



Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-512

Hearing Date: April 7, 2021

Case Report Prepared by:

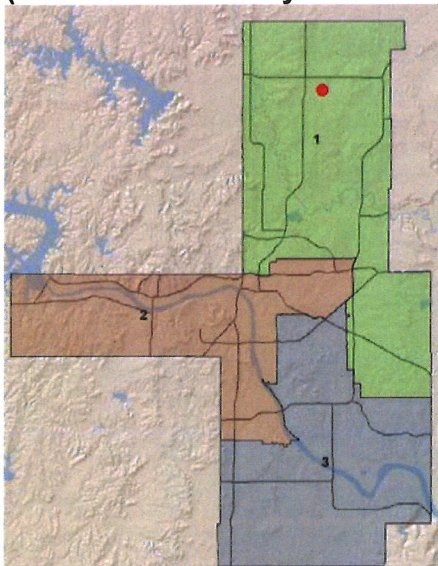
Jay Hoyt

Owner and Applicant Information:

Applicant: Tanner Consulting, LLC- Erik Enyart

Property Owner: Smalygo Properties, Inc.

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Present Use: Vacant/Agricultural

Proposed Use: Single-family Residential

Concept summary: Rezone from AG to AG-R for single-family residences.

Tract Size: 18.05 ± acres

Location: Southeast corner of East 136th Street North & North Sheridan Road

Zoning:

Existing Zoning: AG

Proposed Zoning: AG-R

Comprehensive Plan:

Land Use Map: Residential

Stability and Growth Map: N/A

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 2335

CZM: 7

County Commission District: 1

Commissioner Name: Stan Sallee

8.1

SECTION I: CZ-512

DEVELOPMENT CONCEPT: The applicant is proposing to rezone from AG to AG-R to permit multiple single-family residences. AG zoning requires 2.1 Acres per dwelling unit, while AG-R requires 1.1 Acres per dwelling unit. The subject lots are located within the Residential land use designation of the Tulsa County Comprehensive Land Use Plan. The proposed rezoning from AG to AG-R would be compatible with the Residential land use designation.

EXHIBITS:

- INCOG Case map
- INCOG Aerial
- Land Use Map

DETAILED STAFF RECOMMENDATION:

CZ-512 is non-injurious to surrounding proximate properties;

CZ-512 is compatible with the Residential land use designation of the Tulsa County Comprehensive Land Use Plan;

CZ-512 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends **Approval** of CZ-512 to rezone property from AG to AG-R.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is located within the fenceline of the City of Collinsville. The City of Collinsville 2030 Comprehensive Plan was adopted as part of the Tulsa County Comprehensive Plan on September 9, 2019. The planning process for the update of the 2030 Plan was developed by the City Planning Staff and Planning Commission and formalized by the City Commission. Citizen participation in the planning process was sought in a variety of ways. General coverage was given in the local Collinsville News regarding the initiation and progress of the study. The Steering Committee was appointed by the City Commission and included elected and appointed officials and citizen representatives of the business and lay community. The committee hosted public forums and conducted an on-line public survey to solicit input on planning and land use related matters pertaining to the update.

The Land Use Master Plan designates this area as Residential. See the attached Land Use Map. Residential land use includes single-family homes, duplexes, townhouses, apartment units, and manufactured homes.

Land Use Vision:

Land Use Plan map designation: Residential

Residential Land Uses includes single-family homes, duplexes, townhouses, apartment units and manufactured homes.

Areas of Stability and Growth designation: N/A

8.2

Transportation Vision:

Major Street and Highway Plan: E 136th St N 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 subject lots are currently vacant agricultural land.*

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
E 136 th St N	Secondary Arterial	100 feet	2

Utilities:

The subject tract has municipal water available. Sewer will be provided by an aerobic system on the lots.

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/RE	Residential	N/A	Single-Family/Vacant
South	AG	Residential	N/A	Vacant
East	AG	Residential	N/A	Single-Family
West	AG	Residential	N/A	Single-Family/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.

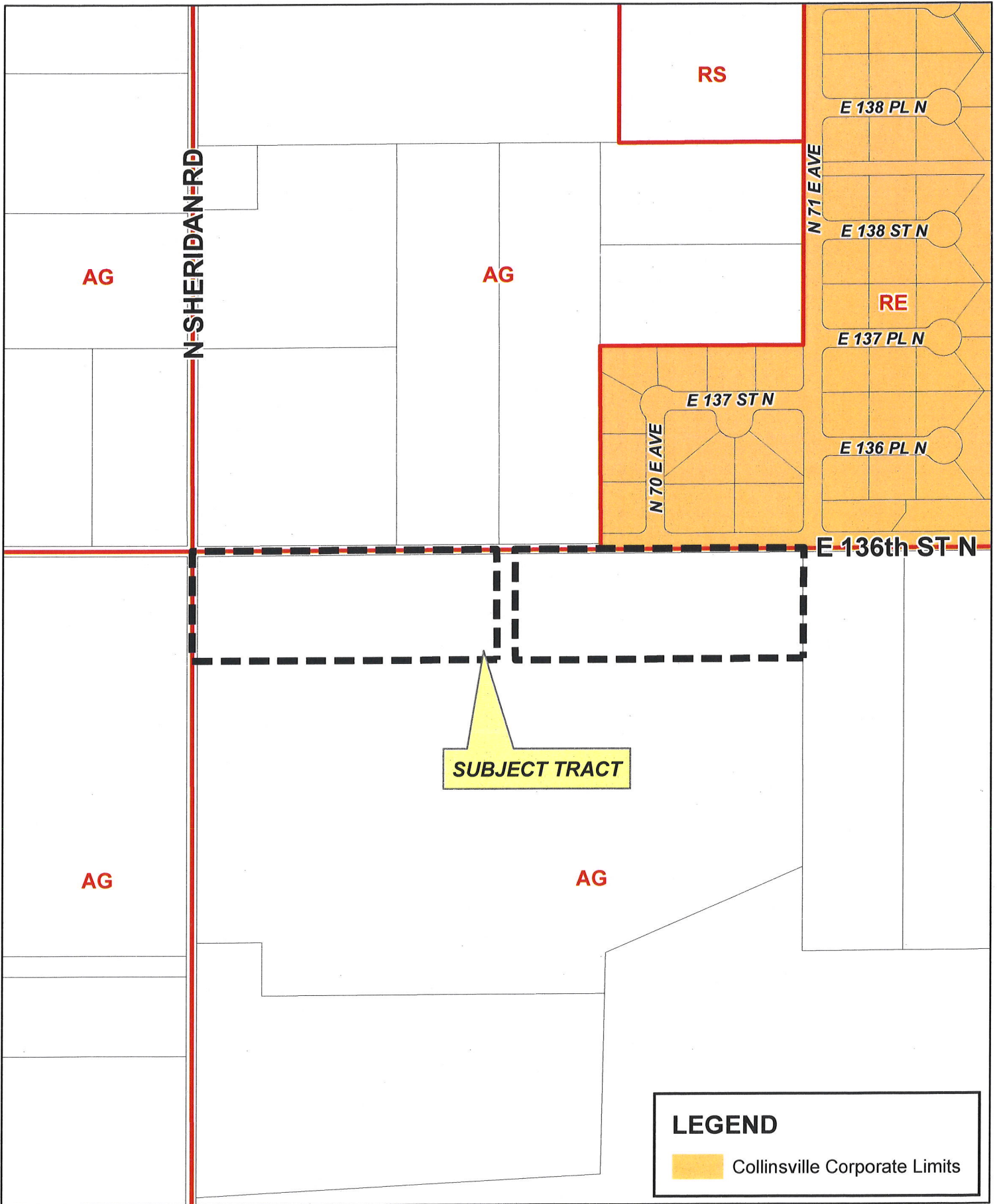
Surrounding Property:

8.3

CZ-449 January 2017: All concurred in **approval** of a request for *rezoning* a 44.5± acre tract of land from AG to RE for a Single-family residential subdivision, on property located east of the northeast corner of East 136th Street North and North Sheridan Road.

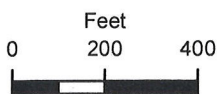
4/7/2021 1:00 PM

8.4



LEGEND

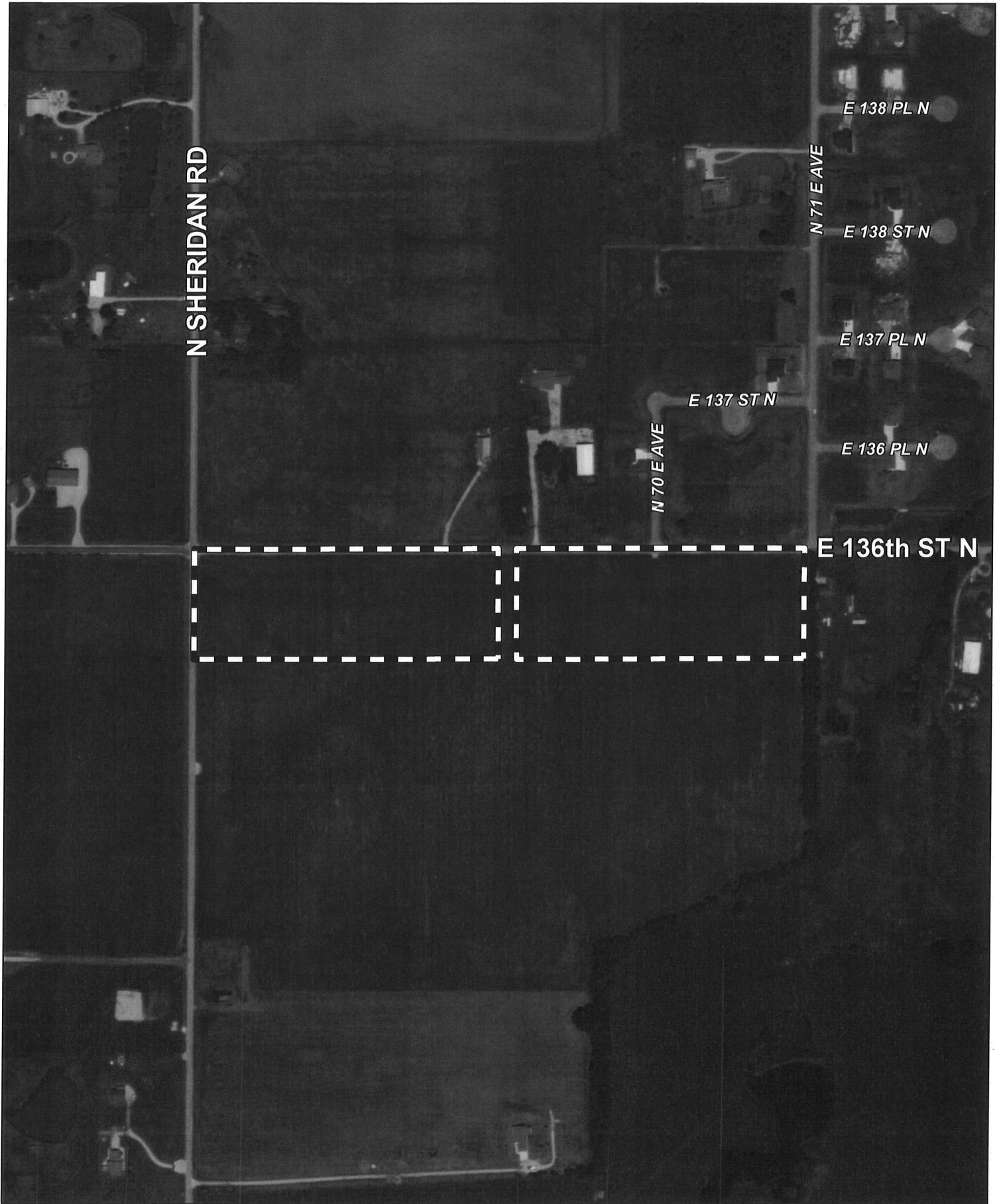
 Collinsville Corporate Limits



CZ-512

22-13 35





N SHERIDAN RD

N 71 E AVE

N 70 E AVE

E 137 ST N

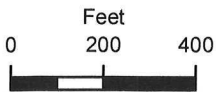
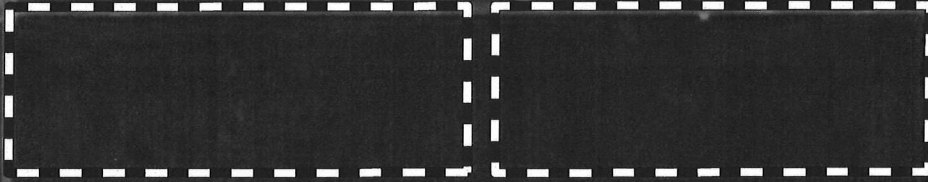
E 138 PL N

E 138 ST N

E 137 PL N

E 136 PL N

E 136th ST N



 Subject Tract

CZ-512

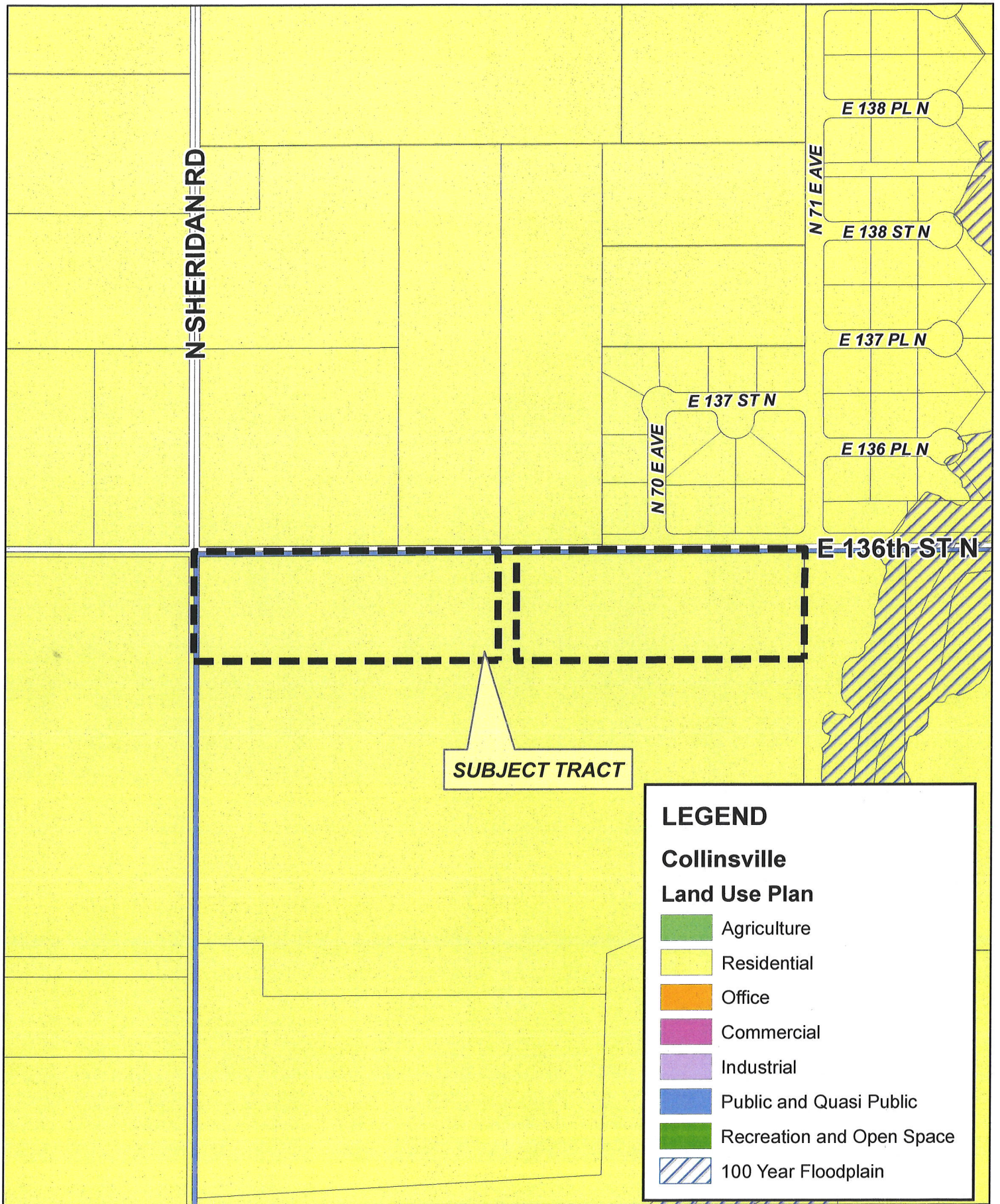
22-13 35

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

Aerial Photo Date: May 2020

8.6



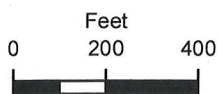


SUBJECT TRACT

LEGEND

Collinsville
Land Use Plan

- Agriculture
- Residential
- Office
- Commercial
- Industrial
- Public and Quasi Public
- Recreation and Open Space
- 100 Year Floodplain



CZ-512

22-13 35

