

**Tulsa Metropolitan Area  
Planning Commission**



**Case CZ-567 Staff Report**

**Hearing Date:** July 16, 2025  
Continued from June 18, 2025, and July 16, 2025

**Prepared by:** Kendal Davis  
kdavis@incog.org  
918-579-9485

**Owner and Applicant Information**

Applicant: Monty Bradford

Property Owner: Monty Bradford

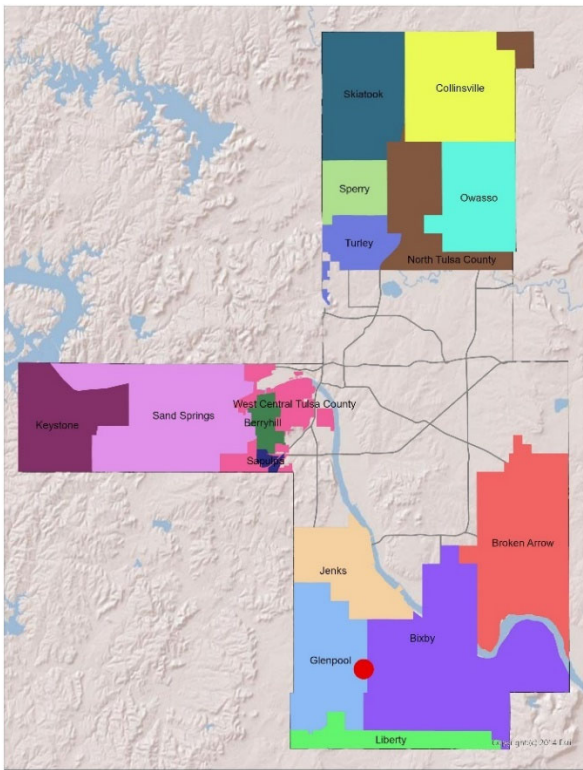
**Property Location**

Northwest corner of W 161st. St South and S Elwood Ave

Tract Size: ± 5 acres

**Location within Tulsa County**

*(shown with comprehensive plan areas)*



**Elected Representatives**

County Commission: District 3, Kelly Dunkerley

**Staff Recommendation**

Staff recommends **Approval of CS.**

**Request Summary**

Rezone 5 acres from AG to CS

**Zoning**

Existing Zoning: Agriculture (AG)

Proposed Zoning: CS (Commercial Shopping)

**Use**

Current Use: Residential

Proposed Use: Commercial

**Comprehensive Plan Considerations**

**Land Use**

Land Use Plan: Suburban Commercial (Glenpool)

**Transportation**

**Major Street & Highway Plan:**

S Elwood Ave: Secondary Arterial

W 161<sup>st</sup> St S: Secondary

Transit: None

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

**Environment**

Flood Area: None

Parks & Open Space: None



**Detailed Staff Recommendation**

The applicant is proposing to rezone approximately 5 acre tract. The intent is to rezone this portion from AG (Agricultural)

The subject property lies within the rural land use designation of the Tulsa County Comprehensive Plan, which aligns with the City of Glenpool Comprehensive Plan, as adopted by reference. According to this designation, the intersection of W 161st St S and S Elwood Ave is identified as **Suburban Commercial**, which envisions neighborhood- or community-scale commercial development characterized by reduced site coverage and enhanced integration of green and open space, differentiating it from more auto-oriented commercial forms.

Upon consultation with the City of Glenpool,

Further, approval of this rezoning would need platting of the parcel. At the time of platting, right-of-way dedications and other public infrastructure requirements would apply, which may further reduce the net acreage available, potentially making the intended residential development noncompliant with zoning standards.

**Comprehensive Plan Considerations**

**Land Use Plan**

The subject property is designated as: Suburban Commercial

Designation Description: This designation involves commercial developments, whether at a neighborhood or community scale, that stand apart from most auto oriented contemporary development through reduced site coverage and other design elements that move a site into the suburban range of the community character spectrum relative to sites where "gray" spaces predominate over "green" and open spaces.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	AG	Suburban Commercial	Single-Family
East	AG	Suburban Commercial	Vacant
South	AG	Suburban Commercial	Single-Family
West	AG	Suburban Commercial	Single-Family
South East	AG	Suburban Commercial	Vacant



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**Small Area Plans:** None

**Transportation**

Major Street & Highway Plan: S Elwood Ave: Secondary Arterial / W 161<sup>st</sup> St S: Secondary Arterial

Transit: None

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

**Environmental Considerations**

Flood Area: None

Parks & Open Space: None

**Exhibits**

- Case map
- Aerial
- Tulsa County Comprehensive Plan Land Use Map



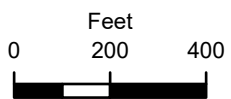
**SUBJECT TRACT**

**SELWOOD AVE**

**W 161ST ST S**

**E 161ST ST S**

**W 164TH PL**

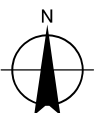


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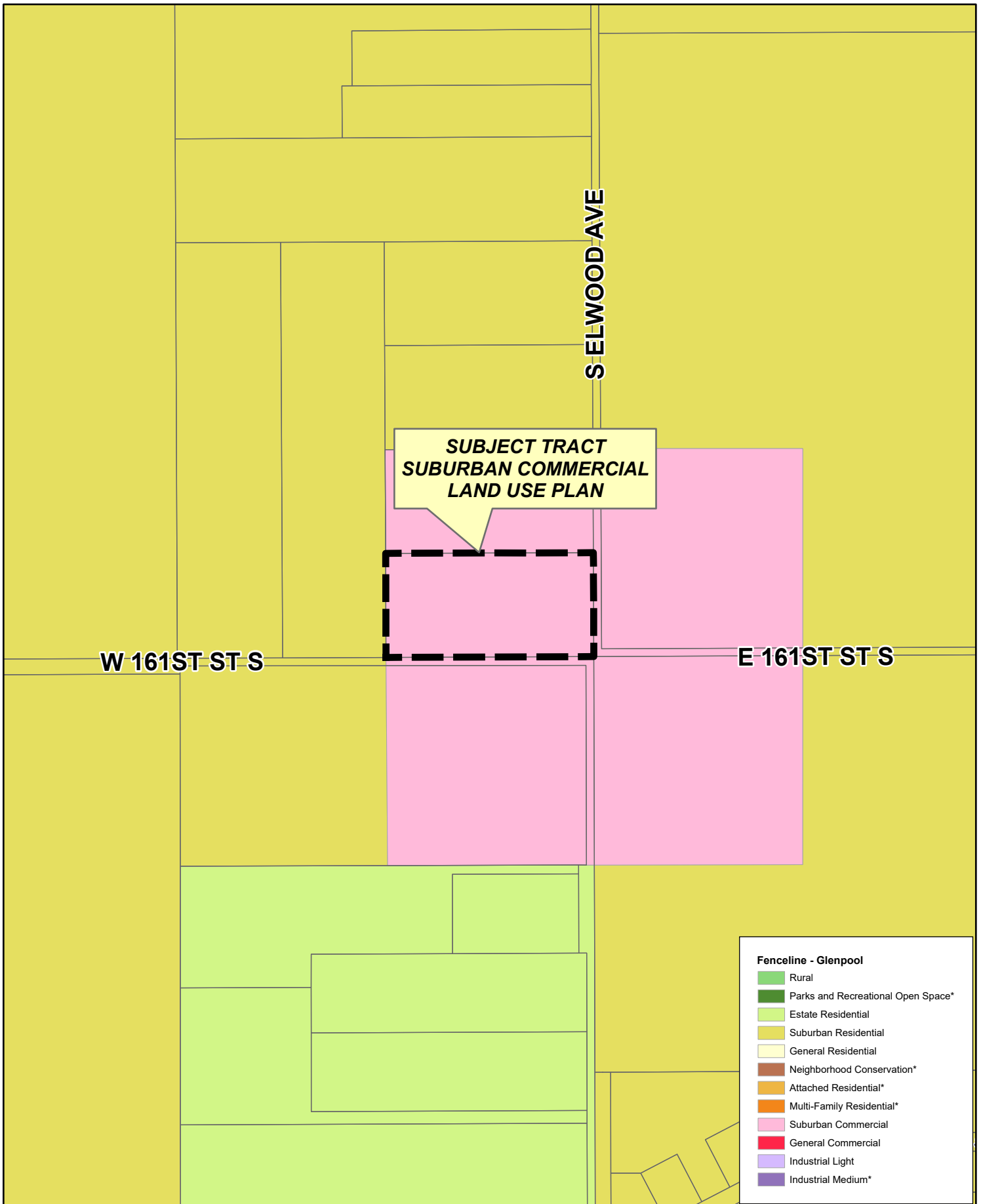
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*Note: Graphic overlays may not precisely align with physical features on the ground.*

Aerial Photo Date: 2023



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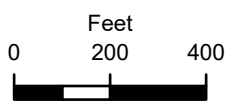
**SUBJECT TRACT  
SUBURBAN COMMERCIAL  
LAND USE PLAN**

**W 161ST ST S**

**E 161ST ST S**

**S ELWOOD AVE**

- Fenceline - Glenpool**
- Rural
  - Parks and Recreational Open Space\*
  - Estate Residential
  - Suburban Residential
  - General Residential
  - Neighborhood Conservation\*
  - Attached Residential\*
  - Multi-Family Residential\*
  - Suburban Commercial
  - General Commercial
  - Industrial Light
  - Industrial Medium\*

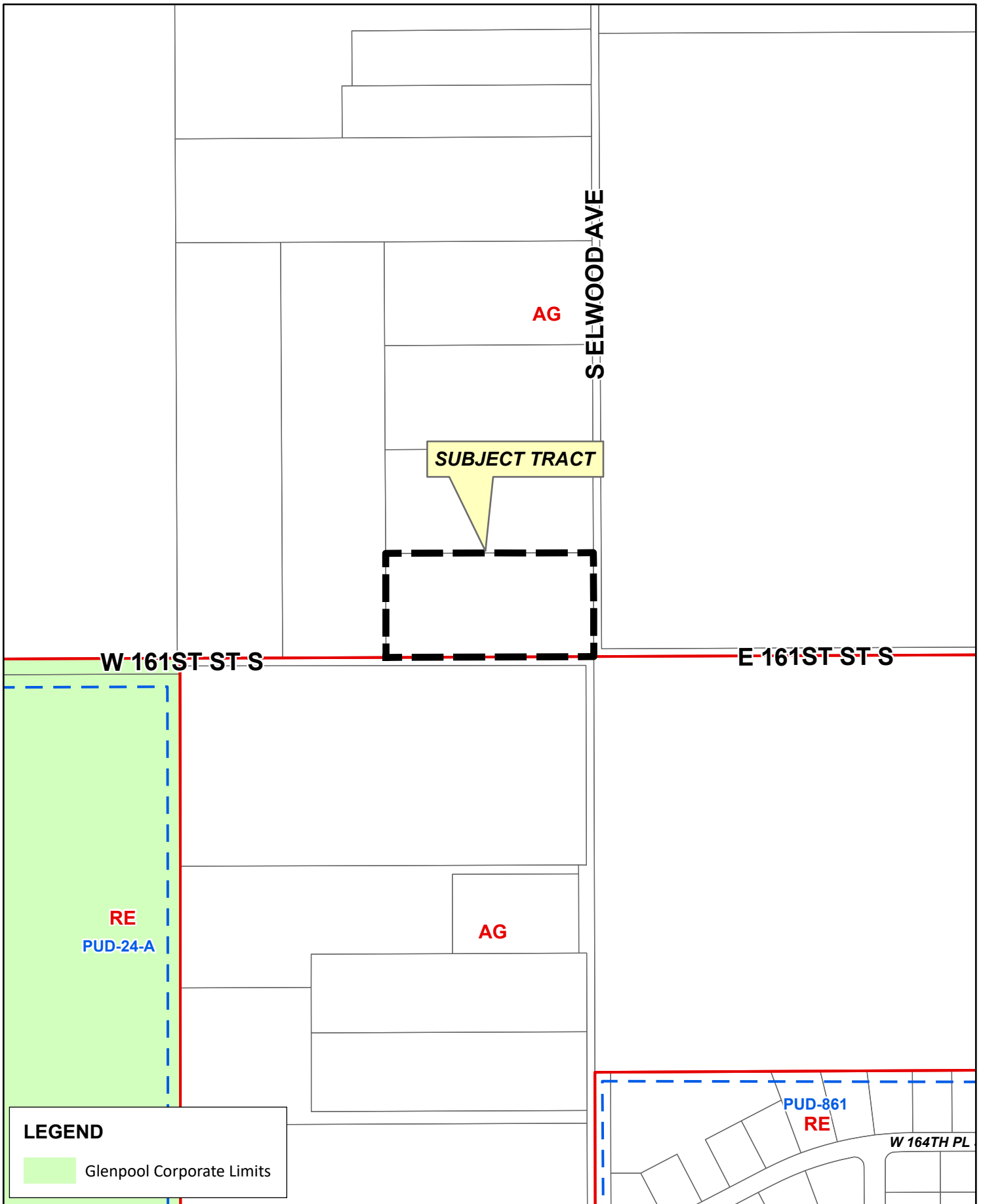


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