



Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-515
(Related to PUD-858 and Magnolia Heights Block
8-13 Preliminary Plat)

Hearing Date: July 7, 2021

Case Report Prepared by:

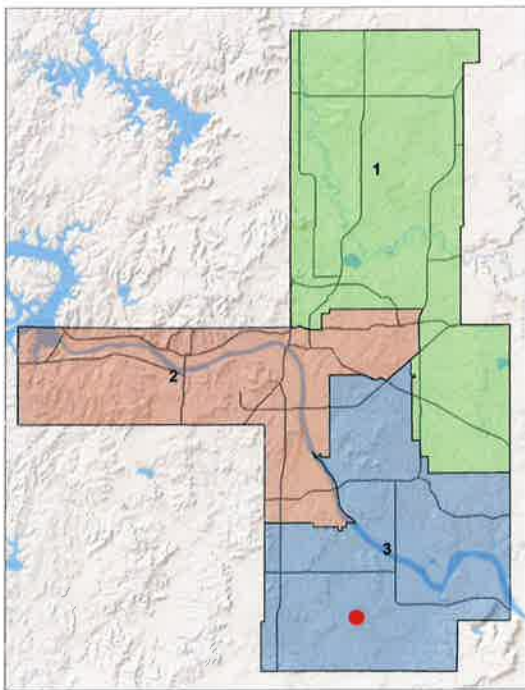
Jay Hoyt

Owner and Applicant Information:

Applicant: Ryan McCarty

Property Owner: Pine Springs Development Group

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Residential-Estates

Concept summary: Rezone from AG to RE with a PUD overlay to permit a single-family residential subdivision.

Tract Size: 30 ± acres

Location: North & West of the Northwest corner of East 181st Street South & South Yale Avenue

Zoning:

Existing Zoning: AG

Proposed Zoning: RE/PUD-858

Comprehensive Plan:

Land Use Map: Rural Residential

Stability and Growth Map: N/A

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 7333
CZM: 66

County Commission District: 3

Commissioner Name: Ron Peters

18.1

SECTION I: CZ-515

DEVELOPMENT CONCEPT: The applicant is requesting to rezone from AG to RE to permit a single-family subdivision. A PUD (PUD-858) is being concurrently proposed with this rezoning to establish the allowable use and the bulk and area requirements. The lots are intended to be half acre minimum in size. Sewer is proposed to be provided through aerobic systems. The proposal lies within the Rural Residential designation of the City of Bixby Comprehensive Plan, which has been adopted as part of the Tulsa County Comprehensive Plan. This proposal, along with the accompanying PUD are compatible with this designation.

EXHIBITS:

- INCOG Case map
- INCOG Aerial
- Comprehensive Plan Land Use Map
- Applicant Exhibits:
 - Exhibit A – Conceptual Site Plan
 - Exhibit B – Aerial Photography
 - Exhibit C – Site Topography

DETAILED STAFF RECOMMENDATION:

CZ-515 is non-injurious to surrounding proximate properties;

CZ-515 is consistent with the anticipated future development pattern of the surrounding property therefore

Staff recommends Approval of CZ-515 to rezone property from AG to RE.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is located within the fenceline of the City of Bixby and is designated as "Rural Residential." The City of Bixby's Comprehensive Plan – Bixby 2030 Our Vision, Our Future was adopted as part of the Tulsa County Comprehensive Plan on August 15, 2019. The Plan follows the City of Bixby's fenceline which includes unincorporated areas of Tulsa County. A city's fenceline is an area preserved for future annexation by virtue of a narrow annexation strip which encloses the area of municipal influence and prevents annexation by other cities. One of the most critical components of a comprehensive plan update is community engagement. Participation by a broad cross section of interests increases the likelihood that the plan's goals and policies will be based on community consensus, which increases the likelihood for successful plan implementation. Gaining community input was achieved through the following public engagement efforts: Stakeholder Interviews, Steering Committee Meetings, Community Kiosks, Informal Brochures, Project Website, Surveys, and Public Workshops.

Land Use Vision:

Land Use Plan map designation: Rural Residential

The Rural Residential designation denotes areas that have large-lot detached residential development in natural / rural portions of the City. Development in this designation should retain the rural character of the area and will be relatively low in density. However, these areas should offer sufficient access to

18.2

schools, parks, trails, and open spaces to maintain the quality of life in the rural setting, and may allow limited commercial uses that support the surrounding rural area.

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: Access to the subject tract will be via a residential street being constructed as part of the Magnolia Heights residential subdivision immediately adjacent to the east. This proposal would be an extension of the Magnolia Heights development.

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 agricultural land.*

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
None (Access to be provided from Yale Ave via public streets developed with Magnolia Heights. Interior access will be via E 179 th St S)	N/A	N/A	None

Utilities:

The subject tract has municipal water available sewer will by an ODEQ approved system.

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 Residential	N/A	Vacant
South	AG	Rural Residential	N/A	Single-Family
East	RE/PUD-857	Rural Residential	N/A	Single-Family (currently under development)
West	AG	Rural Residential	N/A	Vacant

SECTION III: Relevant Zoning History

18.3

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

Subject Property:

No Relevant History.

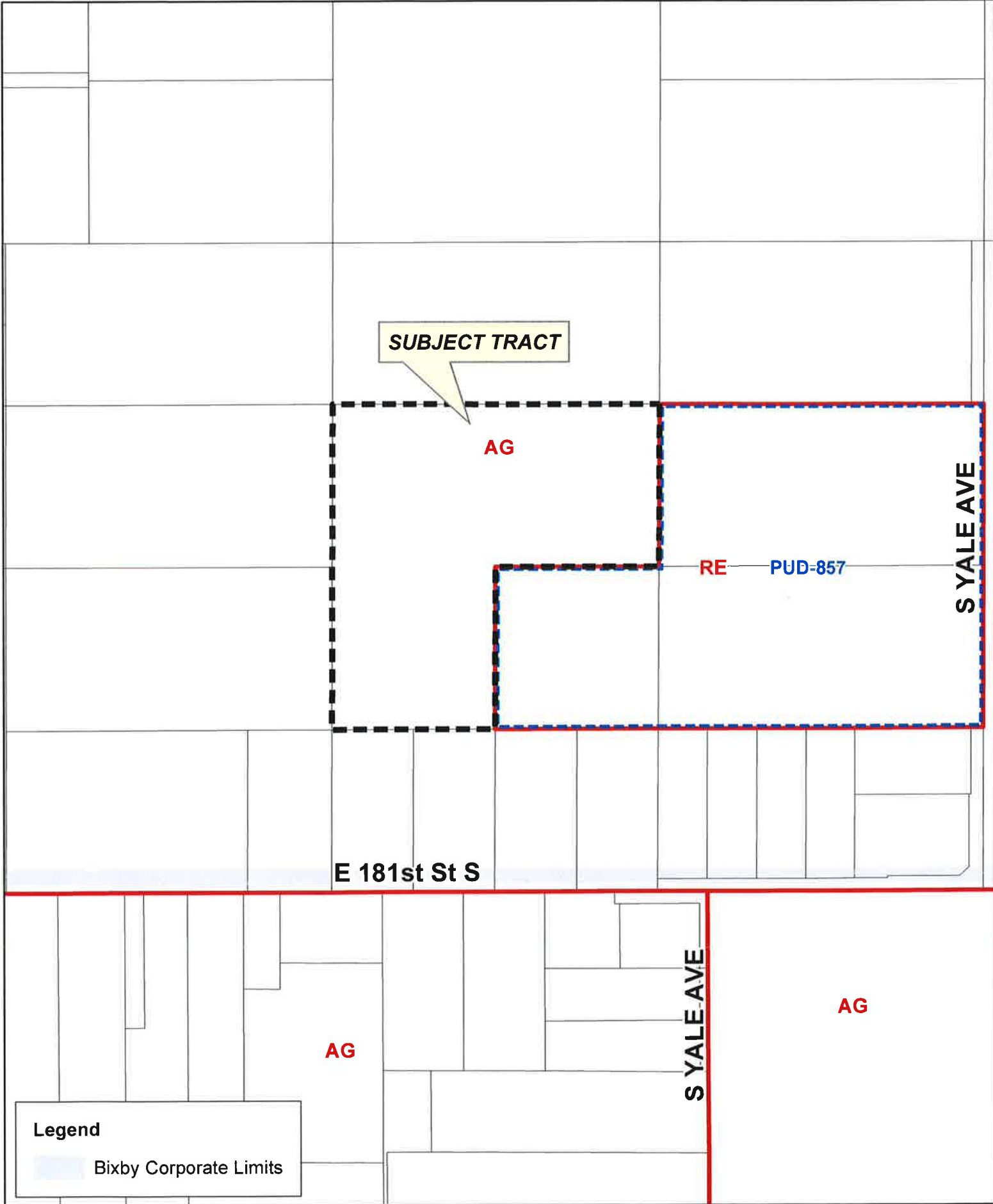
Surrounding Property:

CZ-503/PUD-857 November 2020: All concurred in **approval** of a request to rezone a 50+ acre tract of land from AG to RE and **approval** of a proposed *Planned Unit Development* for residential, on property located north of the northwest corner of East 181st Street South and South Yale Avenue.

CBOA-2811 May 2020: The County Board of Adjustment **approved** a *Special Exception* for Use Unit 2, Area-Wide Special Exception Uses, for a wedding and events venue, a *Variance* from the all-weather parking surface requirement, a *Variance* of the minimum frontage requirement on a public street/dedicated right-of-way from 30 feet to 0 feet in the AG District, subject to conceptual plan 7.7 of the agenda packet. The hours of operation for events are to be closed by 11:00 pm. The drive and gravel parking area are to be maintained in a dust free manner, and if the overflow area is consistently utilized it will be appropriately built. The Board finds the hardship to be the existing nature of the structure and the large tract of land, and the intermittent nature of the use for events, and substantially adjacent to the publicly dedicated road, on property located at 3921 East 181st Street South.

7/7/2021 1:00 PM

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SUBJECT TRACT

AG

RE PUD-857

S YALE AVE

E 181st St S

AG

S YALE AVE

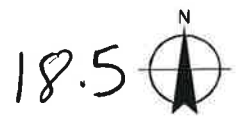
AG

Legend
Bixby Corporate Limits



CZ-515/PUD-858

17-13 33

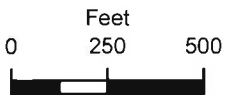




E 181st St S

S YALE AVE

S YALE AVE



Subject Tract

CZ-515/PUD-858

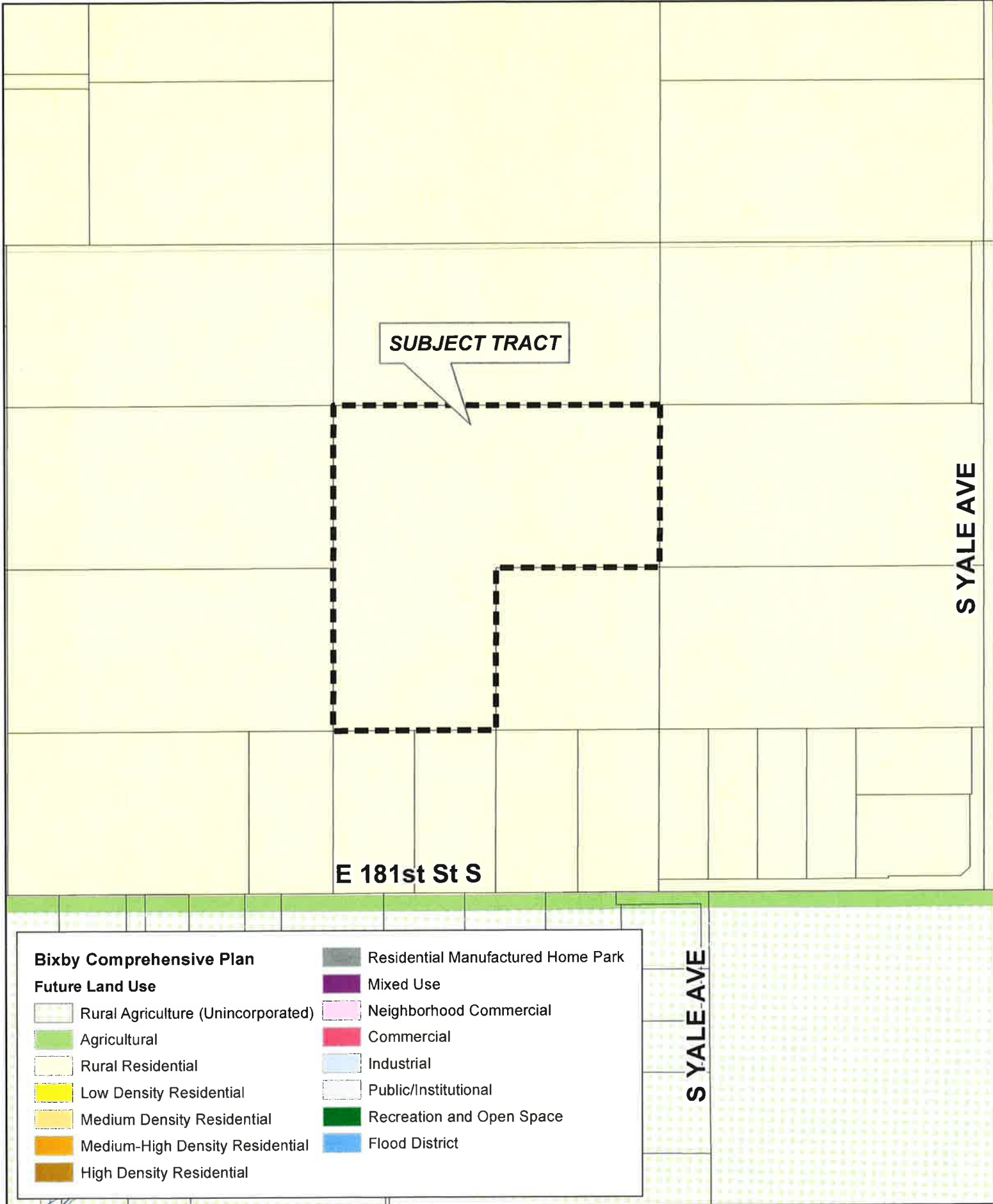
17-13 33

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

Aerial Photo Date: February 2018



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SUBJECT TRACT

S YALE AVE

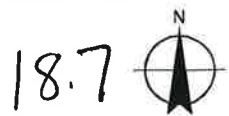
E 181st St S

S YALE AVE



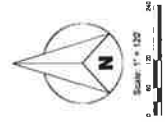
CZ-515/PUD-858

17-13 33



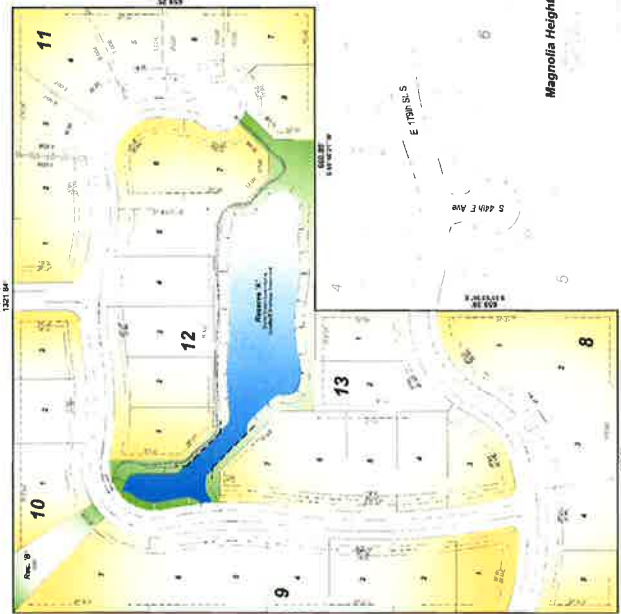
Residential Subdivision
MAGNOLIA HEIGHTS BLOCKS 8-13

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE S24 OF SECTION THIRTY-THREE (33), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-EIGHT (28) WEST, COUNTY OF TULSA, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.



Unplatted

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Magnolia Heights

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Unplatted

Unplatted

EXHIBIT A

CONCEPTUAL SITE PLAN

PAVED PARKING AREA

DETENTION OUTLET STRUCTURE WITH ENERGY DISSIPATORS

PERMANENT ROCK CHECK DAM TO MITIGATE STORM WATER VELOCITIES & CONTROL EROSION

STACKED LANDSCAPE BOULDER RETAINING WALL (HACKETT BEAMS)

CONCRETE JOGGING TRAIL

DETENTION FACILITY & STOCKED FISHING POND WITH AERATORS

Public Street

Reserve 'A'
Storm Water Detention & Overflow Storage Treatment

PROPOSED TREE (TYPICAL)

188

Residential Subdivision
MAGNOLIA
HEIGHTS BLOCKS 8-13

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF
THE SE&A OF SECTION THIRTY-THREE (33), TOWNSHIP SEVENTEEN (17)
NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN,
TULSA COUNTY, STATE OF OKLAHOMA, AS SHOWN ON A CERTAIN
GOVERNMENT SURVEY THEREOF.

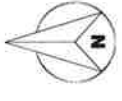


EXHIBIT B
AERIAL PHOTOGRAPHY

