

**Tulsa Metropolitan Area  
Planning Commission**



**Case CZ-559 Staff Report**  
**Hearing Date:** November 6, 2024  
**Prepared by:** Jay Hoyt  
jhoyt@incog.org  
918-579-9476

**Owner and Applicant Information**

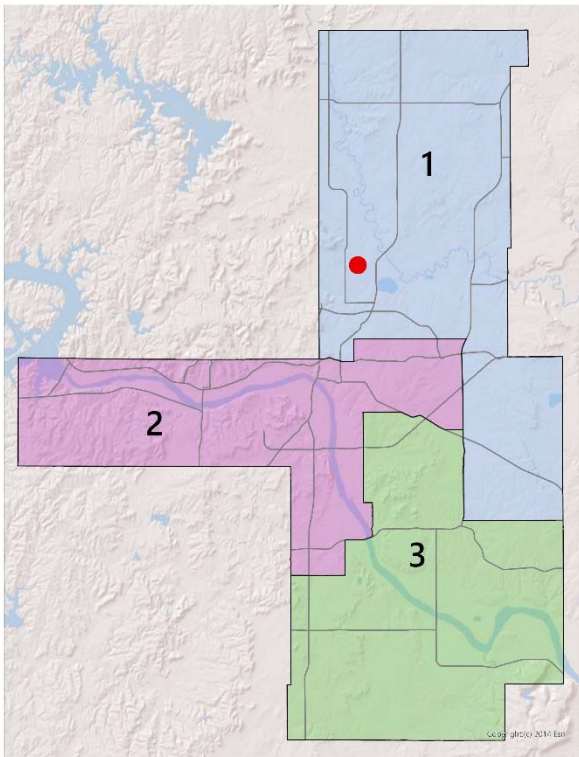
Applicant: MP Advocates  
Property Owner: Leslie & Maria Young

**Property Location**

East of the Northeast corner of East 56th Street North  
and North Utica Place  
Tract Size: ±9.32 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 AG to RM-0 to permit duplex and townhouse units.

**Zoning**

Existing Zoning: Agriculture (AG)  
Proposed Zoning: Residential Multifamily (RM-0)

**Use**

Current Use: Vacant  
Proposed Use: Residential

**Comprehensive Plan Considerations**

**Land Use**

Land Use Plan: Rural Residential/Agricultural (North Tulsa County)

**Transportation**

Major Street & Highway Plan: E 56<sup>th</sup> St N: Secondary Arterial  
Existing Bike/Ped Facilities: None  
Planned Bike/Ped Facilities: A sidewalk gap is shown along E 56<sup>th</sup> St N

**Environment**

Flood Area: None  
Parks & Open Space: None



**Detailed Staff Recommendation**

The applicant is requesting to rezone from AG to RM-0 to permit duplex and townhouse units.

The proposed duplex and townhouse units fall within the allowable uses of the RM-0 district. Per the site plan provided by the applicant, they are intending to provide a mixture of duplex houses (shown to the north and south ends) and townhouse units (shown in the center). The subject tract abuts Industrial zoning to the north as well as a small lot single-family neighborhood and commercial use to the west. The proposal lies within the Rural Residential/Agricultural designation of the Tulsa County Comprehensive Plan. This proposal is compatible with this designation.

Staff has reviewed the request and finds that it is non-injurious to the surrounding proximate properties and consistent with the 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

*“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	IL	Industrial	Industrial
East	RS	Rural Residential/Agricultural	Vacant
South	RS-3 (City of Tulsa)	Neighborhood	Single-Family
West	AG/RS	Rural Residential/Agricultural and Rural Commercial	Single-Family/Commercial

**Small Area Plans**

None

**Transportation**

Major Street & Highway Plan: E 56<sup>th</sup> St N is designated as a Secondary Arterial

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: A sidewalk gap is shown along both E 56<sup>th</sup> St N



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## **Environmental Considerations**

Flood Area: None

Parks & Open Space: None

## **Zoning History**

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

## **Exhibits**

Case map

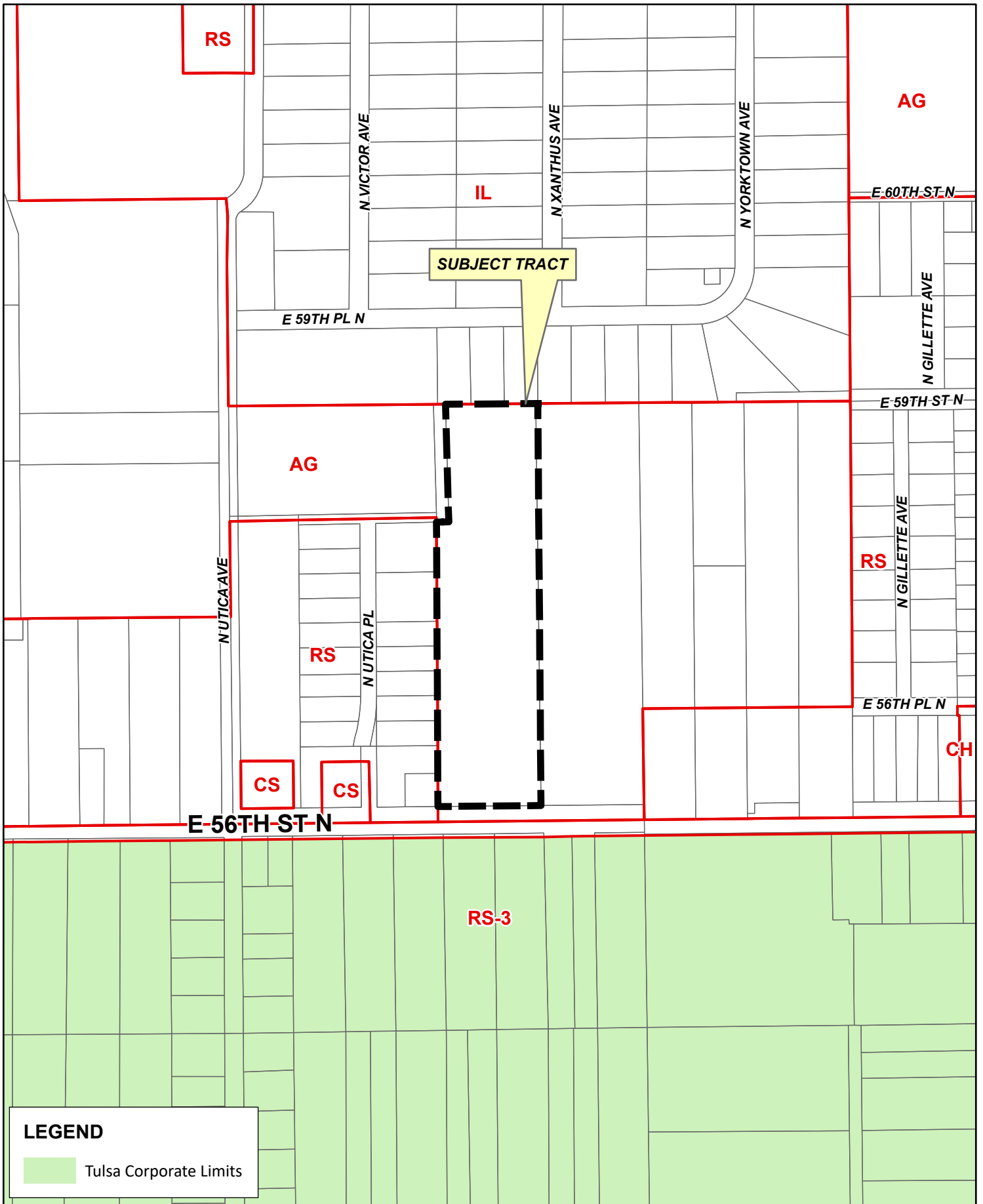
Aerial

Tulsa County Comprehensive Plan Land Use Map

Applicant Exhibits:

Survey

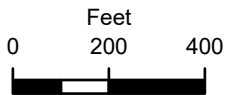
Conceptual Site Plan



SUBJECT TRACT

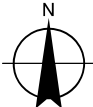
**LEGEND**

Tulsa Corporate Limits



**CZ-559**

06-2013





**SUBJECT TRACT**

**E 56TH ST N**

**N VICTOR AVE**

**N XANTHUS AVE**

**N YORKTOWN AVE**

**E 60TH ST N**

**E 59TH PL N**

**N GILLETTE AVE**

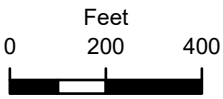
**E 59TH ST N**

**N UTICA AVE**

**N UTICA PL**

**N GILLETTE AVE**

**E 56TH PL N**



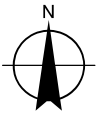
 **Subject Tract**

**CZ-559**

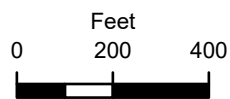
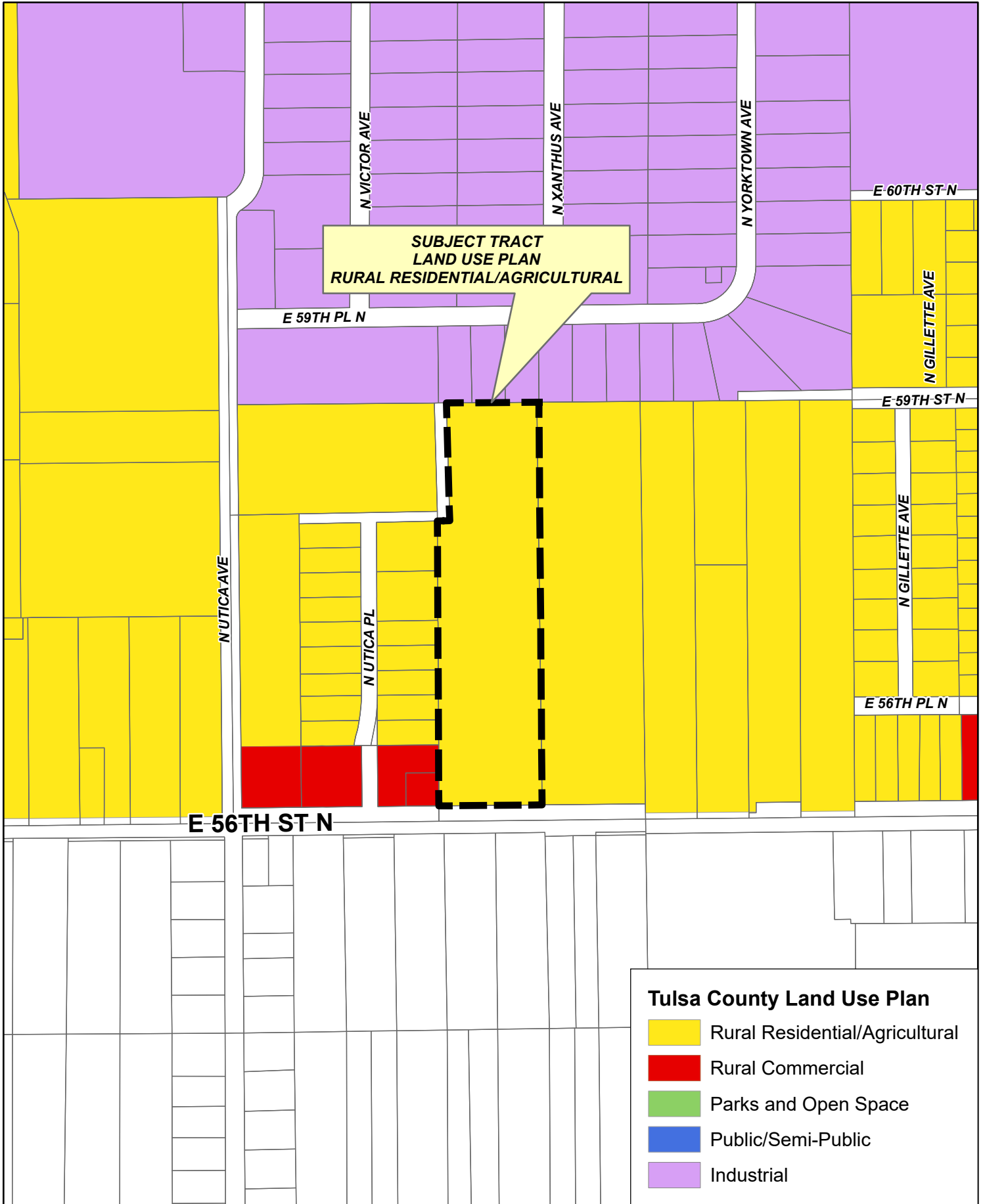
06-20-13

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

Aerial Photo Date: 2023

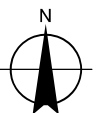


**6.5**



**CZ-559**

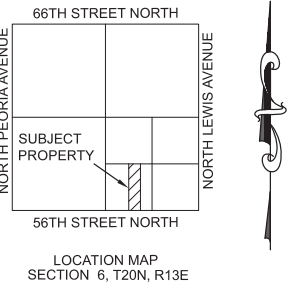
06-2013



**LEGAL DESCRIPTION PROVIDED:**  
 THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (W/2 E/2 SW/4 SE/4) OF SECTION SIX (6), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT THE WEST 40 FEET OF THE NORTH 330 FEET THEREOF, AND LESS AND EXCEPT THE SOUTH 50 FEET THEREOF FOR ROAD.

**LEGEND**

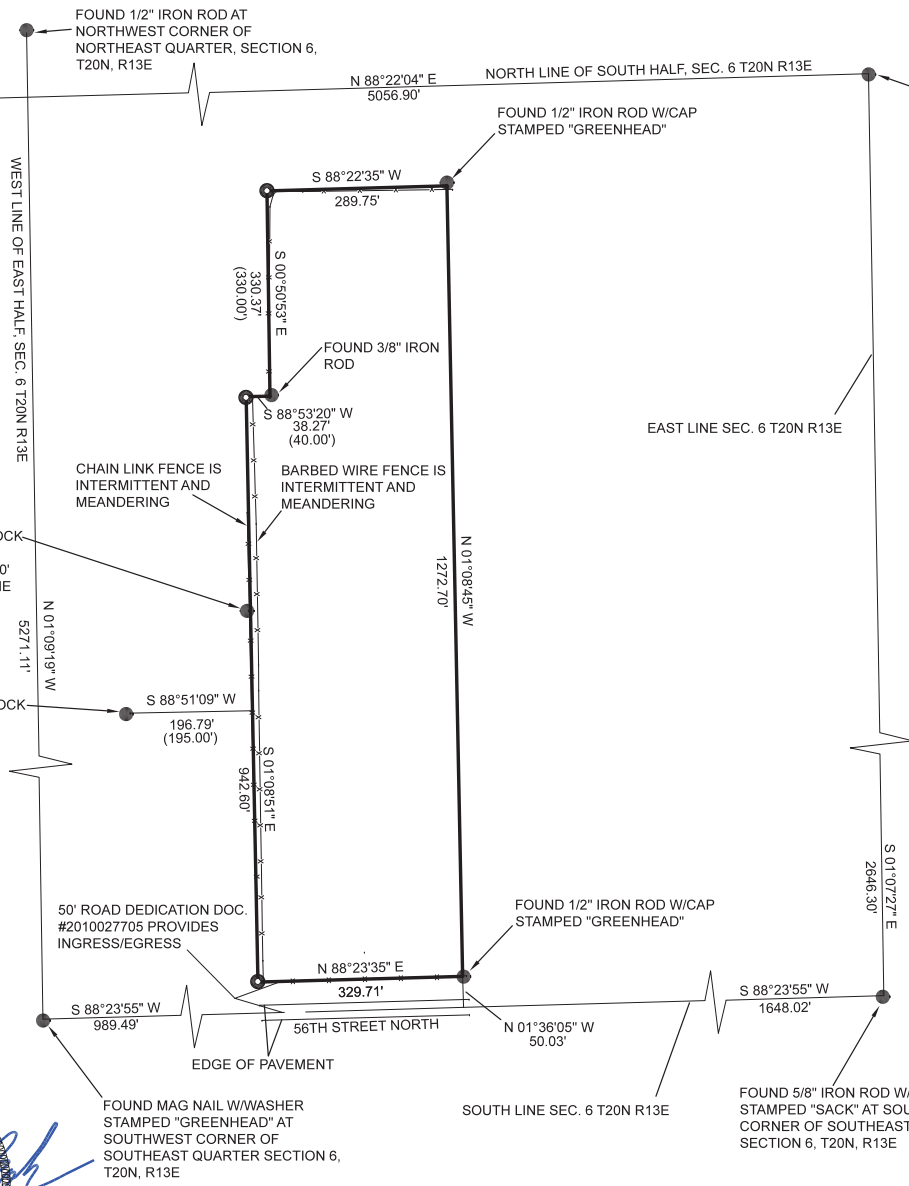
- FOUND MONUMENT
- SET 1/2" IRON PIN W/ CAP STAMPED "BAKER"
- (XX.XX) RECORD DIMENSIONS
- XX.XX' MEASURED DIMENSIONS
- PROPERTY LINE
- UNDERGROUND ELECTRIC
- GAS
- COM — UNDERGROUND COMMUNICATION
- W — WATER
- SWR — SEWER
- X — FENCE



**CERTIFICATION:**  
 I, GERALD W. BAKER, OKLAHOMA PLS #1701, DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON, IS A TRUE AND ACCURATE REPRESENTATION OF CONDITIONS FOUND AT THE TIME OF THE SURVEY, WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THIS PLAT MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR LAND SURVEYING, EFFECTIVE NOVEMBER 1, 2020. ALL FIELD WORK FOR THIS SURVEY WAS PERFORMED BETWEEN 2/21/2024 & 03/05/2024.

SIGNED MARCH 6TH, 2024  
 GERALD W. BAKER, PLS #1701  
 BAKER SURVEYING, LLC  
 4677 S. 83RD EAST AVE.  
 TULSA, OKLAHOMA 74145  
 OKLAHOMA CA #5816 EXPIRES 6/30/24  
 JERRY@BAKER-SURVEYING.COM  
 WWW.BAKER-SURVEYING.COM  
 PH 918-271-5793

MARCH 6TH, 2024



**GENERAL NOTES:**  
 BASIS OF BEARING FOR THIS SURVEY IS ASSUMED NORTH BASED UPON A WELL ESTABLISHED LINE. THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 6 TOWNSHIP 20 NORTH, RANGE 13 EAST, IS ASSUMED TO HAVE A BEARING OF S 88°23'55\"/>

ALL UNITS ARE U.S. SURVEY FEET  
 NO EFFORT TO LOCATE ANY UNDERGROND UTILITIES WERE MADE.

ALL FENCES SHOWN ALONG NORTH AND WEST PROPERTY LINES ARE INTERMITTENT AND MEANDERING

**SURVEYOR'S NOTE:**  
 THE FOLLOWING FOUND IN TITLE COMMITMENT #24062, DATED 01/26/2024:  
 DOES AFFECT THE PROPERTY:  
 • #12 BK 1445 PG 45 MAY AFFECT SUBJECT PROPERTY, HOWEVER LEGAL DESCRIPTION IS TOO AMBIGUOUS TO DETERMINE  
 • #13 BK 1445 PG 36 MAY AFFECT SUBJECT PROPERTY, HOWEVER LEGAL DESCRIPTION IS TOO AMBIGUOUS TO DETERMINE  
 • #14 BK 1169 PG 399 MAY AFFECT SUBJECT PROPERTY, HOWEVER LEGAL DESCRIPTION IS TOO AMBIGUOUS TO DETERMINE  
 • #15 BK 1266 PG 531 MAY AFFECT SUBJECT PROPERTY, HOWEVER SUBJECT DOCUMENT IS ILLEGIBLE  
 • #16 DOC. #2010027705 PROVIDES INGRESS/EGRESS AS SHOWN

**SURVEYOR'S BOUNDARY NOTE:**  
 SURVEYOR FOUND CORNER MONUMENTS INSIDE CARR ADDITION THAT CONFLICT WITH SECTION BREAK-DOWN PER BLM MANUAL. BOUNDARY SHOWN HEREON IS BASED UPON SECTION BREAK-DOWN. ALL FOUND CONFLICTING CORNER MONUMENTS ARE SHOWN.

<b>BOUNDARY SURVEY</b> PART OF W/2 E/2 SW/4 SE/4 SECTION 6, T20N, R13E, I.M., TULSA COUNTY, OK	
DATE: MARCH 6TH, 2024	 4677 SOUTH 83RD EAST AVE. TULSA, OK 74145 CA #5816 Expires 6/30/24
SCALE: 1"=200'	
DWG BY: GB	
CHECKED BY: RH	
MAPPING PROJECTION: OK-NORTH	
DRAWING #: 001	REVISION
JOB #:	1

REVISED 03/06/2024 REVISED BEARING ON NORTH LINE



SHEET 1 OF 1

# SITE PLAN

