



Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-504

Hearing Date: August 5th, 2020

Case Report Prepared by:

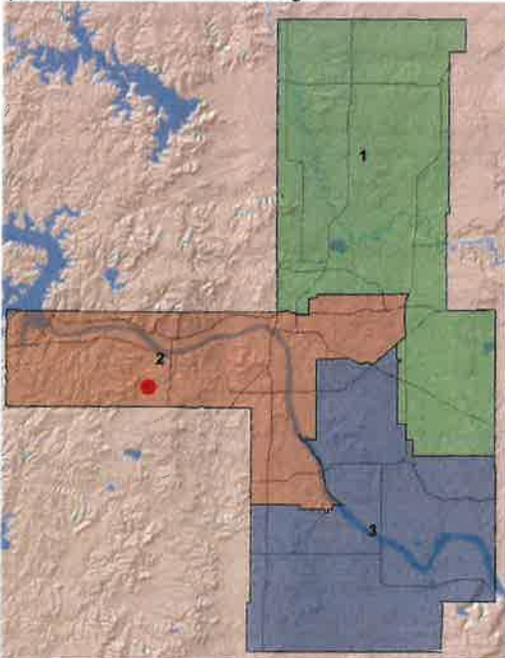
Jay Hoyt

Owner and Applicant Information:

Applicant: Michael Sommer

Property Owner: SOMMER, MICHAEL S TTEE

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



Applicant Proposal:

Present Use: Agriculture

Proposed Use: Single-family Residential

Concept summary: Rezone from AG to RS to permit a single family development

Tract Size: 160 ± acres

Location: Northwest corner of West 51st Street South & South 129th West Avenue

Zoning:

Existing Zoning: AG

Proposed Zoning: RS

Comprehensive Plan:

Land Use Map: Residential/Commercial

Stability and Growth Map: N/A

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9128

CZM: 44, 43

County Commission District: 2

Commissioner Name: Karen Keith

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SECTION I: CZ-504

DEVELOPMENT CONCEPT: The applicant is proposing to rezone from AG to RS to permit a residential single family subdivision. The configuration of the proposed lots will be established as part of the Platting process that will be required for a subdivision. The applicant will need to work with Tulsa County to develop a layout that complies with County requirements. The site is primarily within the Residential designation of the City of Sand Springs Comprehensive Plan. There is a small portion of Commercial designation located at the southeast corner of the subject lot.

EXHIBITS:

INCOG Case map
INCOG Aerial
Land Use Map

DETAILED STAFF RECOMMENDATION:

CZ-504 is non-injurious to surrounding proximate properties;

CZ-504 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends **Approval** of CZ-504 to rezone property from AG to RS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary:

The subject property is located within the fenceline of Sand Springs. The 2030 Sand Springs Land Use Master Plan was adopted June 26, 2017. The City of Sand Springs Planning Department engaged citizens in the Comprehensive Planning process. They initiated a community survey that was available in electronic format via social media and the City's website. The survey was also available in a hard copy that citizens could acquire at several locations. In addition, a web based Interactive Map was launched to obtain citizen participation.

The Land Use Master Plan designates this area as Residential with a small percentage of Commercial on the southeast corner. See the attached Land Use Map.

The Residential category is typically comprised of single-family neighborhoods of varying lot sizes and represents the lowest intensity of all the use categories outside of Agricultural Districts. Dwelling unit densities within the Residential category generally range from 2 to 5 units per acre but density can be as little as 1 or fewer per acre. Areas within the fenceline may not develop to densities any greater than 1 or 2 dwelling units per acre because of the expense of bringing sewer to these locations. As a result of the many variables involved, the Residential category was not broken apart into two different categories, such as rural or urban.

The Commercial Land Use District represents areas of retail trade and services. Typically, these areas are located around nodes of arterial street intersections or in some cases, at intersections of collectors and arterials. Commercial Districts can also be found in corridors that

have an established commercial use pattern. The Commercial District includes uses that range from small neighborhood convenience shopping areas, single free-standing buildings, big box retailers, restaurants, automotive services centers, and other similar retail uses. Residential Multi-Family uses may be allowed where deemed appropriate as increased density provides support for commercial areas.

Land Use Vision:

Land Use Plan map designation: Residential and Commercial

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: S 129th St S is designated as a Secondary Arterial

Trail System Master Plan Considerations: The Go Plan recommends a side path along S 129th W Ave for bicycle and pedestrian traffic.

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 and agricultural land.

Environmental Considerations: A portion of the western side of the subject parcel is located within the 100 year floodplain. The applicant will need to work with Tulsa County to mitigate the impact of any development if placed within this area.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
S 129 th W Ave	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/RS-1	Rural Residential	N/A	Church/Vacant
South	AG	Rural Residential/Commercial	N/A	Single Family/Agricultural
East	RS-3/CS	Rural Residential/Commercial	N/A	Single Family/Church
West	AG	Rural Residential	N/A	Vacant

SECTION III: Relevant Zoning History

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

Subject Property:

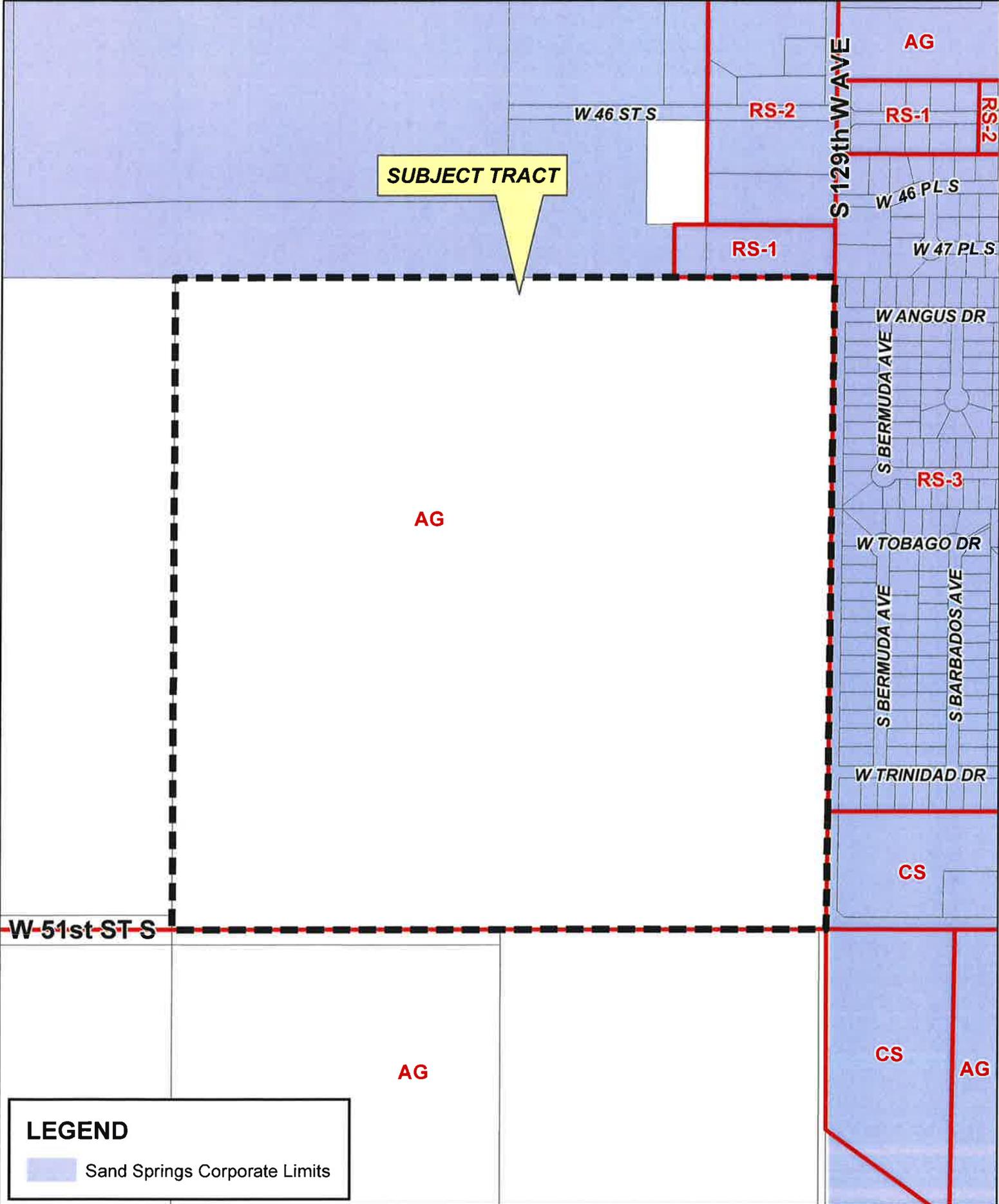
No Relevant History.

Surrounding Property:

CBOA-01058 December 1991: The Board of Adjustment **approved** a *Special Exception* to locate an oil well and related storage tanks within 300' of an incorporated area, per plot plan submitted, finding that the oil well is not near a residential neighborhood and the use is compatible with the surrounding area and that there are other oil wells operating near the city of sand springs, on property located at East 56th Street South and South 129th West Avenue.

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SUBJECT TRACT

AG

AG

RS-2

RS-1

RS-2

RS-1

RS-3

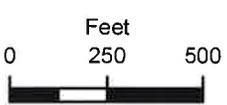
CS

CS

AG

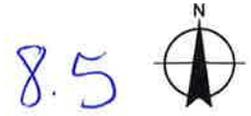
LEGEND

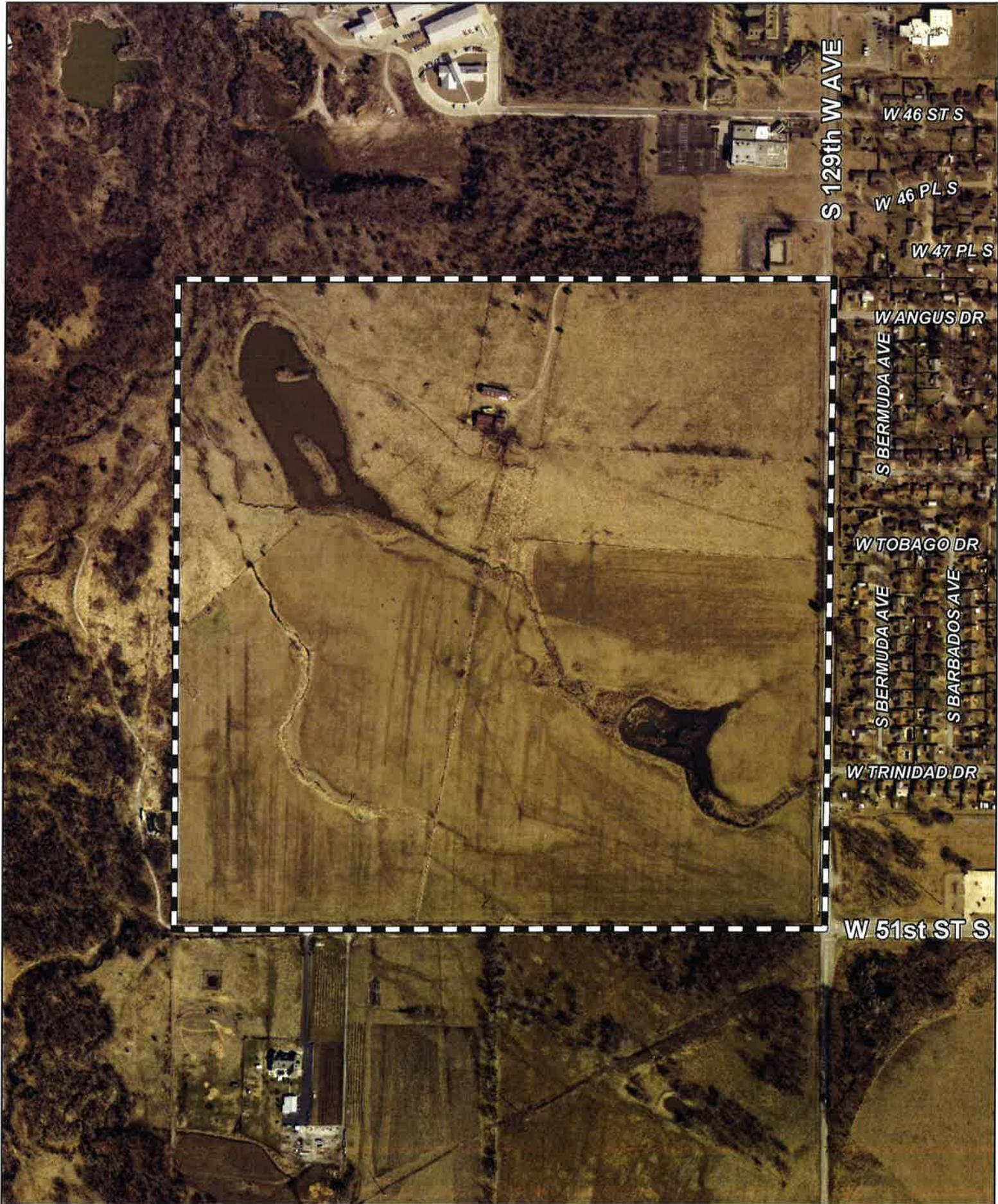
 Sand Springs Corporate Limits



CZ-504

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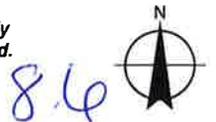
Subject Tract

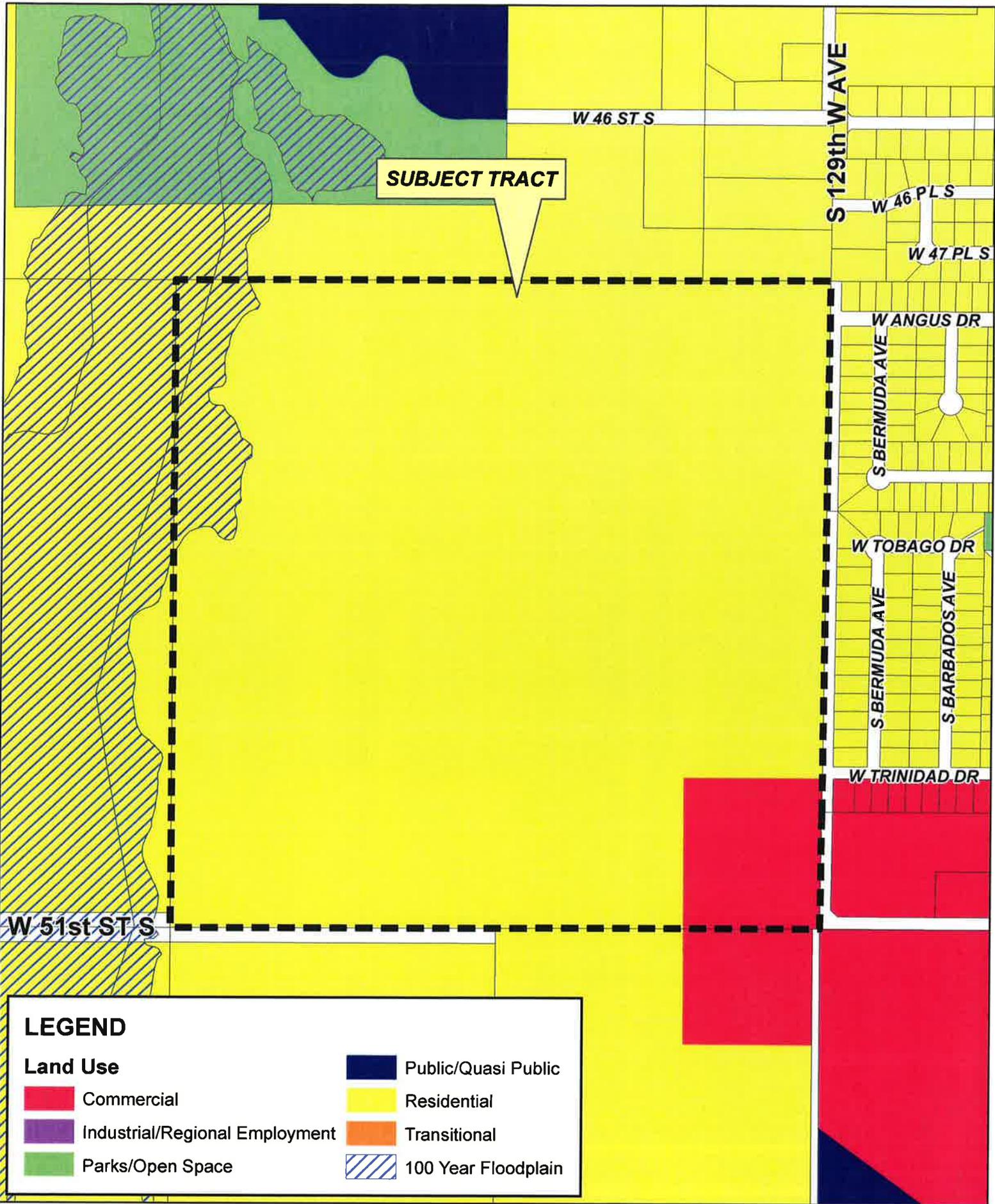
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018



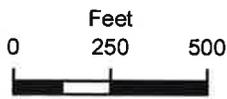


SUBJECT TRACT

LEGEND

Land Use

	Commercial		Public/Quasi Public
	Industrial/Regional Employment		Residential
	Parks/Open Space		Transitional
			100 Year Floodplain



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