



Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-541
(Related to case PUD-866)

Hearing Date: May 3rd, 2023
(Continued from April 5th, 2023)

Case Report Prepared by:

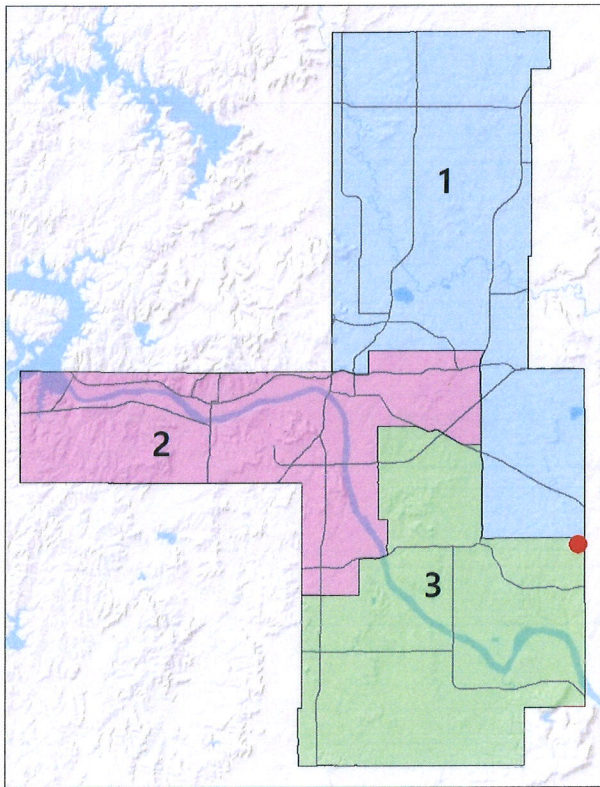
Jay Hoyt

Owner and Applicant Information:

Applicant: STP Solutions, Inc

Property Owner: Darin & Eddinah Teeman

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Present Use: Single-Family Residence

Proposed Use: Residential

Concept summary: Rezone from AG-R to RS with a PUD overlay to permit a gated single-family residential subdivision with private streets.

Tract Size: 6.27 ± acres

Location: North of the Northwest corner of East 94th Street South and South 190th East Avenue

Zoning:

Existing Zoning: AG-R

Proposed Zoning: RS/PUD-866

Comprehensive Plan:

Land Use Map: Level 1 – Rural Residential

Stability and Growth Map: N/A

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 8424

CZM: 59

County Commission District: 3

Commissioner Name: Kelly Dunkerley

5.1

SECTION I: CZ-541

DEVELOPMENT CONCEPT: The applicant is requesting to rezone from AG-R to RS to a permitted single-family subdivision with private streets. A PUD (PUD-866) is being concurrently proposed with this rezoning to establish the allowable use and the bulk and area requirements. The lots within the PUD area are intended to be a half acre minimum in size. The proposal lies within the Level 1 - Rural Residential designation of the City of Broken Arrow 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

DETAILED STAFF RECOMMENDATION:

CZ-541 is non-injurious to surrounding proximate properties and consistent with the Tulsa County Comprehensive Plan;

CZ-541 is consistent with the anticipated future development pattern of the surrounding property therefore,

Staff recommends Approval of CZ-541 to rezone property from AG-R to RS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is located in the Fenceline of the City of Broken Arrow and is designated as Level 1 - Rural Residential. The City of Broken Arrow's Comprehensive Plan was adopted as part of the Tulsa County Comprehensive Plan on October 6, 2020. The City initiated the Broken Arrow Next Comprehensive Plan with a horizon year of 2040 to create a cohesive vision that will accommodate future growth and maintain the city's high quality of life. The Plan was adopted by the Broken Arrow City Council on August 6, 2019 (Resolution Number 1255). The vision for the Broken Arrow Next Comprehensive Plan reflects the ideas, needs, and desires of community leaders, staff, and citizens. A variety of engagement techniques were utilized to develop this collective vision throughout the plan's development. Specific methods used to gather input included the creation of a Steering Committee and Technical Advisory Task Force, stakeholder interviews, four public workshops, design charrette, and an online survey.

Land Use Vision:

Land Use Plan map designation: Level 1 - Rural Residential

Level 1 represents the lowest intensity of land use in Broken Arrow. It is used primarily in the non-urbanized areas of Broken Arrow or to reflect established areas of very low-density residential development that may be expected to remain as an exception in urbanized areas. The principal uses in this level are either agriculturally related or single-family homes on large lots. A request for R-2, RS-2, or RS-3 zoning in the Level 1 may be in accordance with the Comprehensive Plan, provided the site for the rezoning request is located adjacent to an arterial street, or is part of an existing R-2, RS-2, R-3, or RS-3 area which is located adjacent to an arterial street. Due to the uses allowed in this level of

5.2

intensity, areas designated as Level 1 should generally be kept free of significant vehicular traffic generators and noisy or polluting uses. In addition, special consideration should be given to the manner in which Level 1 uses about the other levels of higher intensity.

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: S 190th E Ave does not have a designation.

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 site currently contains a single-family residence and agricultural land.

Environmental Considerations: None

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
S 190 th E Ave	None	None	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-R	Level 1 – Rural Residential	N/A	Single-Family / Agricultural
South	RE	Level 1 – Rural Residential	N/A	Single-Family / Agricultural
East	AG-R	Level 1 – Rural Residential	N/A	Single-Family / Agricultural
West	RE	Level 1 – Rural Residential	N/A	Single-Family / Agricultural

SECTION III: Relevant Zoning History

History: CZ-541 (Related to PUD-866)

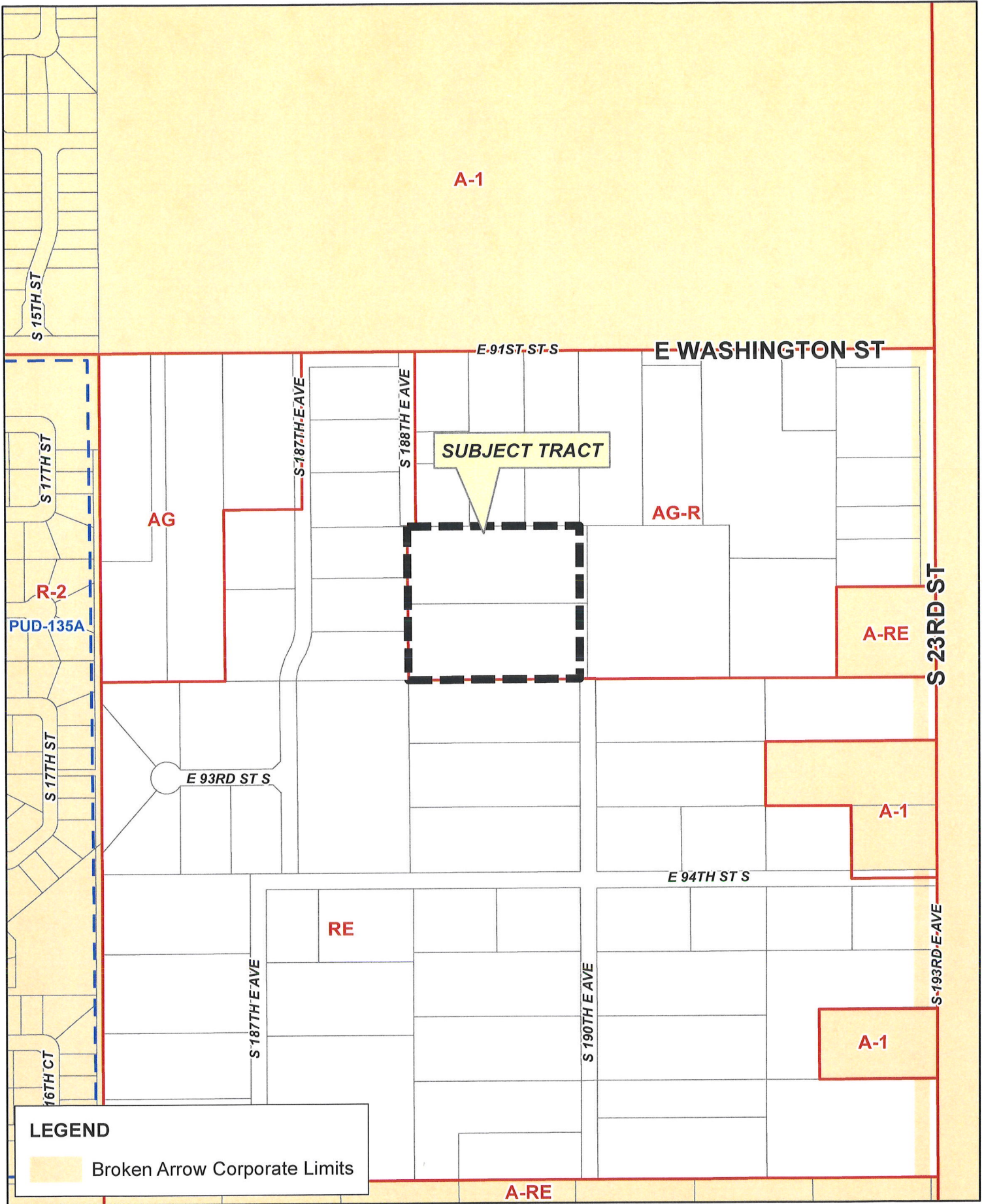
ZONING ORDINANCE: Resolution number 98254 dated September 15, 1980, established zoning for the subject property.

Surrounding Property:

CBOA-1282 August 1994: The Board of Adjustment **approved** a *Special Exception* to permit reduced minimum setback distance from oil and gas wells and related storage tanks to permit the construction of new dwelling unit, on property located at 9200 Block of South 187th East Avenue.

CBOA-1073 March 1992: The Board of Adjustment **approved** a *Variance* to permit a beauty shop in an AG-R zoned district & a *Variance* of the all-weather surface parking, on property located at 19122 East 91st Street South.

BOA-7142 September 1971: The Board of Adjustment **approved** a *Variance* for a modification of front footage requirements in an AG District to permit a lot split on property located at 18900 E. 91st St South.



A-1

SUBJECT TRACT

AG

AG-R

A-RE

A-1

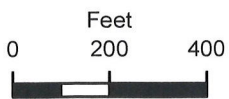
RE

A-1

A-RE

LEGEND

 Broken Arrow Corporate Limits

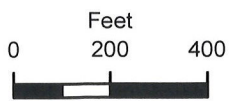


CZ-541/PUD-866

18-14 24

5.5





Subject Tract

CZ-541/PUD-866

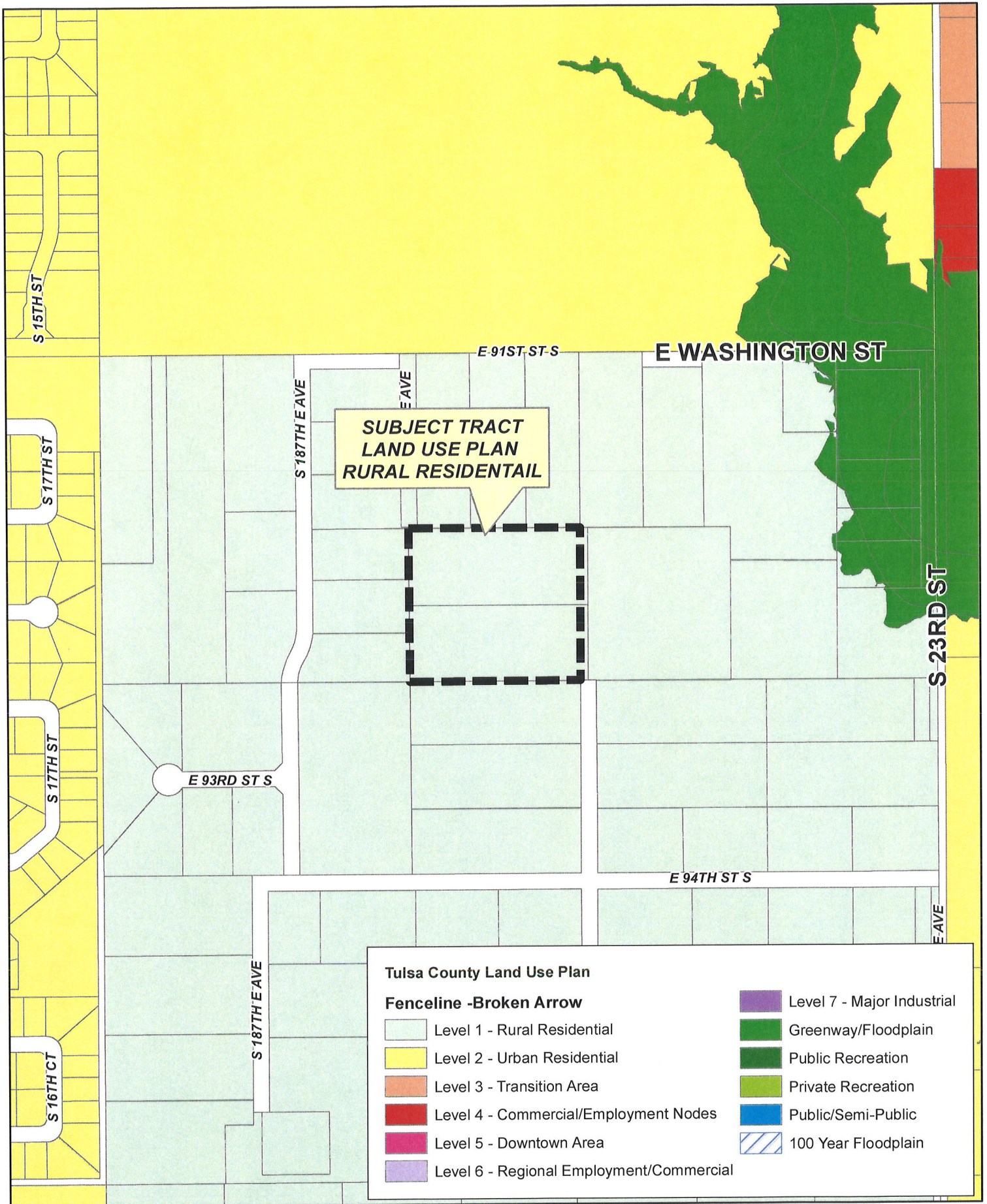
18-14 24

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

Aerial Photo Date: 2020/2021

5.6





CZ-541/PUD-866

18-14 24

