



**Tulsa Metropolitan Area  
Planning Commission**



**Case CZ-550 Staff Report**  
**Hearing Date:** January 17, 2024

**Prepared by:** Jay Hoyt  
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918-579-9476

**Owner and Applicant Information**

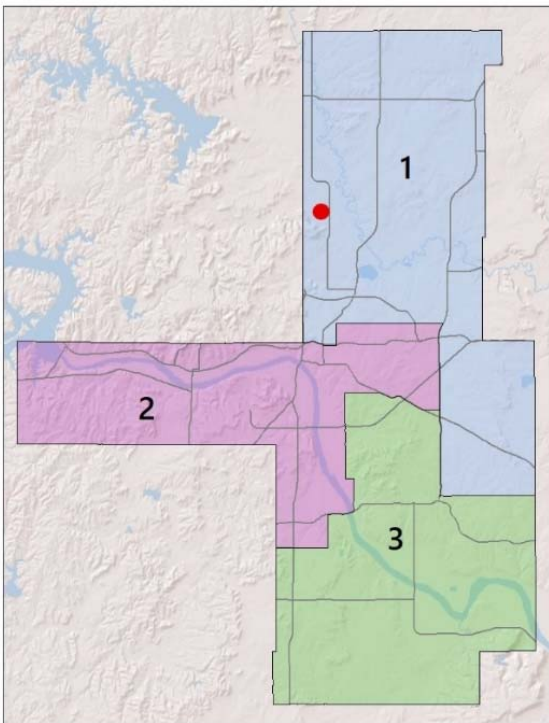
Applicant: Luz Ayuso  
Property Owner: P J B Trust

**Property Location**

West of the Southwest Corner of East 76<sup>th</sup> Street North and North Owasso Place  
Tract Size: ±2.55 acres

**Location within Tulsa County**

*(shown with County Commission districts)*



**Elected Representatives**

County Commission: District 1, Stan Sallee

**Staff Recommendation**

Staff recommends **approval**.

**Request Summary**

Rezone subject properties from RS to AG to permit agricultural animals.

**Zoning**

Existing Zoning: Residential Single-Family (RS)  
Existing Overlays: None  
Proposed Zoning: Agriculture (AG)

**Use**

Current Use: Residence  
Proposed Use: Residence with Agricultural Animals

**Comprehensive Plan Considerations**

**Land Use**

Land Use Plan: Rural Residential/Agricultural (Turley)  
Small Area Plans: None

**Transportation**

Major Street & Highway Plan: E 76<sup>th</sup> St N: Secondary Arterial  
Transit: None  
Existing Bike/Ped Facilities: Site is located adjacent to the Osage Prairie Trail  
Planned Bike/Ped Facilities: A sidewalk gap is shown on the GO Plan along E 76<sup>th</sup> St N

**Environment**

Flood Area: None  
Parks & Open Space: Site located adjacent to Osage Prairie Trail



**Detailed Staff Recommendation**

The applicant is proposing to rezone from RS to AG to permit Agricultural Animals on the subject tract.

The applicant has existing Residentially zoned land with a single-family residence and agricultural animals. They are requesting to rezone from RS to AG so that their existing animals can continue to be raised on the subject tract. Other than the land to the south designated as Industrial by the Tulsa County Comprehensive Plan the land in the general vicinity of the subject tract is designated as Rural Residential/Agricultural which the proposed rezoning would be compatible with.

Staff has reviewed the request and finds that it is non-injurious to the surrounding proximate properties and consistent with the Tulsa County Comprehensive Plan and the anticipated future development pattern of the surrounding area, therefore;

With consideration given to the factors listed herein, staff recommends **approval** of the application.

**Comprehensive Plan Considerations**

**Land Use Plan**

The subject property is designated as Rural Residential/Agricultural. Defined as *“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.”*

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	AG	Rural Residential/Agricultural	Single-Family
East	RS	Rural Residential/Agricultural	Single-Family
South	IM	Industrial	Vacant
West	AG	Rural Residential/Agricultural	Vacant/Osage Prairie Trail

**Small Area Plans**

None

**Transportation**

Major Street & Highway Plan: E 76<sup>th</sup> St N is designated as a Secondary Arterial, which includes a proposed 100 ft Right-Of-Way.

Transit: None

Existing Bike/Ped Facilities: The site is located adjacent to the Osage Prairie Trail

Planned Bike/Ped Facilities: The GO Plan shows a sidewalk gap along E 76<sup>th</sup> St N



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### **Environmental Considerations**

Flood Area: None

Parks & Open Space: The site is located adjacent to the Osage Prairie Trail.

### **Zoning History**

Resolution 98254, dated September 15 1980, established zoning for the subject property.

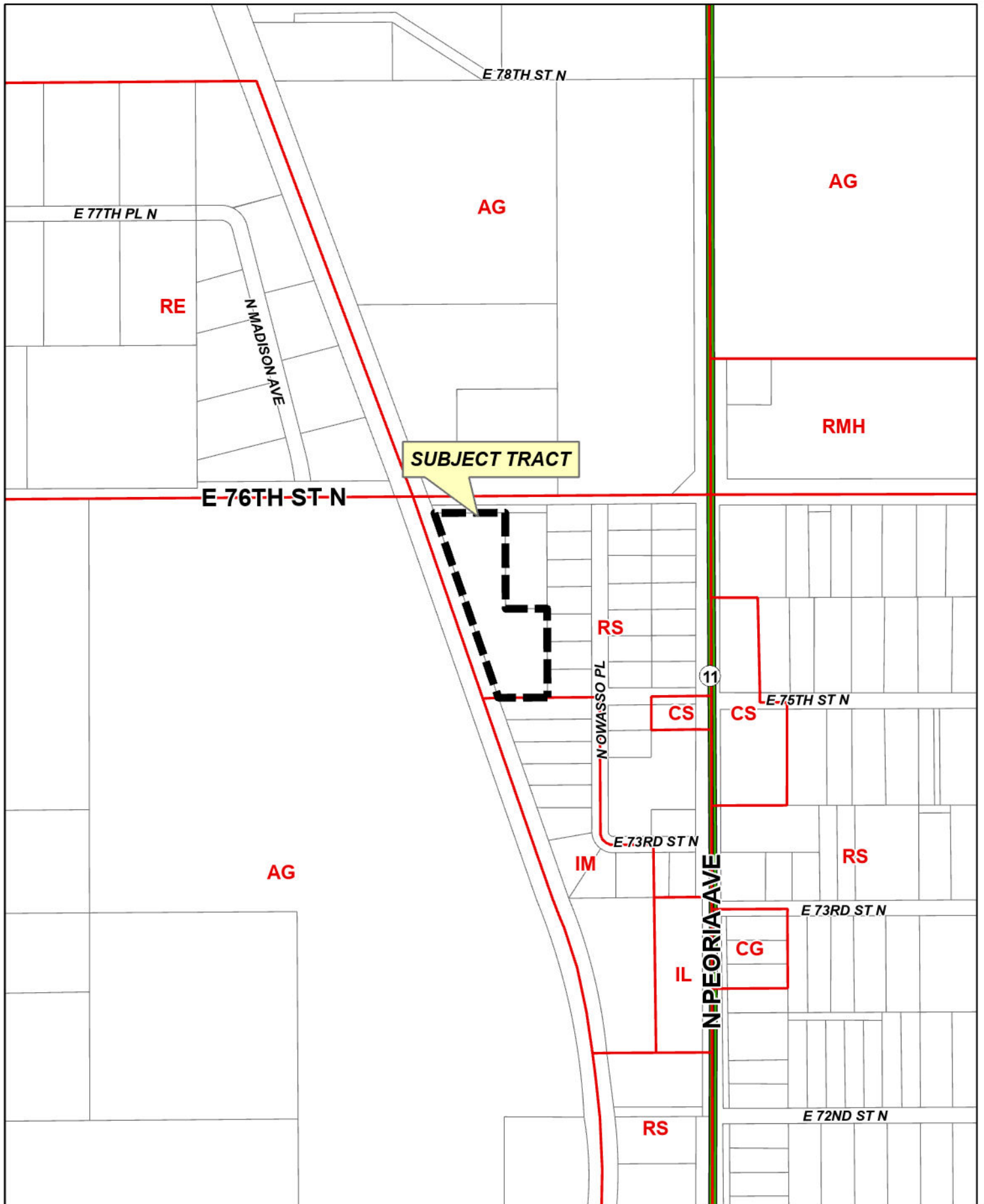
### **Exhibits**

Case map

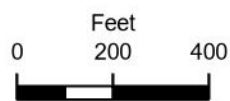
Aerial (small scale)

Aerial (large scale)

Tulsa County Comprehensive Plan Land Use Map



**SUBJECT TRACT**

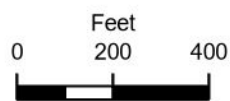


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 Subject Tract

**CZ-550**

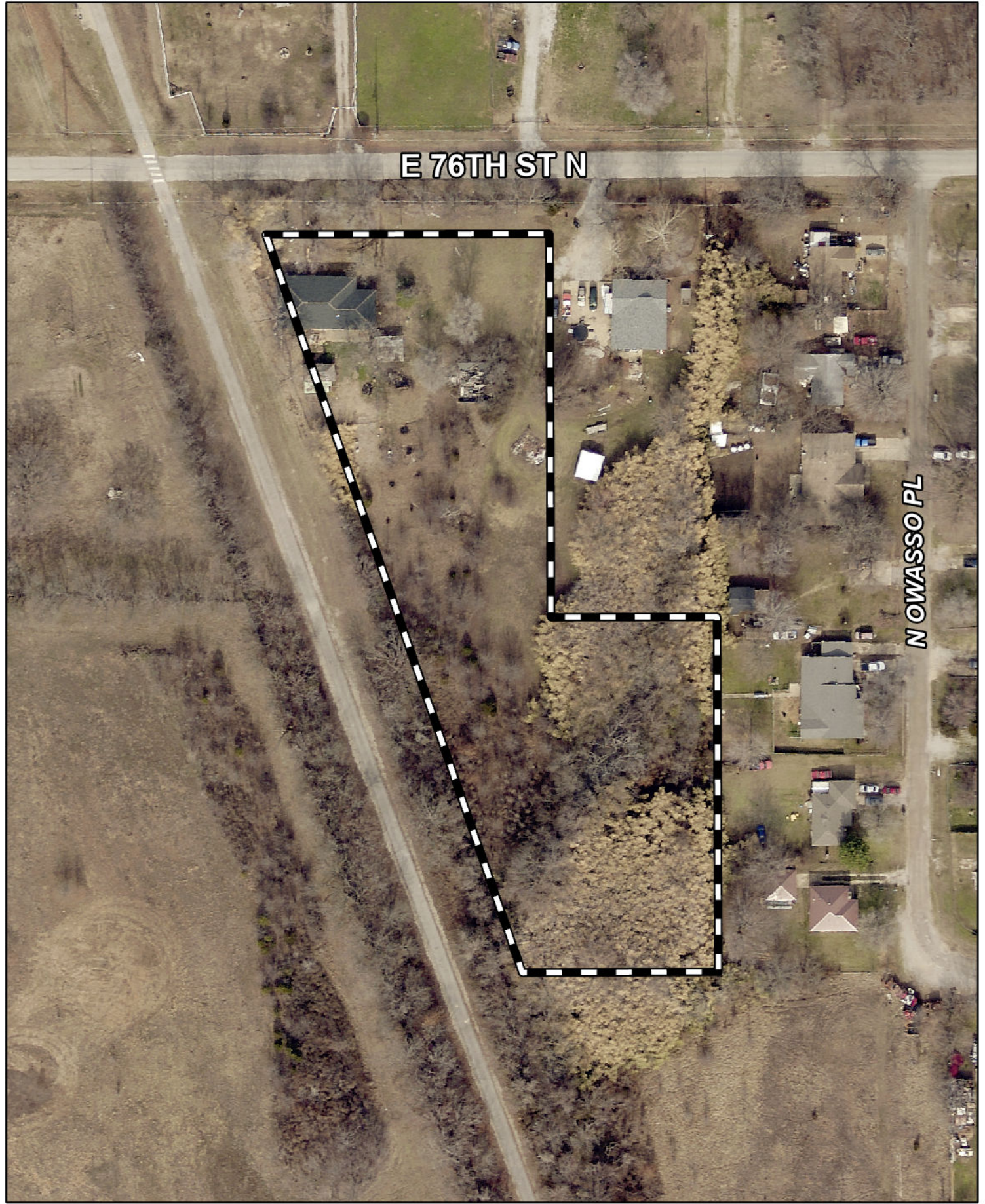
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2023

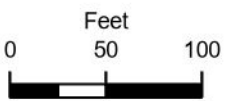


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E 76TH ST N

N OWASSO PL



 Subject Tract

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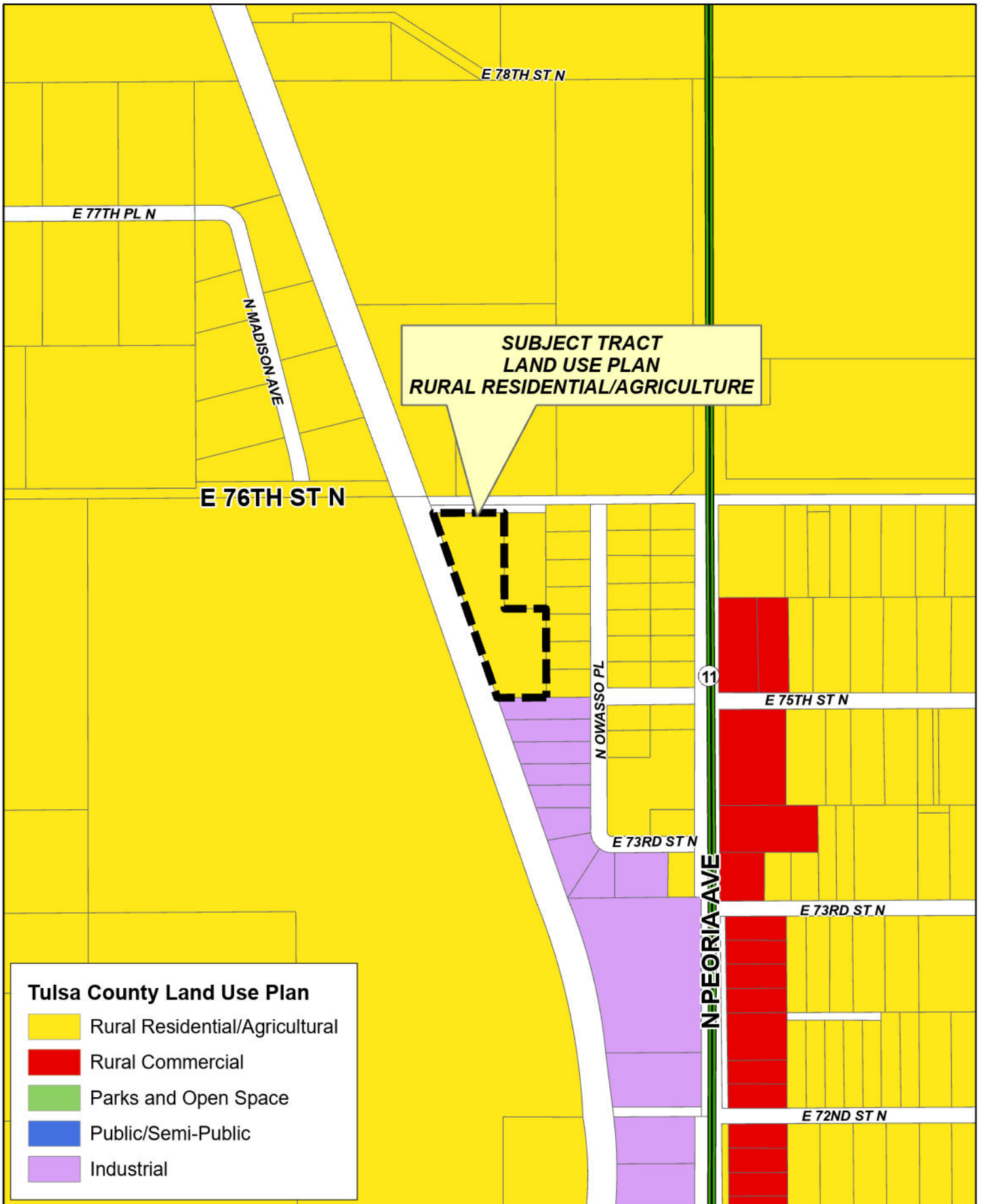
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Aerial Photo Date: 2023



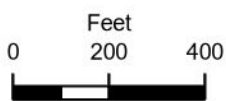
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**SUBJECT TRACT  
LAND USE PLAN  
RURAL RESIDENTIAL/AGRICULTURE**

**Tulsa County Land Use Plan**

- Rural Residential/Agricultural
- Rural Commercial
- Parks and Open Space
- Public/Semi-Public
- Industrial



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