TMAPC
Tulsa Metropolitan Area Planning Commission

Case Number: CZ-540

Hearing Date: March 22nd, 2023

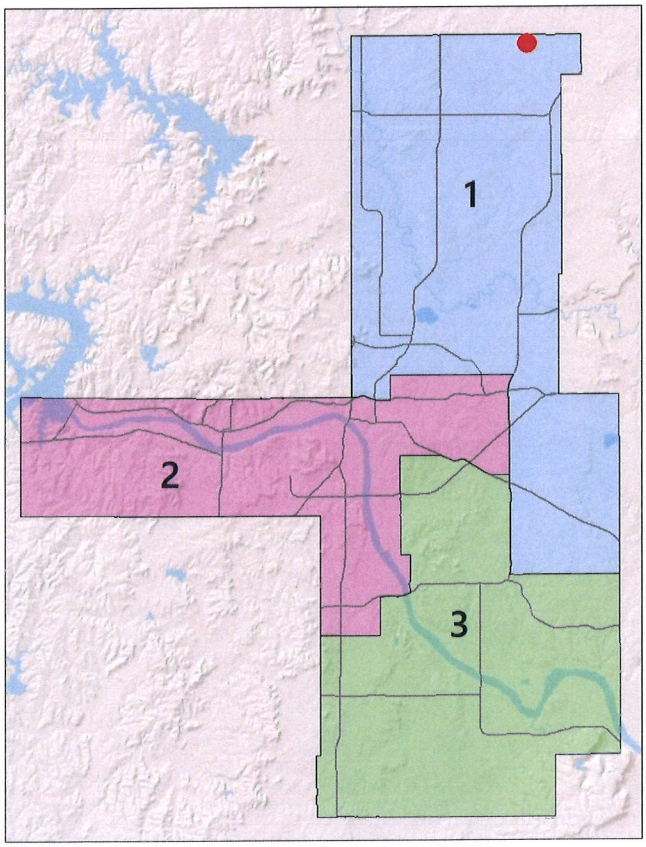
Case Report Prepared by:

Jay Hoyt

Owner and Applicant Information:
Applicant: Joe Pace

Property Owner: William S. Ford

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Present Use: Residential/AG

Proposed Use: Single Family

Concept summary: Rezone from AG and RE to RS to permit a single-family development

Tract Size: 66.7 ± acres

Location: North of the Northeast corner of North Garnett Road and East 180th Street North

Zoning:

Existing Zoning: AG,RE

Proposed Zoning: RS

Comprehensive Plan:

Land Use Map: Residential

Stability and Growth Map: N/A

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 2405
CZM: 4

County Commission District: 1

Commissioner Name: Stan Sallee

REVISED 3/16/2023

SECTION I: CZ-540

DEVELOPMENT CONCEPT: The applicant is proposing to rezone the subject site from AG and RE 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. Staff has spoken with the City of Collinsville who did not have any objections to the proposed zoning change.

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

CZ-540 is non-injurious to surrounding proximate properties;

CZ-540 is compatible with the Residential Land Use designation of the Tulsa County Comprehensive Plan;

CZ-540 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends Approval of CZ-540 to rezone property from AG and RE 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.

Land Use Vision:

Land Use Plan map designation: Residential

Residential land use includes single-family homes, duplexes, townhouses, apartment units, and manufactured homes.

Areas of Stability and Growth designation: N/A

Transportation Vision:
Major Street and Highway Plan: N 113th E Ave is designated as a Secondary Arterial

6.2

Trail System Master Plan Considerations:

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:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
N 113th E Ave	Secondary Arterial	100 Feet	2

Utilities:
The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	AG	Residential	N/A	Single-Family/Agricultural
South	AG	Residential	N/A	Single-Family/Agricultural
East	AG	Residential	N/A	Single-Family/Agricultural
West	AG	Residential	N/A	Single-Family/Agricultural

SECTION III: Relevant Zoning History

History: CZ-540

ZONING ORDINANCE: Resolution number 197041 dated April 11, 2005 & Resolution number 98254, dated September 15, 1980, established zoning for the subject property.

Subject Property:

None Relevant

Surrounding Property:

None Relevant

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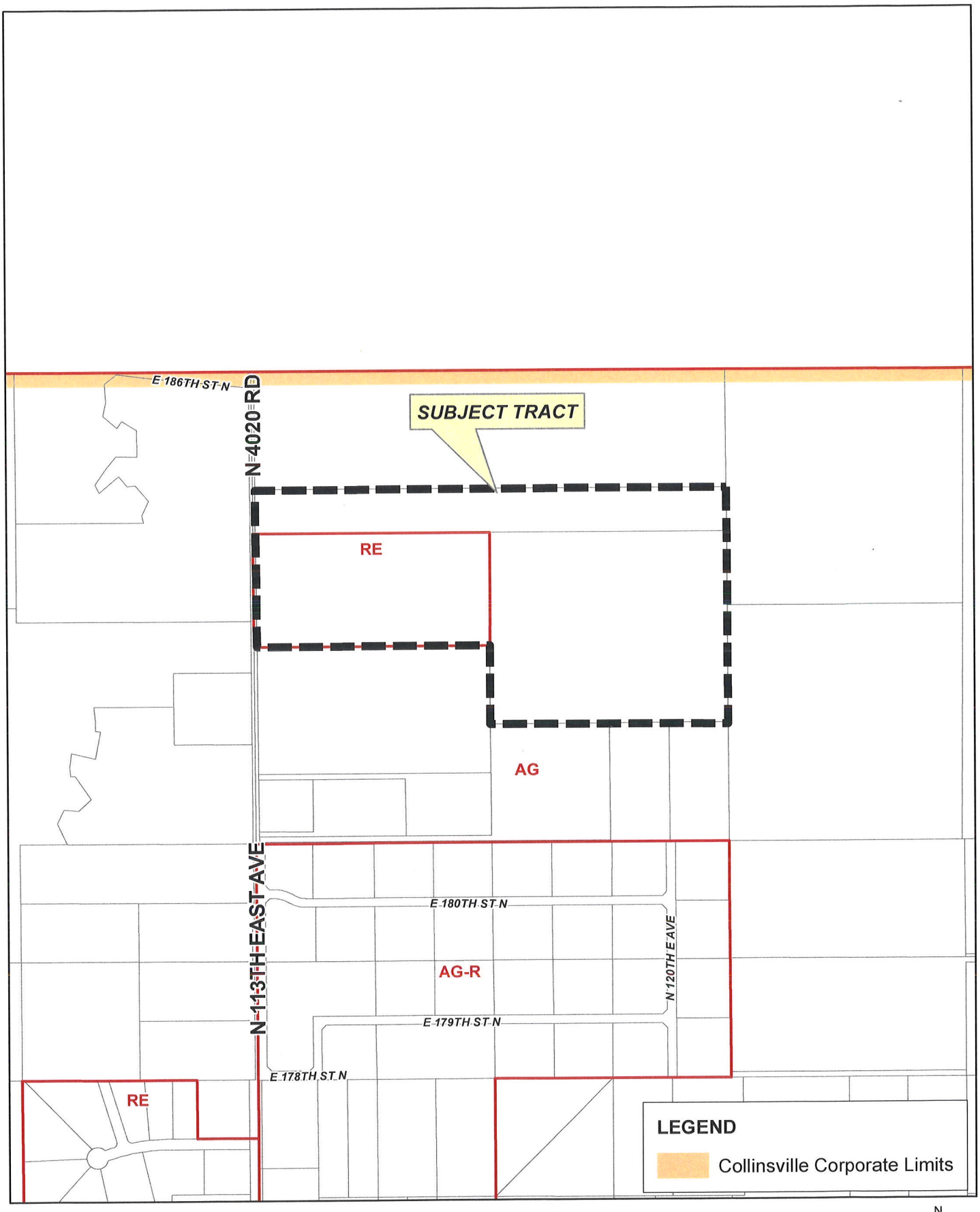

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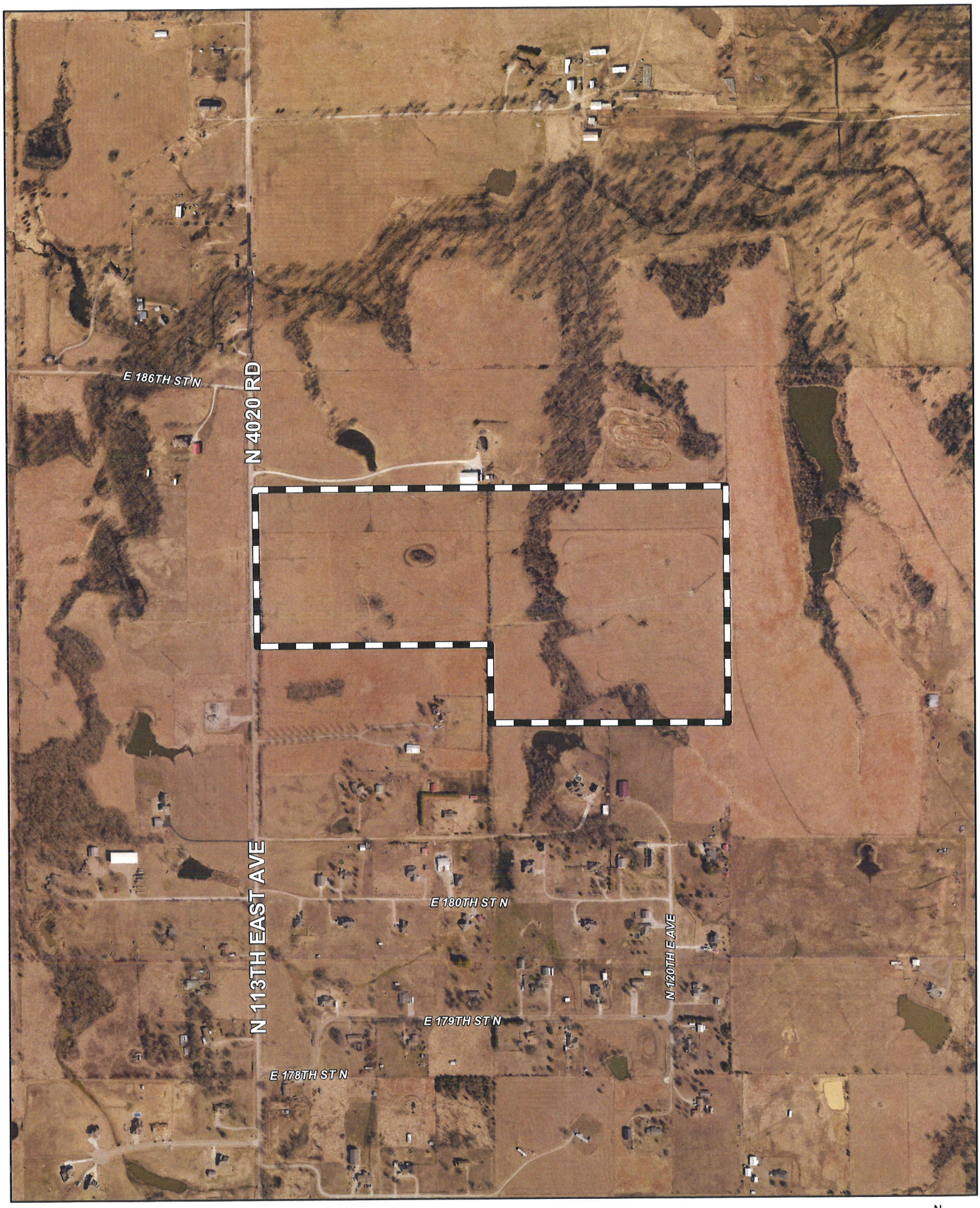

Feet
0 350 700

Subject Tract

CZ-540

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

Aerial Photo Date: 2020/2021

N

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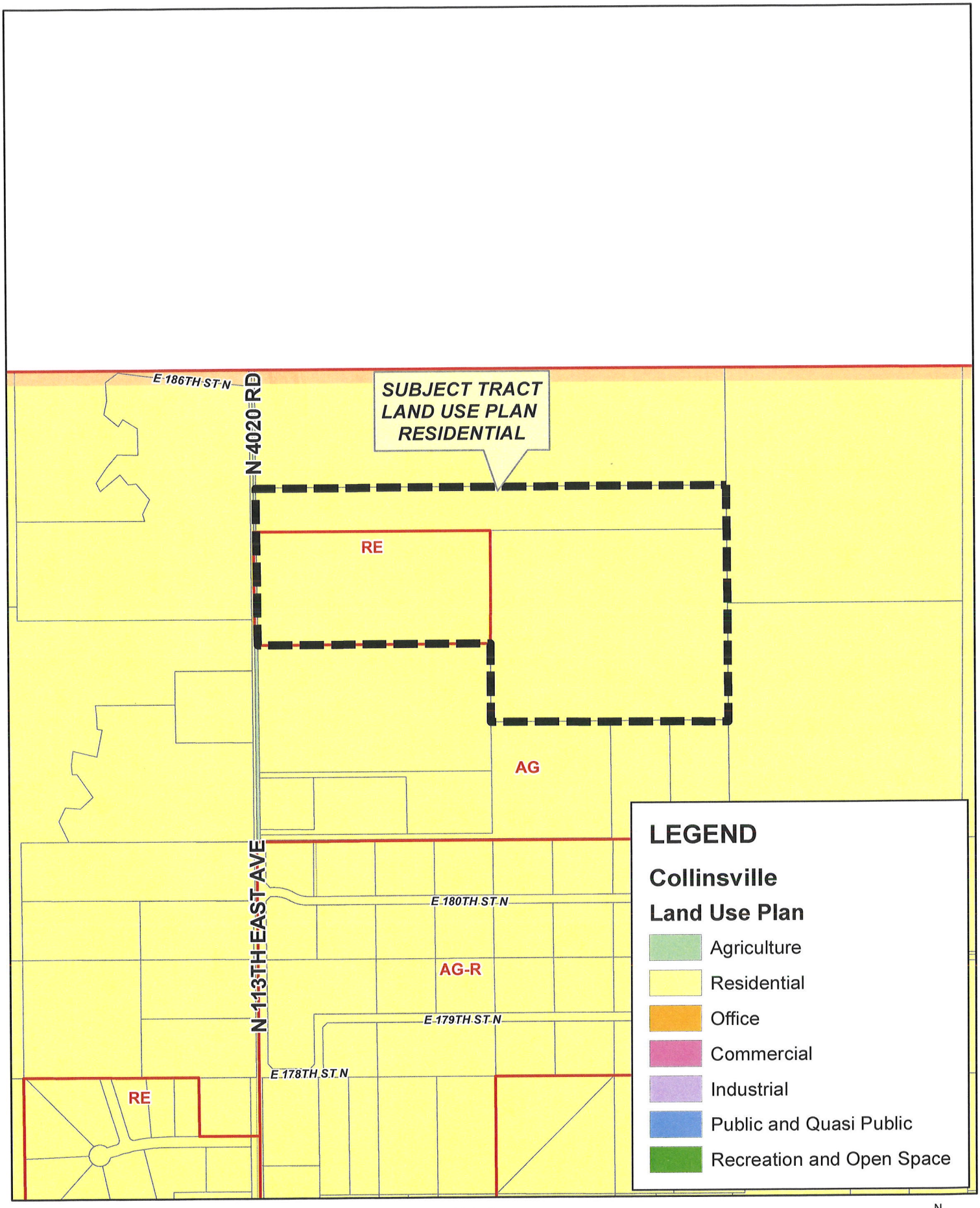

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