



Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-511
(related to case PUD-852-A)

Hearing Date: April 7, 2021

Case Report Prepared by:

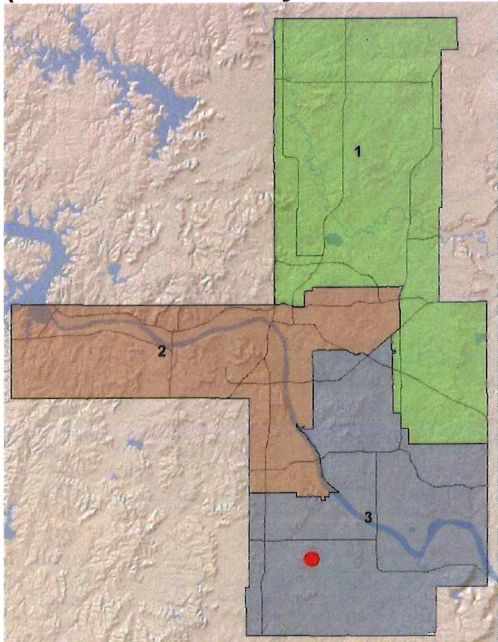
Jay Hoyt

Owner and Applicant Information:

Applicant: Greg Hollinger

Property Owner: Rathburn Investments LLC

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Residential

Concept summary: Rezone from RE to AG for a Single-Family residence.

Tract Size: 10 ± acres

Location: South of the Southwest corner of East 161st Street South & South Lewis Avenue

Zoning:

Existing Zoning: RE / PUD-852

Proposed Zoning: AG

Comprehensive Plan:

Land Use Map: Rural

Stability and Growth Map: N/A

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 7330

CZM: 66

County Commission District: 3

Commissioner Name: Ron Peters

SECTION I: CZ-511

DEVELOPMENT CONCEPT: The applicant is proposing to rezone from RE to AG in conjunction with the abandonment of PUD-852 to permit a single family residence.

PUD-852 with RE zoning was established to permit a Residential Estate development, which has not been developed at this time. The applicant wishes to take the zoning of the subject lot back to AG, which is had been previously. They propose to utilize the lot for a single-family residence.

The subject lot is located within the Rural land use designation of the Tulsa County Comprehensive Plan. The proposed rezoning and PUD abandonment would be compatible with this designation.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Land Use Map

DETAILED STAFF RECOMMENDATION:

CZ-511 is non-injurious to surrounding proximate properties;

CZ-511 is compatible with the Rural land use designation of the Tulsa County Comprehensive Land Use Plan;

CZ-511 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends **Approval** of CZ-511 to rezone property from RE to AG

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject lot is located in an area designated as Rural in the Tulsa County Comprehensive Plan and the City of Glenpool Comprehensive Plan. The City of Glenpool Comprehensive Plan was adopted as part of the Tulsa County Comprehensive Plan July, 2019.

Land Use Vision:

Land Use Plan map designation: Rural

The Rural designation consists of lands that are sparsely developed, with mainly agricultural and very low-density residential as the primary uses. This category provides its residents with the choice of relative seclusion within the countryside and away from a more developed setting. Glenpool has extensive rural lands within its City limits relative to cities that have this mostly beyond their jurisdiction, except in areas that have been annexed for eventual development, or to preserve rural character through the protections afforded by agricultural zoning. Floodplain areas may also retain their rural character over the long term given their unsuitability for any intensive land development.

Areas of Stability and Growth designation: None

Transportation Vision:

Major Street and Highway Plan: S Lewis Ave 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 currently contains a single-family residence*

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
S Lewis Ave	Secondary Arterial	100 feet	2

Utilities:

The subject tract has municipal water available. A septic system will be required for sewer service.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use Designation</u>	<u>Area of Stability or Growth</u>	<u>Existing Use</u>
North	AG	Rural	N/A	Single-Family/AG
South	AG	Rural	N/A	Single-Family/AG
East	AG	N/A	N/A	Single-Family
West	AG	Rural	N/A	Single-Family/AG

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Resolution number 247350 dated March 18, 2019 established zoning for the subject property.

Subject Property:

CZ-482/PUD-852 March 2019: All concurred in **approval** of a request to rezone a 10+ acre tract of land from AG to RE and **approval** of a proposed *Planned Unit Development* for a Single-family subdivision, on property located south of the southwest corner of East 161st Street South and South Lewis Avenue. (Resolution No. 247350)

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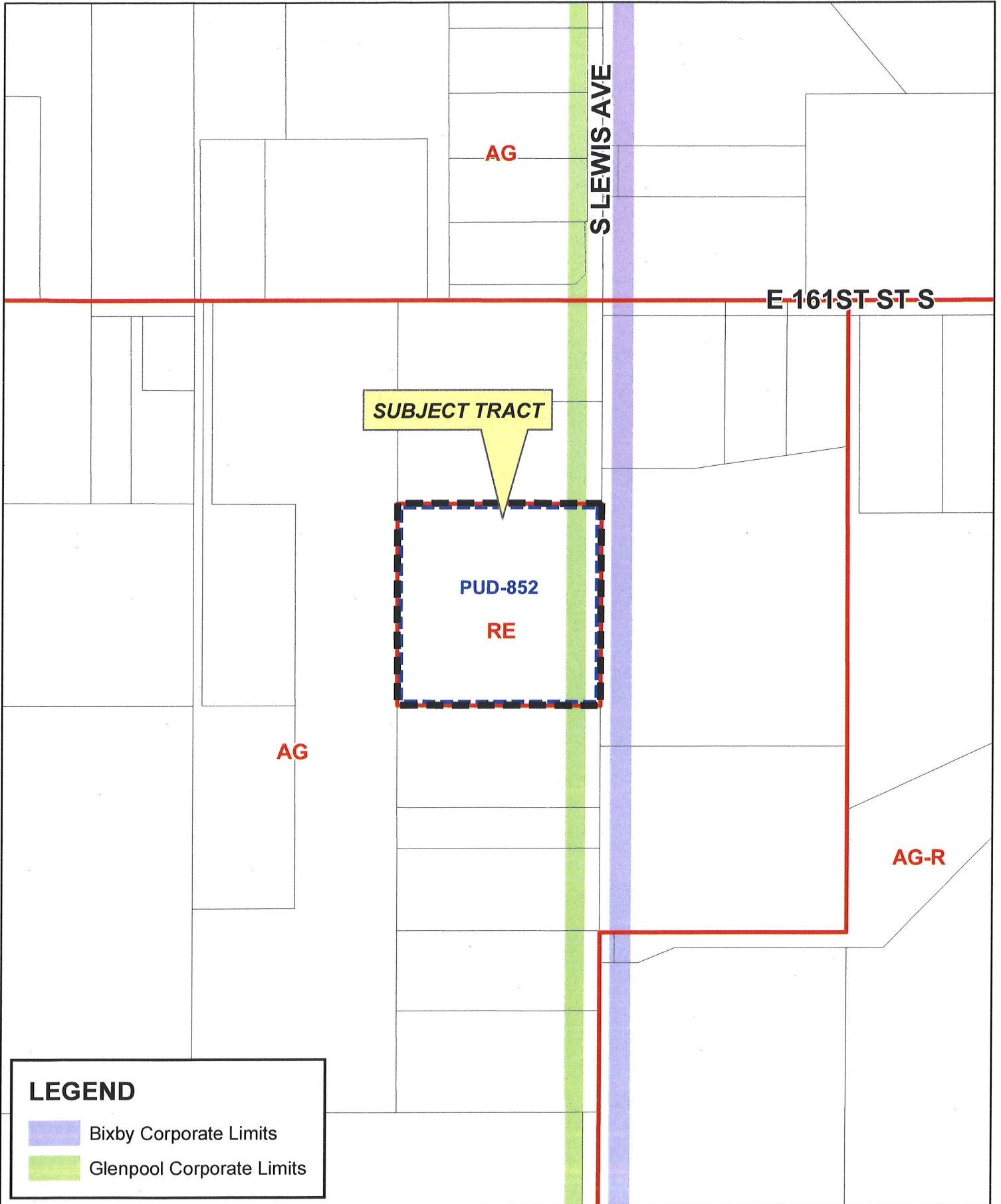
Resolution number 98254 dated September 15, 1980 established zoning for the subject property.

Surrounding Property:

No Relevant History.

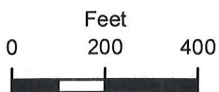
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LEGEND

-  Bixby Corporate Limits
-  Glenpool Corporate Limits



CZ-511

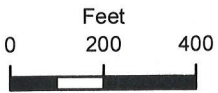
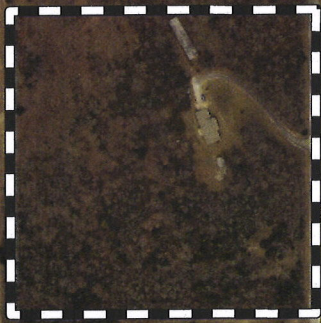
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S LEWIS AVE

E 161ST ST S



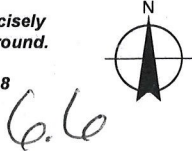
 Subject Tract

CZ-511

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

Aerial Photo Date: February 2018





S LEWIS AVE



Subject Tract

CZ-511

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








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LEGEND

Glenpool

Future Land Use

- | | |
|---|---|
|  Rural |  Neighborhood Conservation |
|  Parks and Recreational Open Space |  Attached Residential |
|  Estate Residential |  Multi-Family Residential |
|  Suburban Residential |  Suburban Commercial |
|  General Residential |  General Commercial |
| |  Industrial Light |
| |  Industrial Medium |



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