



Tulsa Metropolitan Area  
Planning Commission

**Case Number: CZ-518**  
(Related to PUD-859)

**Hearing Date: September 15, 2021**

**Case Report Prepared by:**

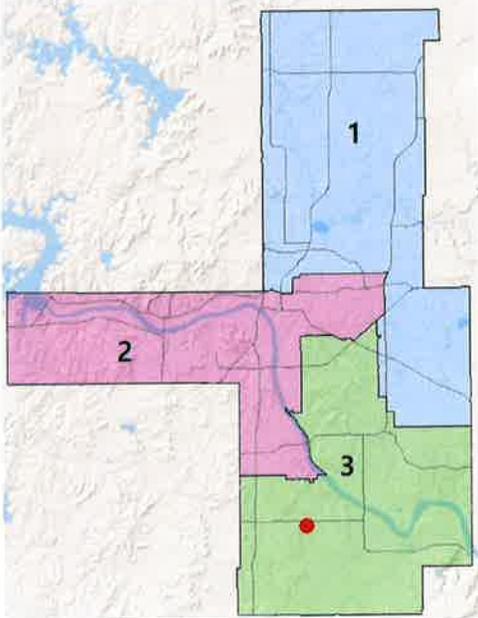
Jay Hoyt

**Owner and Applicant Information:**

*Applicant:* Ryan McCarty

*Property Owner:* Lindsay Development LLC

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



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Single-Family Residential

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

*Tract Size:* 36.21 ± acres

*Location:* East of the southeast corner of East 151st Street South & South Lewis Avenue

**Zoning:**

*Existing Zoning:* AG

*Proposed Zoning:* RE/PUD-859

**Comprehensive Plan:**

*Land Use Map:* Medium Density Residential / Commercial

*Stability and Growth Map:* N/A

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 7320  
CZM: 66

**County Commission District: 3**

*Commissioner Name:* Ron Peters

## SECTION I: CZ-518

**DEVELOPMENT CONCEPT:** The applicant is requesting to rezone from AG to RE to permit a single-family subdivision. A PUD (PUD-859) is being concurrently proposed with this rezoning to establish the allowable use and the bulk and area requirements. The lots are intended to be just over half acre minimum in size. Sewer is proposed to be provided through aerobic systems. The proposal lies primarily within the Medium Density Residential designation of the City of Bixby Comprehensive Plan, which has been adopted as part of the Tulsa County Comprehensive Plan with a small portion to the north designated as Commercial. Given the current zoning of the area, current use and anticipated use, the proposal to rezone the subject lot to RE would be compatible with the development pattern of the area.

### **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-518 is non-injurious to surrounding proximate properties;

CZ-518 is consistent with the anticipated future development pattern of the surrounding property therefore

**Staff recommends Approval of CZ-518 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 Medium Density Residential and Commercial. 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: Medium Density Residential / Commercial*

5.2

## Medium Density Residential

The 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.

### *Commercial*

The Commercial designation denotes areas that create retail and commercial destinations for City residents, as well as others throughout the region. This designation may also support offices and business parks. Development shall have direct access to major roads and transit.

*Areas of Stability and Growth designation:*

### Transportation Vision:

*Major Street and Highway Plan:* E 151<sup>st</sup> St S is designated as a Primary 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 tract 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>
E 151 <sup>st</sup> St S	Primary Arterial	120 Feet	4

### Utilities:

The subject tract has municipal water available. Sewer is to be provided by utilizing an ODEQ approved septic system.

### Surrounding Properties:

<b>Location</b>	<b>Existing Zoning</b>	<b>Existing Land Use Designation</b>	<b>Area of Stability or Growth</b>	<b>Existing Use</b>
North	AG	Medium Density Residential / Commercial	N/A	Single-Family Residences

South	AG	Low Density Residential	N/A	Single-Family Residence/Agricultural Land
East	AG	Medium Density Residential / Commercial	N/A	Agricultural Land
West	AG	Medium Density Residential / Commercial	N/A	Agricultural Land

### SECTION III: Relevant Zoning History

**ZONING ORDINANCE:** Ordinance number 11842 dated June 26, 1970, established zoning for the subject property

#### **Subject Property:**

**CBOA-1994 August 2002:** The Board of Adjustment deny a Variance to permit a wholesale and retail brick and stone use in an AG district; and a Variance of required all-weather surface to permit gravel on back part of road, finding it would cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or Comprehensive Plan, on property located at 1320' E of SE/c S. Lewis & 151<sup>st</sup> St. S.

#### **Surrounding Property:**

**CBOA-2006 October 2002:** The Board of Adjustment **deny** a *Use Variance* to permit a warehouse in an AG district, finding a lack of hardship and that re-zoning would better serve the purpose, on property located at 15025 South Lewis.

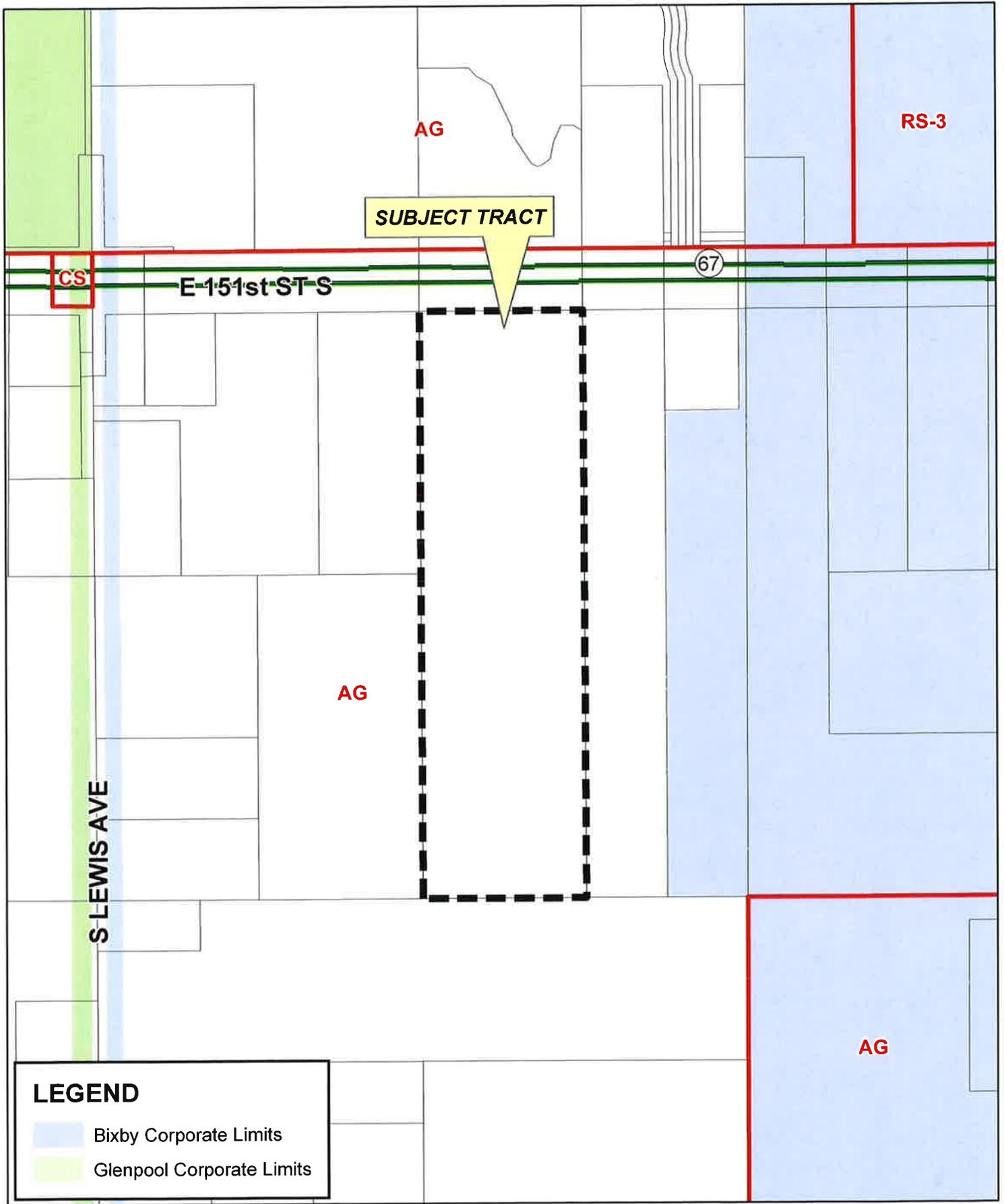
**CBOA-1611 November 1998:** The Board of Adjustment **approved** a *Variance* to permit the required land area per dwelling from 2.2 to .91 acres to construct a single-family dwelling and a *Variance* of required lot width from 200' to 150', on property located at 15116 South Lewis Ave.

**CBOA-1453 September 1996:** The Board of Adjustment **approved** a *Use Variance* to permit a kennel in an AG zoned district-Use Unit 15, on property located at 2808 E. 151<sup>st</sup> St. South.

**CBOA-1194 October 1993:** The Board of Adjustment **approved** a *Special Exception* to permit the raising of one adult cougar in an AG zoned district- Use Unit 3; subject to approval by USDA and the State of Oklahoma; subject to each litter being sold prior to maturity; finding that the State inspects the property regularly; and finding the use, per conditions, on property located at 2808 E. 151<sup>st</sup> St. South.

**CBOA-562 July 1985:** The Board of Adjustment **deny** a *Special Exception* to permit a home occupation to sell automobiles in AG zoned district & a *Variance* to allow a sign, an employee other than a family member, and to conduct the business outside of the principal building & a *Variance* to allow gravel in lieu of an all-weather parking surface, on property located at 15080 S. Columbia Ave E.

**CBOA-137 December 1981:** The Board of Adjustment **approved** a *Special Exception* to permit the operation of a flower and gift shop in an AG district, and a *Variance* to permit a 4' x 8' sign in an AG district for a home occupation, for a period of one year, on property located at 2606 East 151<sup>st</sup> Street South.



**LEGEND**

- Bixby Corporate Limits
- Glenpool Corporate Limits



**CZ-518/PUD-859**

17-13 20

5.5





E 151st ST S

67

S LEWIS AVE



Subject Tract

**CZ-518/PUD-859**

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

17-13 20

Aerial Photo Date: 2020/2021



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**SUBJECT TRACT  
LAND USE PLAN  
COMMERICAL AND  
MEDIUM DENSITY RESIDENTIAL**

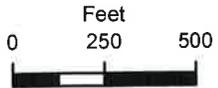
**E 151st ST S**

67

**S LEWIS AVE**

**LEGEND**

 100 Year Floodplain	 Medium-High Density Residential	 Industrial
 Rural Agriculture (Unincorporated)	 High Density Residential	 Public/Institutional
 Agricultural	 Residential Manufactured Home Park	 Recreation and Open Space
 Rural Residential	 Mixed Use	 Flood District
 Low Density Residential	 Neighborhood Commercial	
 Medium Density Residential	 Commercial	



**CZ-518/PUD-859**

17-13 20

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WHISPER LANE PUD

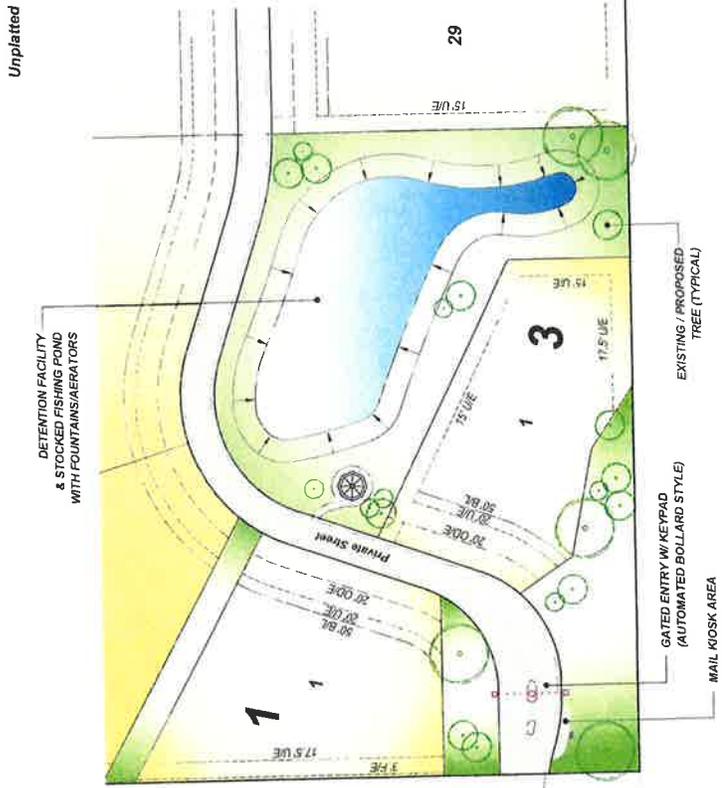
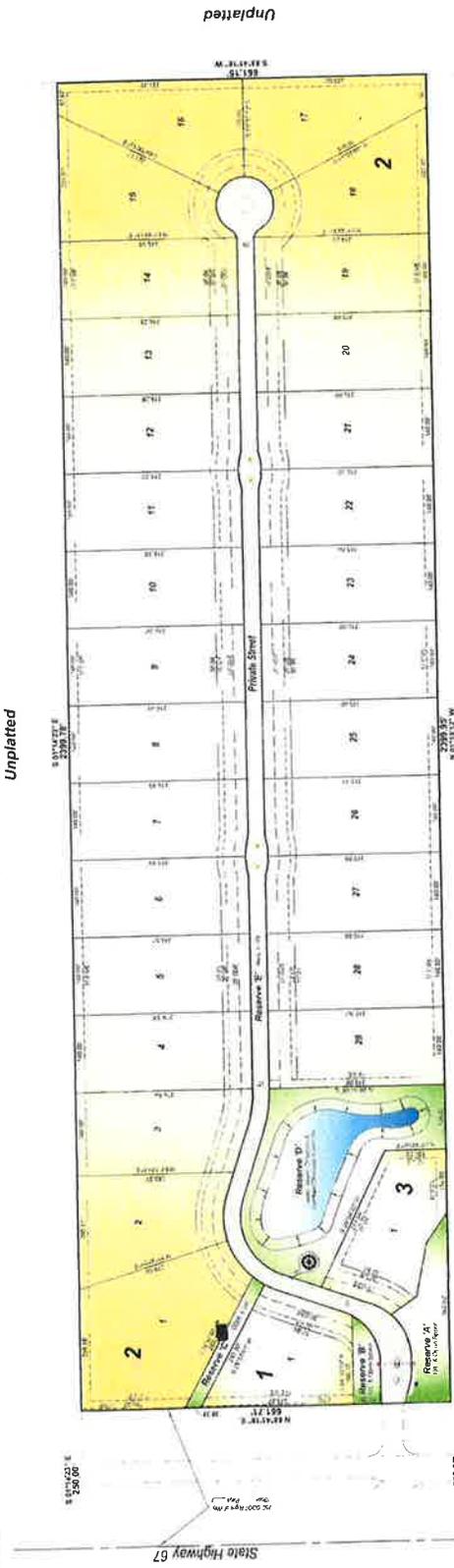
A TRACT OF LAND THAT IS THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER (W/2 E/2 NW/4) OF SECTION TWENTY (20), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT THE NORTH 250 FEET THEREOF.

SAID TRACT OF LAND CONTAINS 1,587,345.24 SQUARE FEET OR 36.44 ACRES

**Exhibits**

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Exhibit A: ..... Conceptual Site Plan  
Exhibit B: ..... Aerial Photography  
Exhibit C: ..... Site Topography

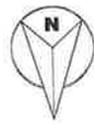


# Residential Subdivision Whisper Lane

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE NW/4 OF SECTION TWENTY (20), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTYTHREE (33) EAST OF THE INDIAN BASE AND MERIDIAN OF TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

## EXHIBIT A CONCEPTUAL SITE PLAN

5.10



Scale: 1" = 100'

Residential Subdivision

# Whisper Lane

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE  
NWA OF SECTION TWENTY SEVENTEEN (17) NORTH, RANGE  
THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE  
OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY  
THEREOF.

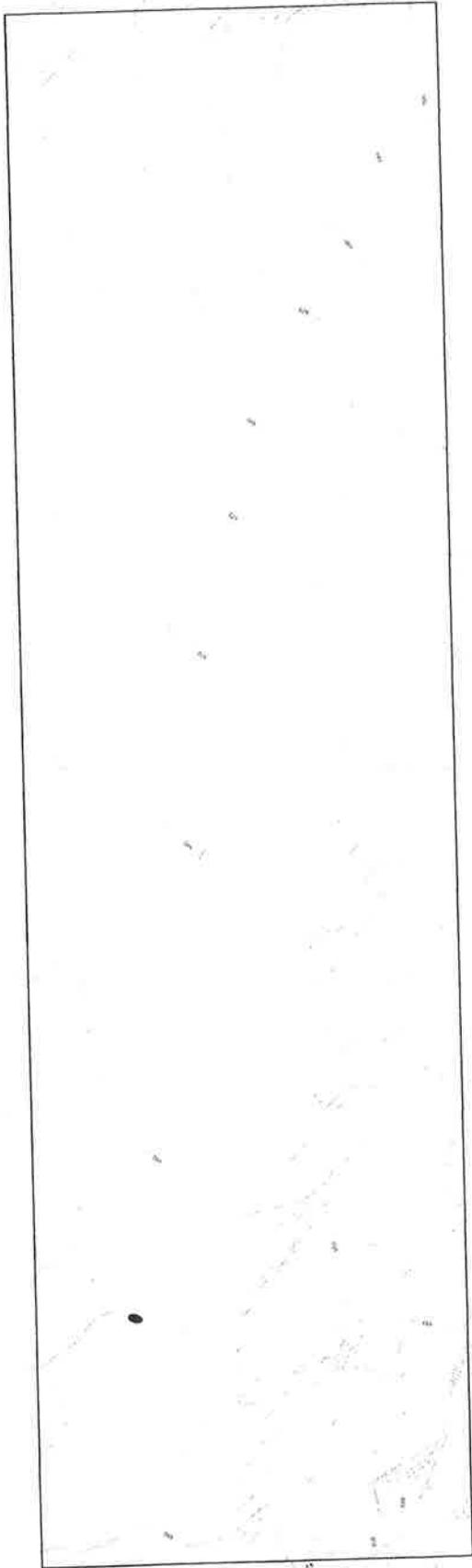
# EXHIBIT B

AERIAL PHOTOGRAPHY

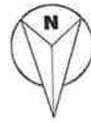
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State Highway 67



Scale: 1" = 80'

Residential Subdivision

# Whisper Lane

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE  
 NW/4 OF SECTION TWENTY (20), TOWNSHIP SEVENTEEN (17) NORTH, RANGE  
 THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE  
 OF OKLAHOMA, ACCORDING TO THE RECORDED STATES GOVERNMENT SURVEY  
 THEREOF.

# EXHIBIT C

SITE TOPOGRAPHY

5.12