

Case Number: CZ-523

Hearing Date: November 17, 2021

Case Report Prepared by:

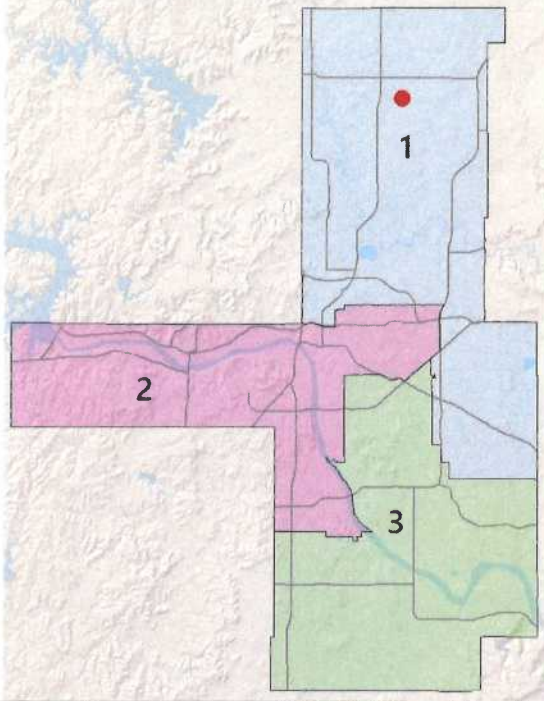
Jay Hoyt

Owner and Applicant Information:

Applicant: Smalygo Properties

Property Owner: WARFORD, TONY EUGENE & VICKY JO

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



Applicant Proposal:

Present Use: AG

Proposed Use: Residential Subdivision

Concept summary: Rezone from AG to RS to permit a residential subdivision

Tract Size: 43.35 ± acres

Location: S of the SEC E 136th St N and N Sheridan Rd

Zoning:

Existing Zoning: AG

Proposed Zoning: RS

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-523

DEVELOPMENT CONCEPT: The applicant is proposing to rezone the subject site from AG to RS to permit a residential subdivision. Lots within the RS district are required to be a minimum of 6,900 sf in area. The site is located within the Residential designation of the City of Collinsville Comprehensive Plan which has been adopted as part of the Tulsa County Comprehensive Plan. The proposed residential subdivision would be compatible with this designation.

EXHIBITS:

INCOG Case map
INCOG Aerial
Tulsa County Comprehensive Plan Land Use Map

DETAILED STAFF RECOMMENDATION:

CZ-523 is non-injurious to surrounding proximate properties;

CZ-523 is compatible with the Residential Land Use designation of the Tulsa County Comprehensive Plan;

CZ-523 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends Approval of CZ-523 to rezone property from AG to RS.

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

Areas of Stability and Growth designation: N/A

J.2

Transportation Vision:

Major Street and Highway Plan: N Sheridan Rd is designated as Secondary Arterial. A residential collector is shown as being proposed along the eastern boundary, directly south of the existing N 71st E Ave.

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>Existing Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
N Sheridan Rd	Secondary Arterial	100 Feet	2

Utilities:

The subject tract has municipal water and sewer available.

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

SECTION III: Relevant Zoning History

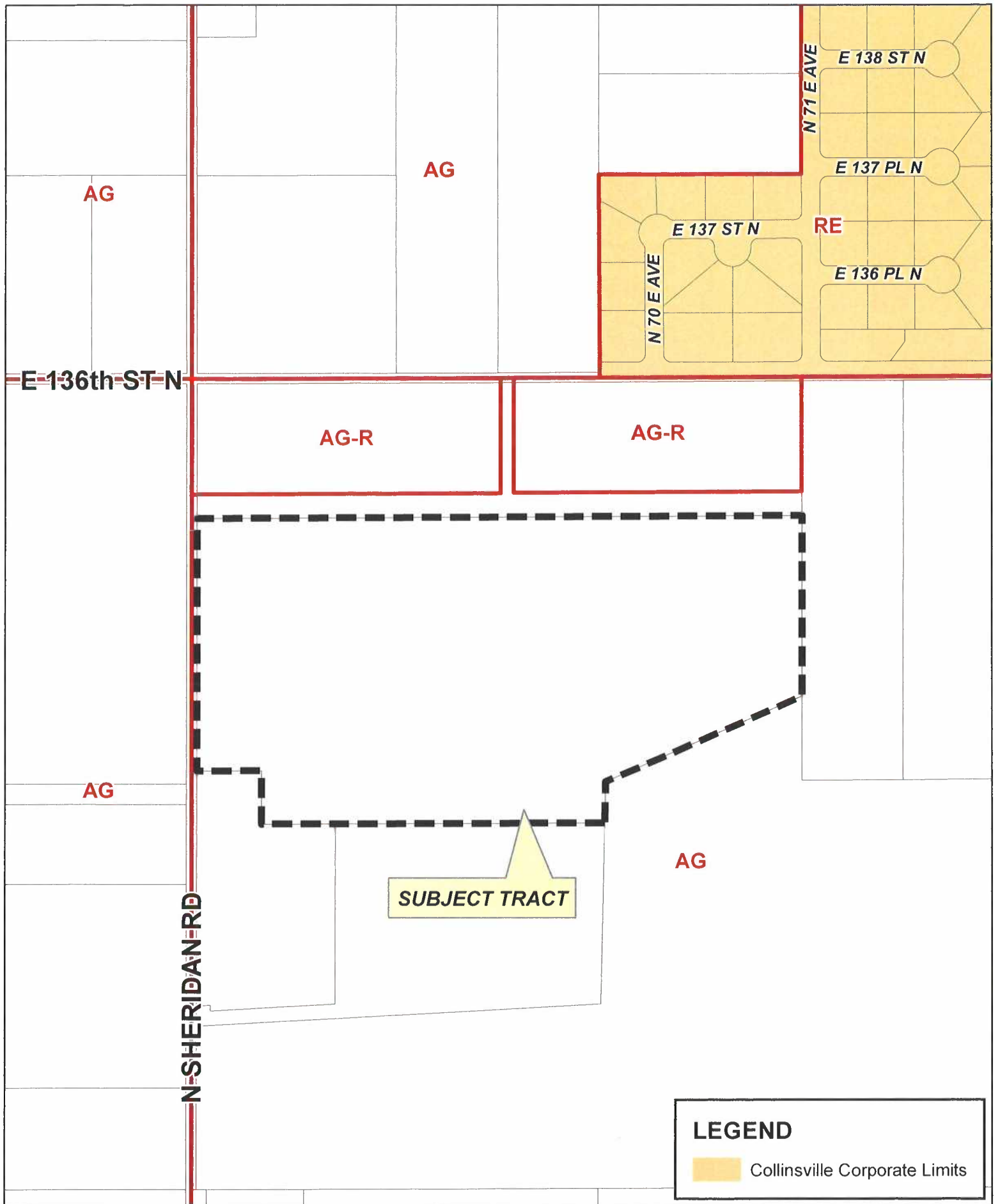
ZONING ORDINANCE: Resolution number 98254 dated September 5, 1980, established zoning for the subject property.

Subject Property:

No Relevant History.

Surrounding Property:

CZ-512 March 2021: All concurred in **approval** of a request for *rezoning* an 18.05 ± acre tract of land from AG to AG-R on property located east of the northeast corner of East 136th Street North and North Sheridan Road.



LEGEND

 Collinsville Corporate Limits



CZ-523

22-13 35





E 136th ST N

N SHERIDAN RD

N70 E AVE

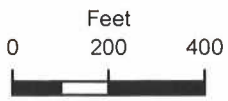
N71 E AVE

E 137 ST N

E 138 ST N

E 137 PL N

E 136 PL N



Subject Tract

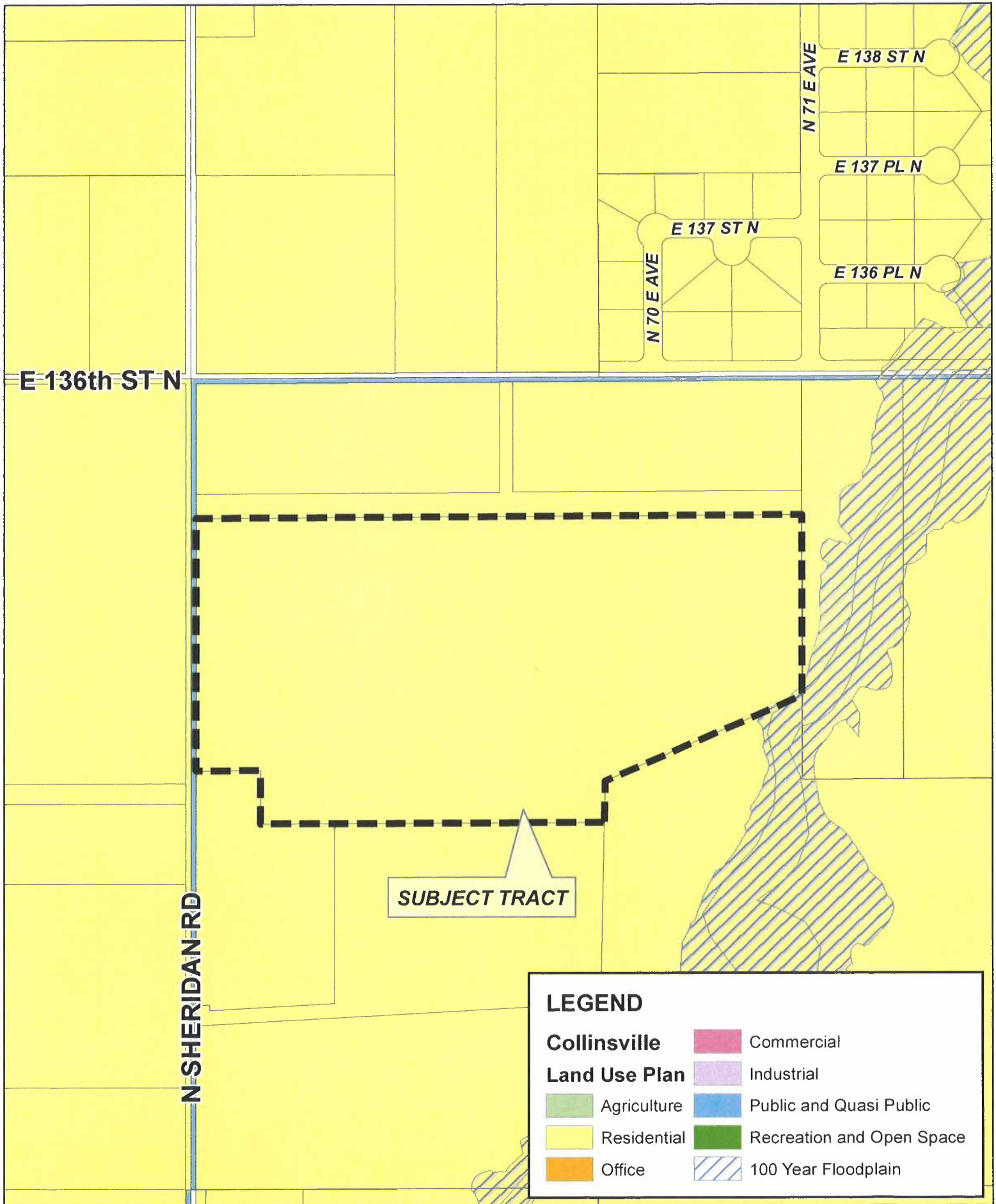
CZ-523

22-13 35

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









Aerial Photo Date: 2020/2021

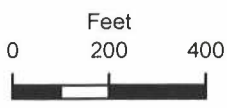




SUBJECT TRACT

LEGEND

Collinsville		Commercial	
Land Use Plan		Industrial	
	Agriculture		Public and Quasi Public
	Residential		Recreation and Open Space
	Office		100 Year Floodplain



CZ-523

22-13 35

