vacant

Environmental Considerations: The site is located within the 500 year flood plain.

Streets:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
S Mingo Rd	Secondary Arterial	100 Feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	AG	Recreation and Open Space	N/A	Vacant
South	AG	Medium Density Residential	N/A	Vacant
East	AG	Recreation and Open Space	N/A	Vacant
West	RS-3/PUD-78 (Bixby)	Medium Density Residential	N/A	New Single Family Subdivision

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Resolution number 524320 dated November 8, 2018 established the current zoning for the subject property.

Subject Property:

CZ-476 October 2018: All concurred in **approval** of a request for *rezoning* a 3.07± acre tract of land from AG to RS for Residential, on property located south of the southeast corner of East 131st Street South and South Mingo Road. (Resolution No. 524320)

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

Surrounding Property:

No Relevant History.

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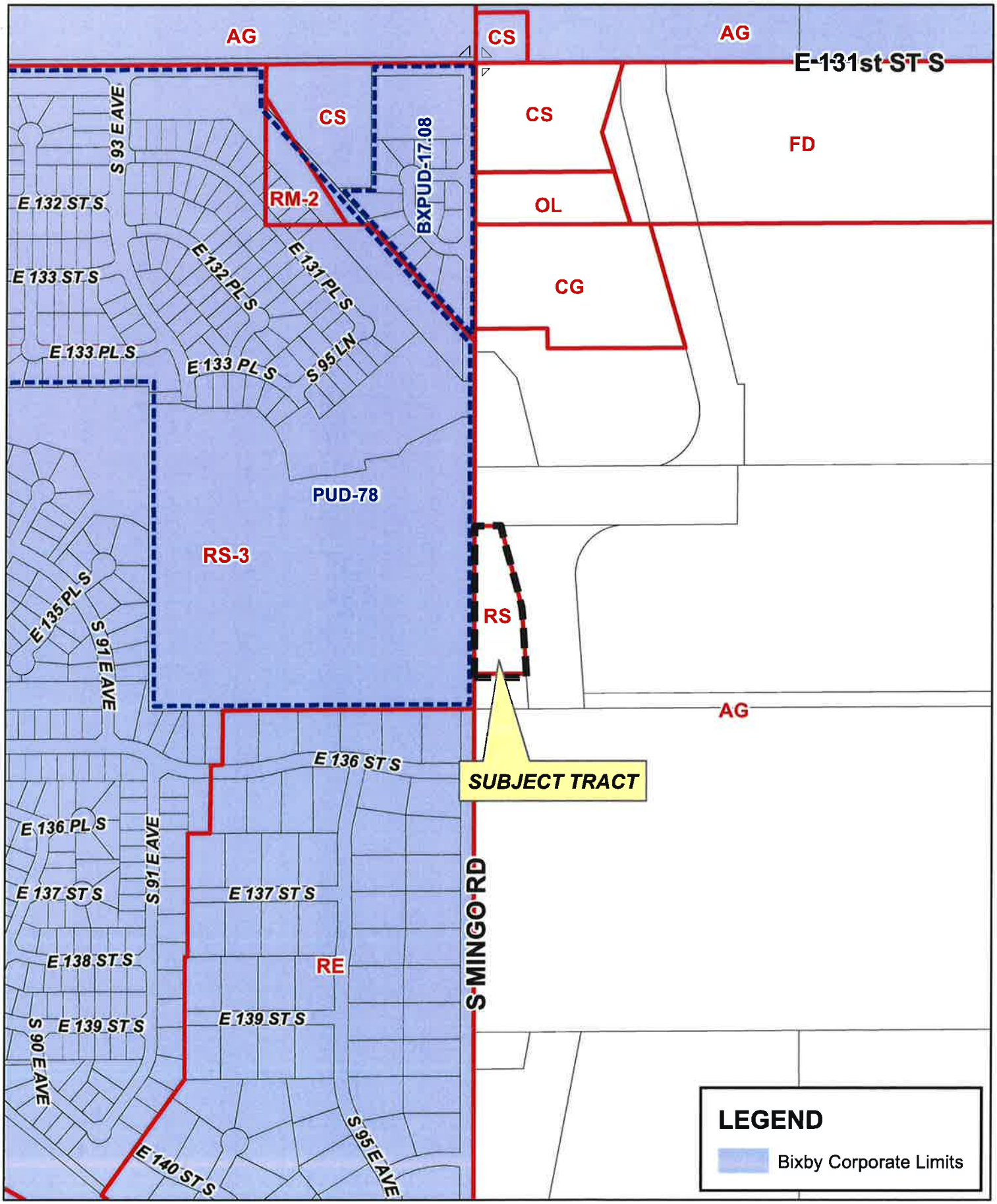


Feet
0 250 500

CZ-500

17-14 07

N

3.5

Feet
0 250 500

Subject Tract

CZ-500

17-14 07

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

Aerial Photo Date: February 2018

N

3.6

Feet
0 50 100

Subject Tract

CZ-500

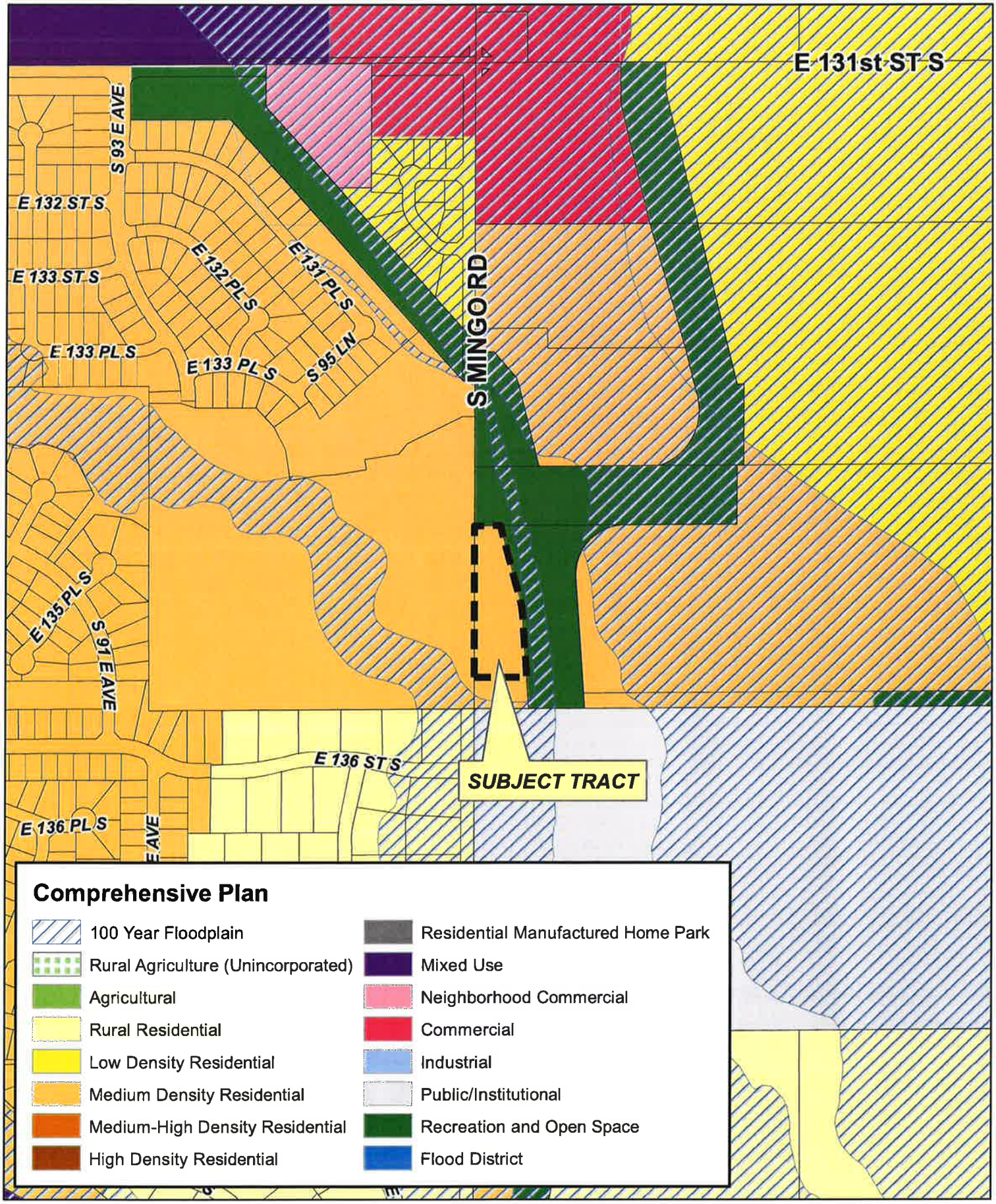
17-14 07

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

Aerial Photo Date: February 2018

N

3.7



Feet
0 250 500

CZ-500

17-14 07

N

3.8