
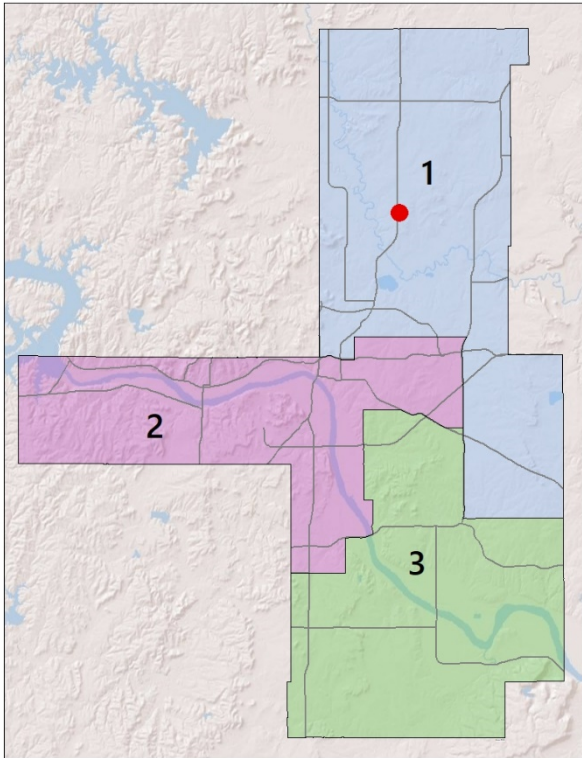


<div>Tulsa Metropolitan Area Planning Commission</div>	<div></div>	<div>Case CZ-552 Staff Report Hearing Date: April 3, 2024</div> <div>Prepared by: Jay Hoyt jhoyt@incog.org 918-579-9476</div>
<div><div>Owner and Applicant Information</div><div>Applicant: Alan Betchan Property Owner: Owasso 86<sup>th</sup> Development LLC</div><div>Property Location</div><div>Southwest Corner of East 86<sup>th</sup> Street North and North Yale Ave Tract Size: ±20.06 acres</div><div>Location within Tulsa County</div><div>(shown with County Commission districts)</div><div></div><div>Elected Representatives</div><div>County Commission: District 1, Stan Sallee</div><div>Staff Recommendation</div><div>Staff recommends <b>approval</b>.</div></div> <div><div>Request Summary</div><div>Rezone subject properties from CS to RS to permit a single-family subdivision.</div><div>Zoning</div><div>Existing Zoning: Commercial Shopping (CS) Proposed Zoning: Residential Single-Family (RS)</div><div>Use</div><div>Current Use: Vacant Proposed Use: Single-Family Residential</div><div>Comprehensive Plan Considerations</div><div>Land Use</div><div>Land Use Plan: Rural Commercial (North Tulsa County)</div><div>Transportation</div><div>Major Street &amp; Highway Plan: N Yale Ave: Secondary Arterial Transit: None Existing Bike/Ped Facilities: None Planned Bike/Ped Facilities: A sidewalk gap is shown on the GO Plan along N Yale Ave.</div><div>Environment</div><div>Flood Area: None Parks &amp; Open Space: None</div></div>		



## **Detailed Staff Recommendation**

The applicant is proposing to rezone from CS to RS to permit a residential subdivision.

The applicant intends to develop the subject tracts into a residential subdivision. A concurrent preliminary plat has also been submitted for this location, West Estates, which will establish the lots of the subdivision. The site is located within the Rural Commercial Land Use designation of the Tulsa County Comprehensive Plan. This proposal would be compatible with that designation as it is a less intense use than commercial development would be.

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 Commercial. Defined as *"This designation provides for a mix of retail and service uses that are typically needed by residents in rural areas and surrounding agricultural operations. Developments in Rural Commercial designated areas may include a mix of uses, recognizing that separation of uses is not practical in a rural setting.."*

#### Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	CS	Rural Commercial	Vacant/Commercial
East	RE/AG	Rural Residential/Agricultural / Rural Commercial	Single-Family/Church
South	RE	Rural Residential/Agricultural	Single-Family
West	RE	Rural Residential/Agricultural	Single-Family

### **Small Area Plans**

None

### **Transportation**

Major Street & Highway Plan: N Yale Ave is designated as a Secondary Arterial, which includes a proposed 100 ft Right-Of-Way.

Transit: None

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: A sidewalk gap is shown on the GO Plan along N Yale Ave.



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### **Environmental Considerations**

Flood Area: None

Parks & Open Space: None

### **Zoning History**

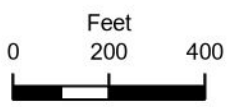
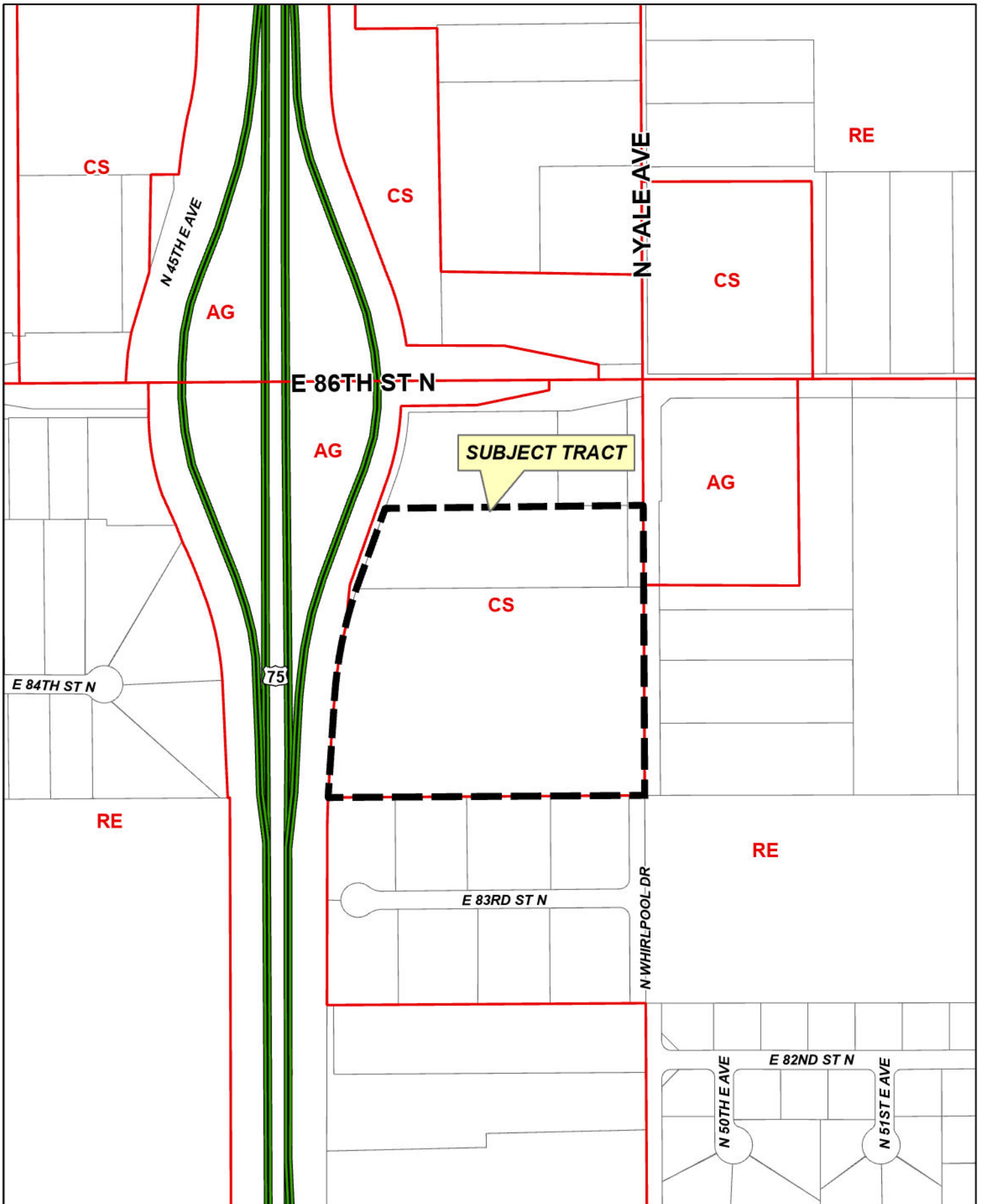
Resolution 183561, dated February 4, 2002, established zoning for the subject property.

### **Exhibits**

Case map

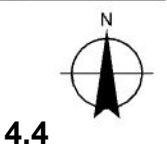
Aerial

Tulsa County Comprehensive Plan Land Use Map



**CZ-552**

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0 Feet 200 400



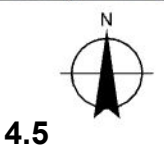
Subject  
Tract

**CZ-552**

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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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