



Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-542

Hearing Date: April 19th, 2023

Case Report Prepared by:

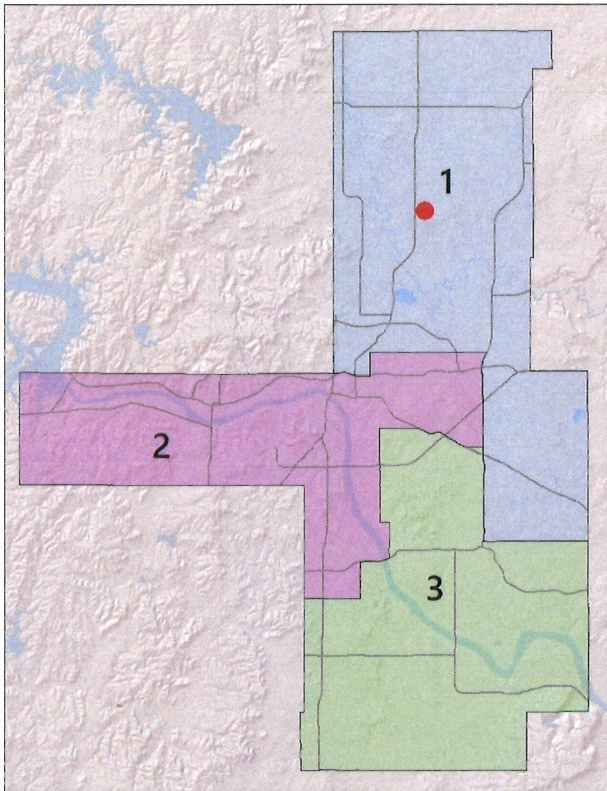
Jay Hoyt

Owner and Applicant Information:

Applicant: Tom Schick

Property Owner: HARRISON MANUFACTURING
CO INC

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



Applicant Proposal:

Present Use: vacant

Proposed Use: agricultural

Concept summary: Rezone from RE to AG to permit
agricultural uses.

Tract Size: 4.5 ± acres

Location: East of the Southeast corner of North
Yale Avenue and East 92nd Street North

Zoning:

Existing Zoning: RE

Proposed Zoning: AG

Comprehensive Plan:

Land Use Map: Rural Residential/Agricultural

Stability and Growth Map: N/A

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 1322

CZM: 17

County Commission District: 1

Commissioner Name: Stan Sallee

6.1

SECTION I: CZ-542

DEVELOPMENT CONCEPT: The applicant is proposing to rezone the subject parcels from RE to AG. The applicant intends to utilize the land for Agricultural, specifically for the raising and care of agricultural animals, which would not be allowed in the RE zoning district. The site lies within the Rural Residential/Agricultural land use designation of the North Tulsa County Land Use Plan which has been adopted as part of the Tulsa County Comprehensive Plan. This proposed rezoning would be compatible with this designation.

EXHIBITS:

- INCOG Case map
- INCOG Aerial
- INCOG Aerial (enlarged)
- Tulsa County Comprehensive Plan Land Use Map

DETAILED STAFF RECOMMENDATION:

CZ-542 is non-injurious to surrounding proximate properties;

CZ-542 is compatible with the Rural Residential Land/Agricultural Land Use designation of the Tulsa County Comprehensive Plan;

CZ-542 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends Approval of CZ-542 to rezone property from RE to AG.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The North Tulsa County area lies north of East 56th Street North and borders the Sperry and Skiatook fencelines on the west, the Collinsville fenceline on the north, and the Owasso Fenceline on the east. There is a separate portion the lies northeast of the Collinsville fenceline. The majority of the North Tulsa County Area was previously included in the North Tulsa County Comprehensive Plan (Cherokee Corridor) as a part of the Tulsa Metropolitan Comprehensive Plan. Public Input North Tulsa County is an area of about 2,100 people and roughly 750 households. The public process began with an area-wide survey which was shared throughout the area. An advisory team was formed and gave valuable information about the community and continued to submit feedback as the Future Land Use map was created for North Tulsa County.

Land Use Vision:

Land Use Plan map designation: Rural Residential/Agricultural

Land that is sparsely occupied and used primarily for farmland, agricultural uses, and single-family homes on large lots. Residential lots generally range from one-half acre or greater and may use on-site services where public utilities are not available.

Areas of Stability and Growth designation: N/A

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Transportation Vision:

Major Street and Highway Plan: E 92nd St N 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 site is currently vacant agricultural land

Environmental Considerations: None

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
E 92 nd St N	None	N/A	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	RE	Rural Residential/Agricultural	N/A	Agricultural
South	RE	Rural Residential/Agricultural	N/A	Agricultural
East	RE	Rural Residential/Agricultural	N/A	Single-Family
West	RE	Rural Residential/Agricultural	N/A	Single-Family

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SECTION III: Relevant Zoning History

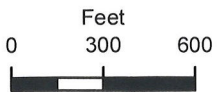
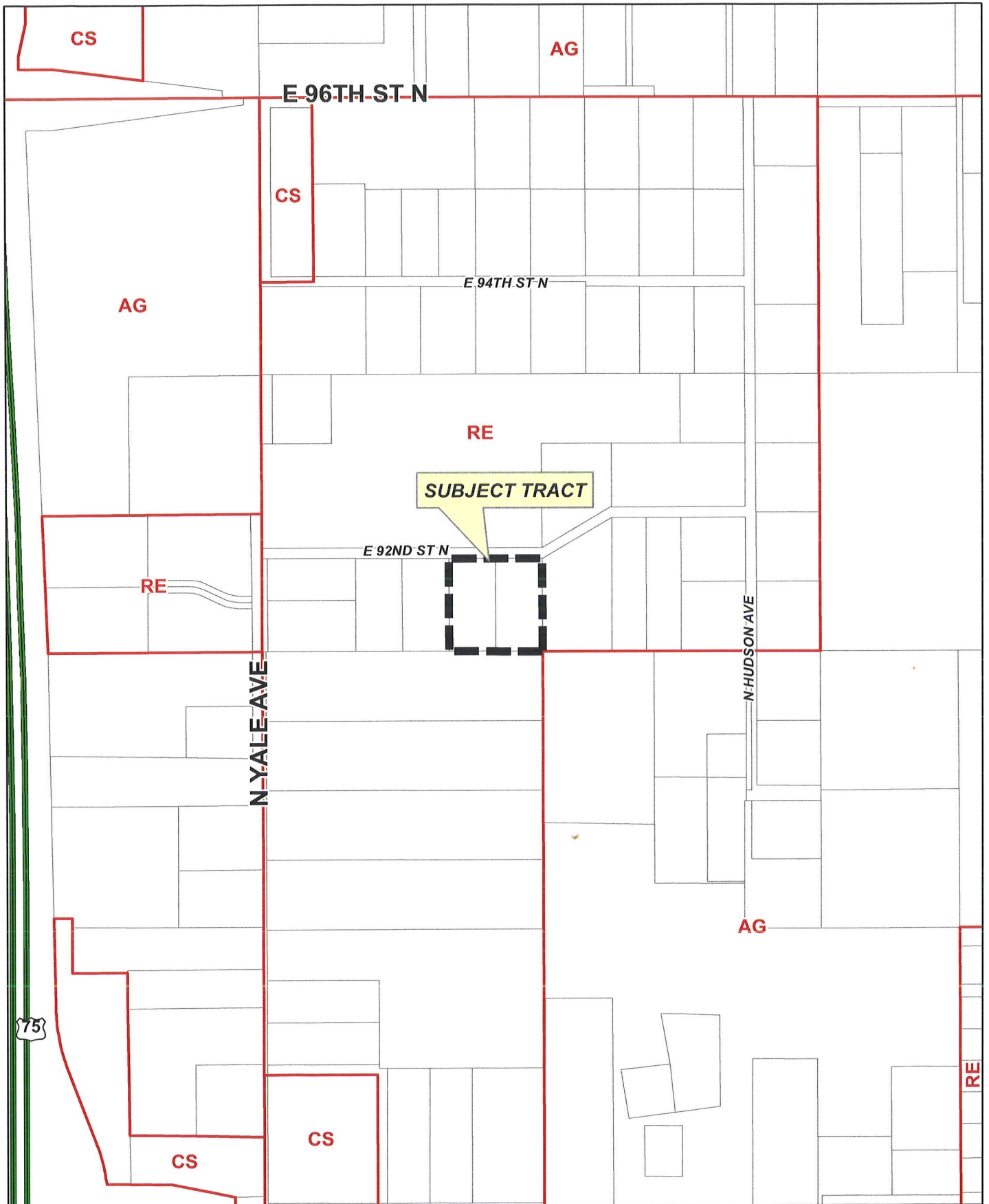
History: CZ-542

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

Surrounding Property:

CBOA-2725 December 2018: The Board of Adjustment **approved** a *Special Exception* to permit a manufactured home in an RE District & a Variance to permit two dwelling units on a single lot of record, on property located at 9029 N. Yale Ave. E.

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E 96TH ST N

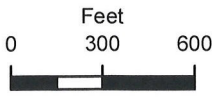
E 94TH ST N

E 92ND ST N

N YALE AVE

N HUDSON AVE

75



 Subject Tract

CZ-542

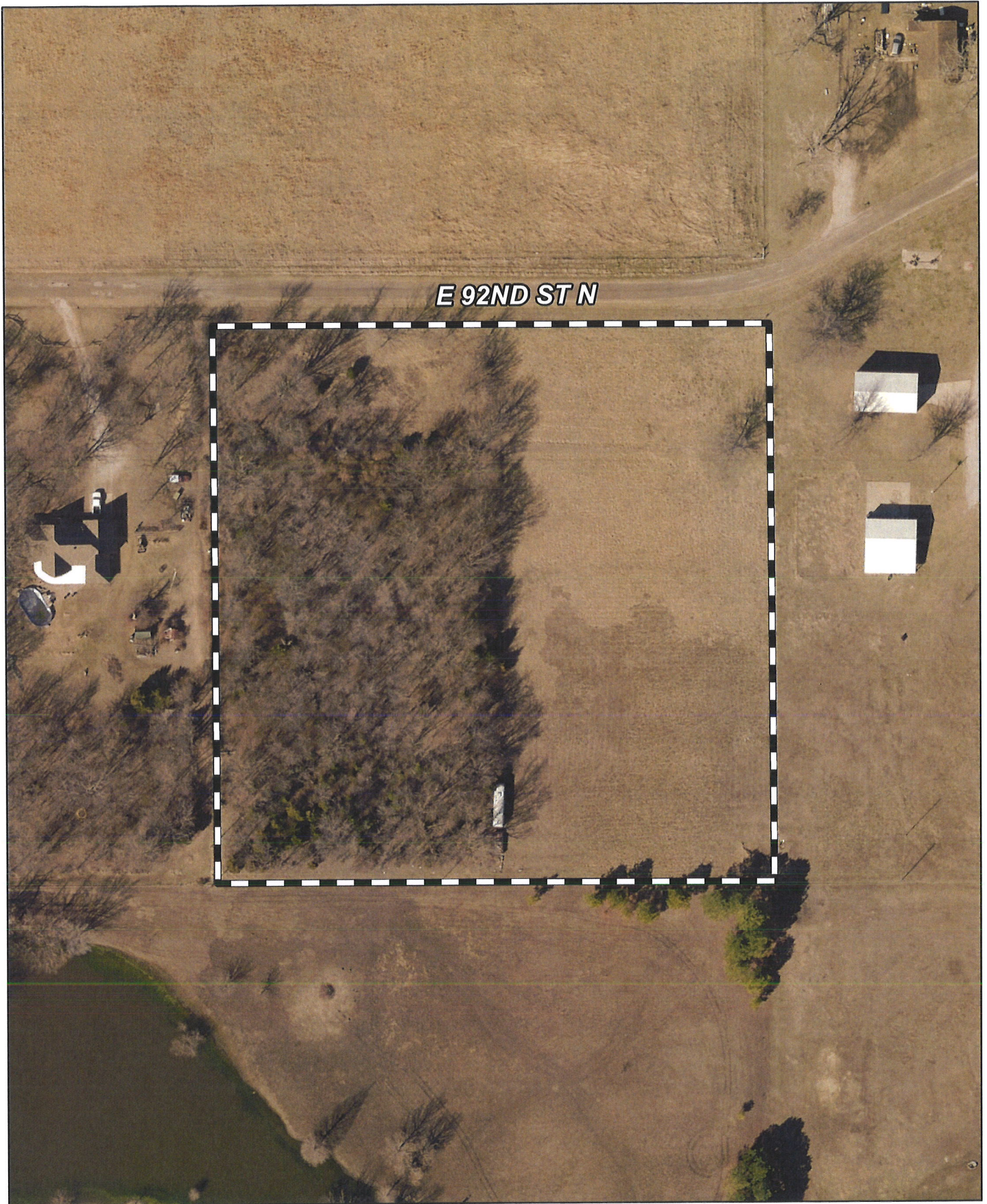
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Note: Graphic overlays may not precisely align with physical features on the ground.

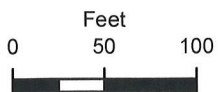
Aerial Photo Date: 2020/2021



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E 92ND ST N



 Subject Tract

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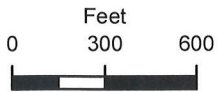
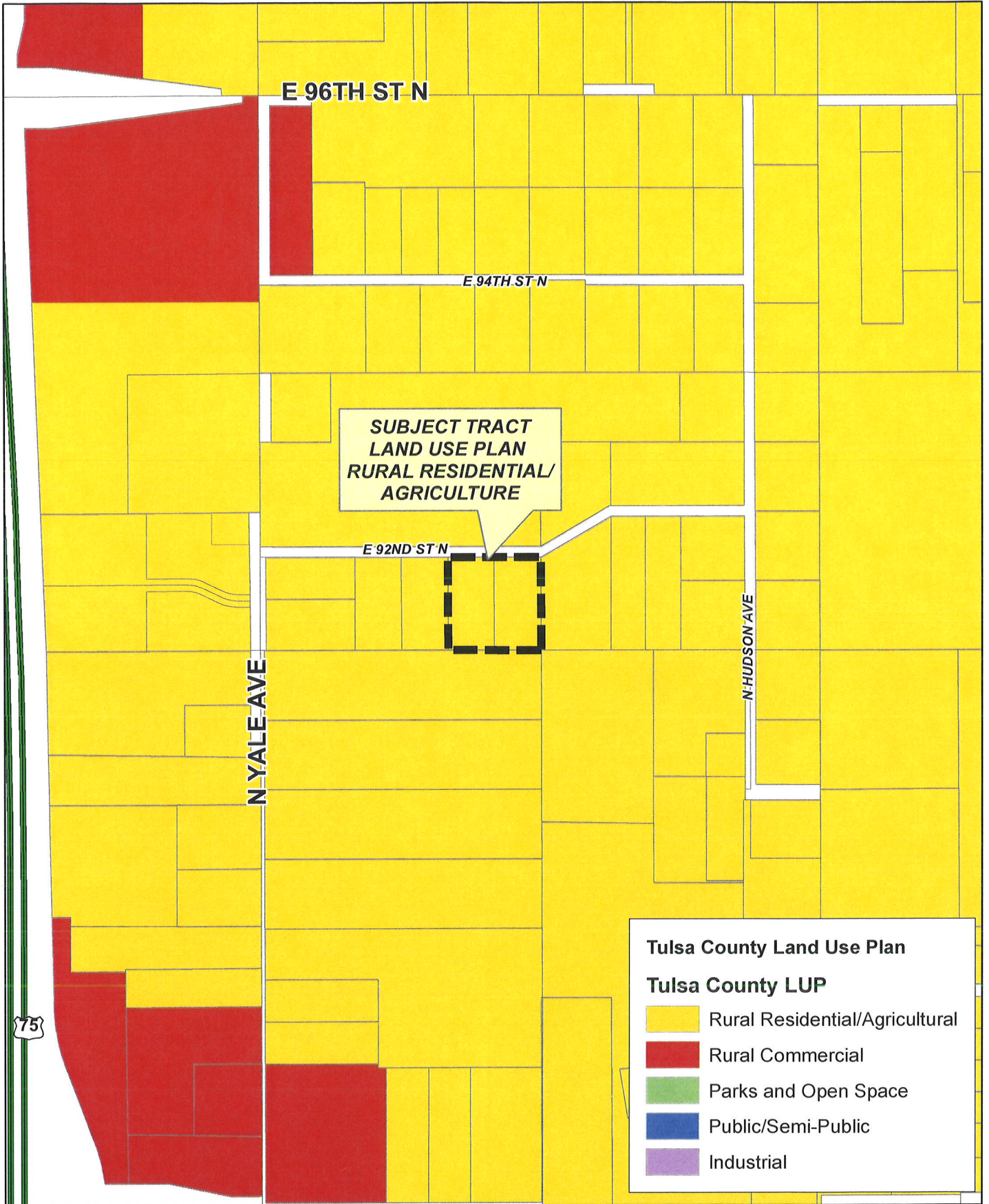
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Aerial Photo Date: 2020/2021



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