

**Tulsa Metropolitan Area  
Planning Commission**



**Case CZ-554 Staff Report**  
**Hearing Date:** July 17, 2024

**Prepared by:** Jay Hoyt  
jhoyt@incog.org  
918-579-9476

**Owner and Applicant Information**

Applicant: C. Joseph Watt P.E.

Property Owner: Gary & Rosa Collins

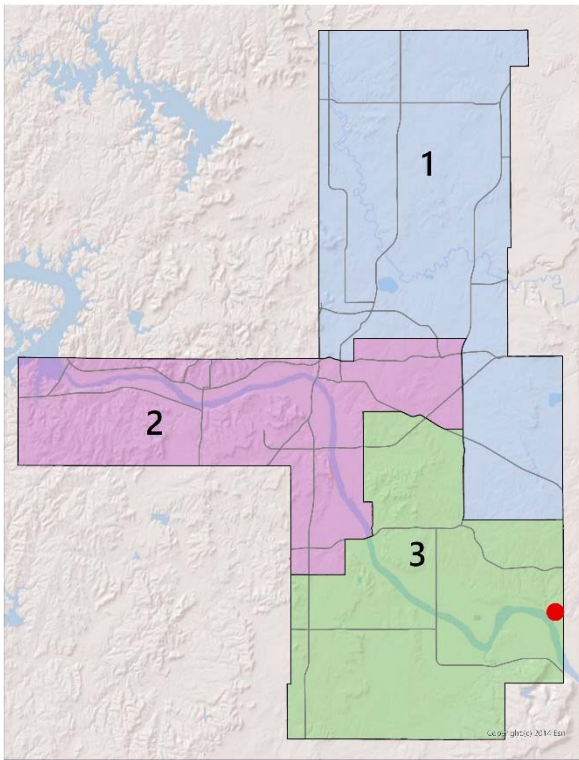
**Property Location**

West of the Southwest Corner of East 141<sup>st</sup> Street  
South and South 193<sup>rd</sup> East Avenue

Tract Size: ±40 acres

**Location within Tulsa County**

*(shown with County Commission districts)*



**Elected Representatives**

County Commission: District 3, Kelly Dunkerley

**Staff Recommendation**

Staff recommends **approval**.

**Request Summary**

Rezone subject properties from AG to RS to permit a single-family subdivision.

**Zoning**

Existing Zoning: Agriculture (AG)

Proposed Zoning: Residential Single-Family (RS)

**Use**

Current Use: Single-Family Residence/Agriculture

Proposed Use: Single-Family Residential

**Comprehensive Plan Considerations**

**Land Use**

Land Use Plan: Level 1 – Rural Residential (Broken Arrow)

**Transportation**

Major Street & Highway Plan: E 141<sup>st</sup> St S: No designation

Transit: None

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: A proposed signed bicycle route is shown on the GO Plan along E 141<sup>st</sup> St S

**Environment**

Flood Area: A portion in the SW of the lot is located within the 500-year floodplain

Parks & Open Space: None



**Detailed Staff Recommendation**

The applicant is proposing to rezone from AG 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, Ridgeview Estates, which will establish the lots of the subdivision. The site is located within the Level 1 – Rural Residential (Broken Arrow) Land Use designation of the Tulsa County Comprehensive Plan. This proposal would be compatible with that designation.

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 Level 1 – Rural Residential, defined as “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.”

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	AG (Tulsa County) A-RE/A-R-1 (Broken Arrow)	Level 2 – Urban Residential	Single-Family / Agricultural
East	AG	Level 1 – Rural Residential	Single-Family
South	AG	Level 1 – Rural Residential	Agricultural
West	AG	Level 1 – Rural Residential	Agricultural

**Small Area Plans**

None

**Transportation**

Major Street & Highway Plan: East 141<sup>st</sup> Street South does not have a designation.

Transit: None

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: A proposed signed bicycle route is shown on the GO Plan along E 141<sup>st</sup> St S



### **Environmental Considerations**

Flood Area: A portion in the SW of the lot is located within the 500-year floodplain.

Parks & Open Space: None

### **Zoning History**

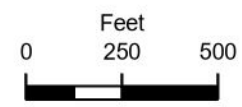
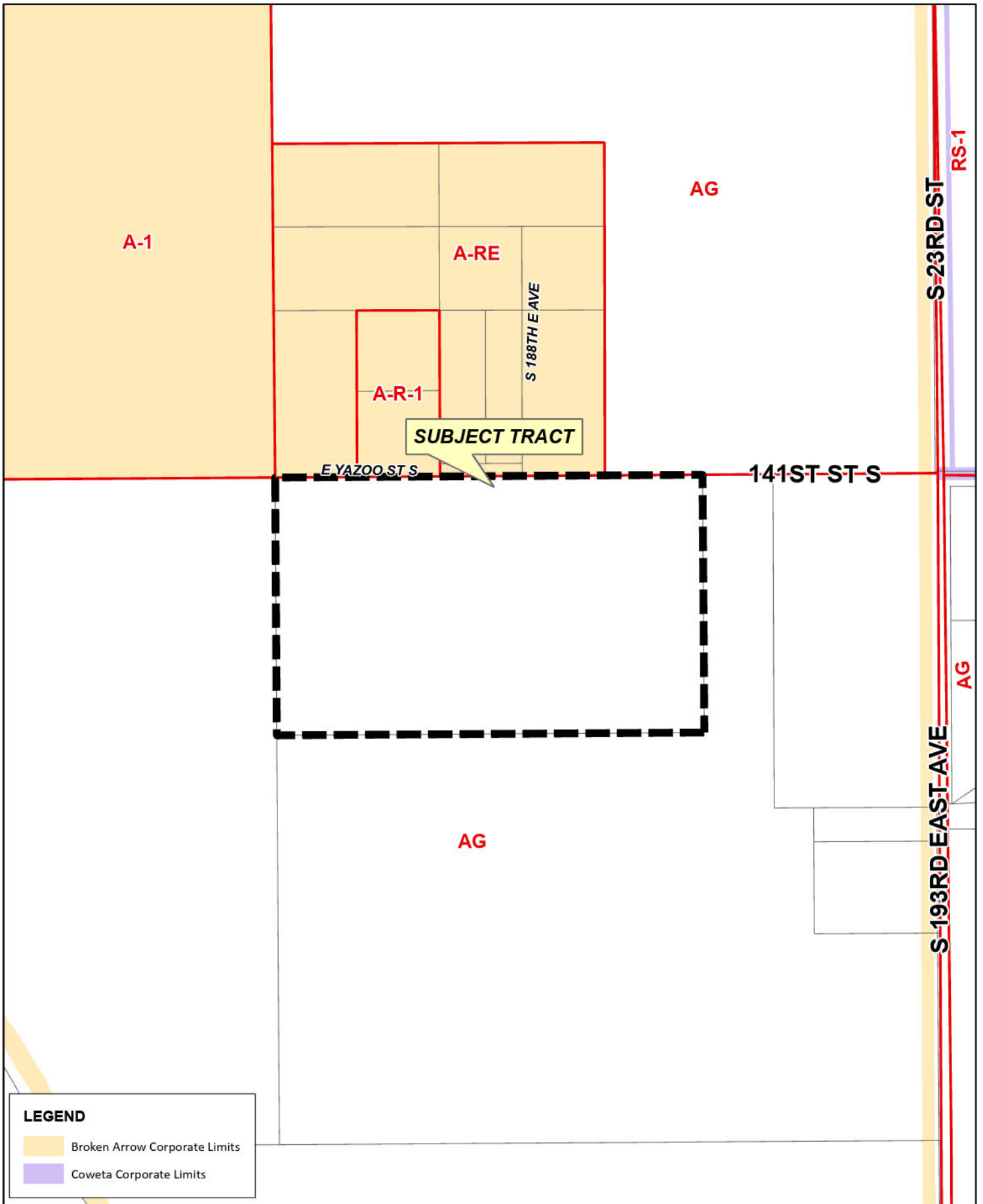
Resolution 98254, dated September 15 1980, established zoning for the subject property.

### **Exhibits**

Case map

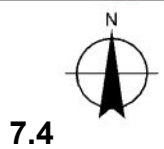
Aerial

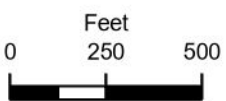
Tulsa County Comprehensive Plan Land Use Map



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Subject Tract

**CZ-554**

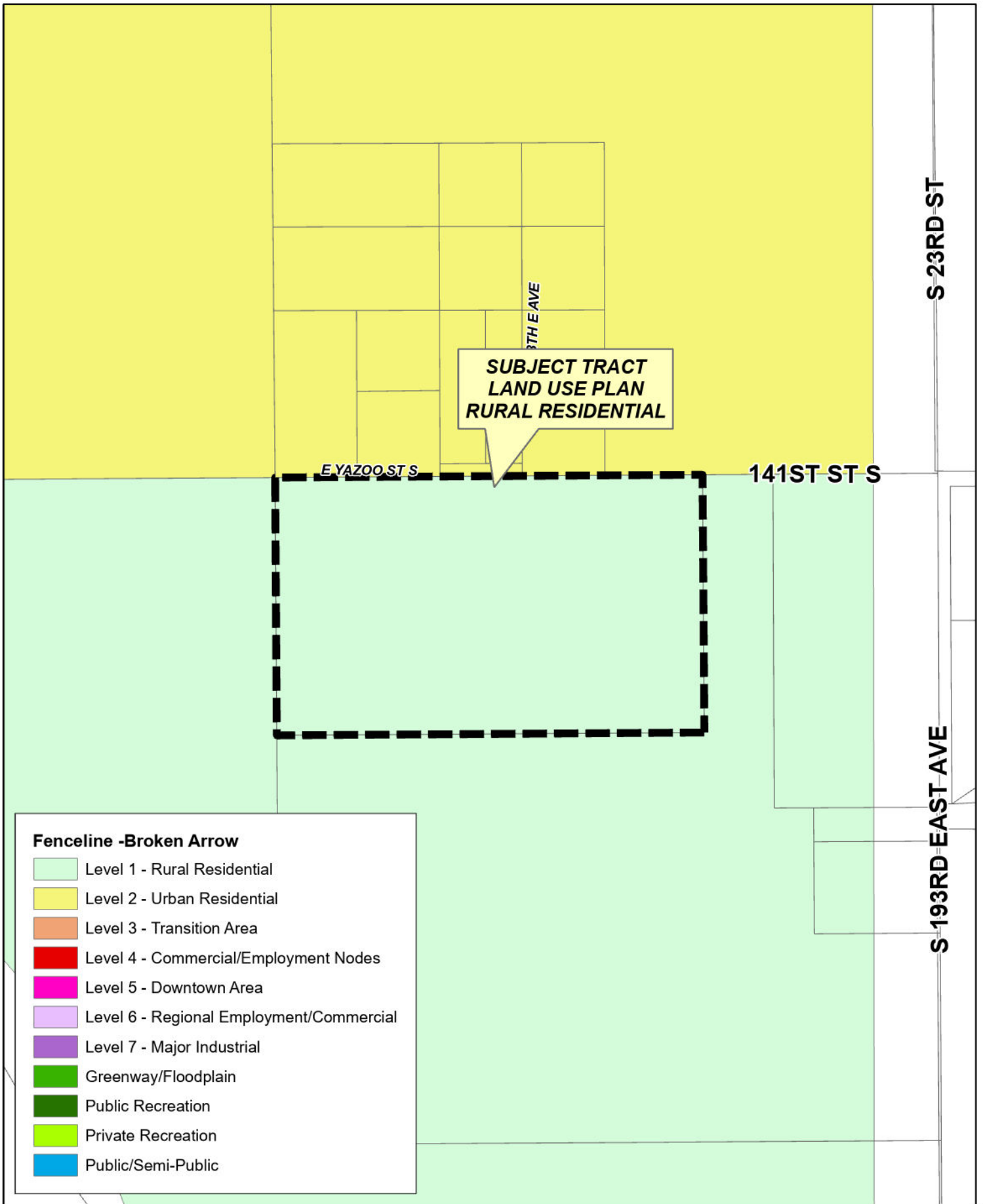
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2023



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