

**Tulsa Metropolitan Area  
Planning Commission**



**Case: CZ-584**

**Hearing Date:** April 1, 2026

**Prepared by:** INCOG Planning Services

jrojas@incog.org

918-579-9485

**Owner and Applicant Information**

**Applicant:** Leo Bray

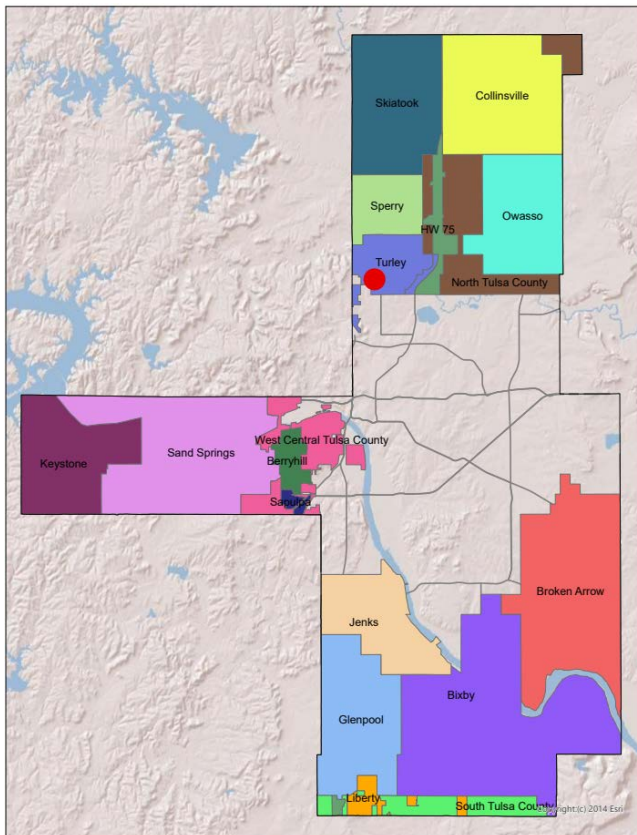
**Property Owner:** Leo Bray

**Property Location:** 822 E 64th St N, Tulsa, OK

**Tract Size:** ±3.6 Acres

**Location within Tulsa County**

*(shown with Planning Areas)*



**Elected Representatives**

**County Commission:** District 1; Stan Sallee

**Staff Recommendation**

Staff recommends **approval of AG**

**Request Summary**

Rezone subject properties from RS-3 to AG

**Zoning**

**Existing Zoning:** RS-3 (Residential Single-Dwelling-3)

**Proposed Zoning:** AG (Agriculture)

**Use**

**Current Use:** Residential

**Proposed Use:** Agriculture

**Comprehensive Plan Considerations**

**Land Use**

**Land Use Plan:** Rural Residential/Agricultural

**Transportation**

**Major Street & Highway Plan:** None

**Transit:** None

**Existing Bike/Ped Facilities:** Osage Prairie Trail approx. 1/4 mile east of subject property

**Planned Bike/Ped Facilities:** Proposed shared use path and signed route approx. 1/5 mile north, on E 66<sup>th</sup> St N

**Environment**

**Flood Area:** None

**Parks & Open Space:** None

**Exhibits**

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



**Staff Recommendation**

The subject parcel is currently zoned RS-3. The applicant is requesting rezoning the subject parcel from **RS-3** to **AG**, such that the subject parcel will have access to Agriculture uses that RS-3 may not support. The applicant is currently going through a lot combination process to form the subject tract.

The Tulsa County Comprehensive Land Use Plan identifies the site within the Turley Planning Area. The land use map designates the land use as *Rural Residential/Agricultural*, and the subject tract, after undergoing CLLA-79 to combine several lots to a large one that exceeds the minimum lot size for an AG-zoned lot, will border more AG-zoned land on its southern edge and half-acre or larger RS-3-zoned land on all other sides.

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

The subject property is located within the *Rural Residential/Agricultural* land use designation of the Tulsa County Comprehensive Plan, particularly with the Turley Planning Area within it. This designation denotes land that is sparsely occupied and used primarily for agricultural uses and single-family homes on large lots, usually half-acre or greater in size.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-3	Rural Residential/Agricultural	Residential
East	RS-3	Rural Residential/Agricultural	Residential
South	AG	Rural Residential/Agricultural	Vacant
West	RS-3	Rural Residential/Agricultural	Residential

**Transportation**

Major Street & Highway Plan: None

Transit: None

Existing Bike/Ped Facilities: Osage Prairie Trail approx. 1/4 mile east of subject property

Planned Bike/Ped Facilities: Proposed shared use path and signed route approximately 1/5 mile north, on E 66th St N



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## **Environmental Considerations**

Flood Area: None

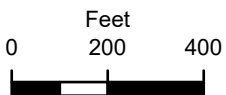
Parks & Open Space: None

## **Zoning History**

CMF #20241854, dated September 30, 2024, established zoning for the subject property.

## **Exhibits**

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



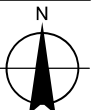
Subject Tract

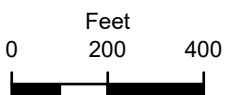
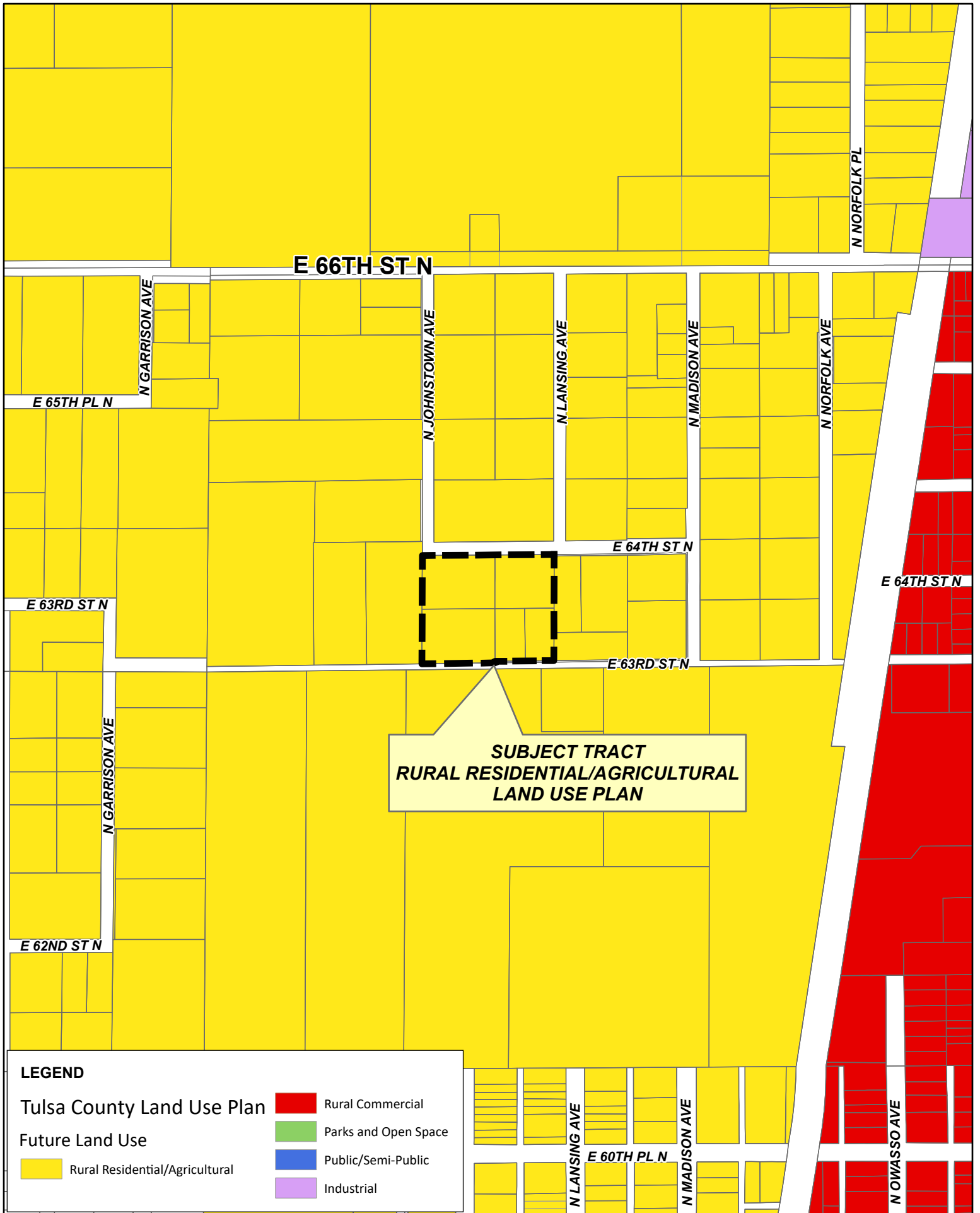
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Note: Graphic overlays may not precisely align with physical features on the ground. **7.4**

Aerial Photo Date: 2024

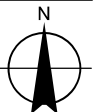


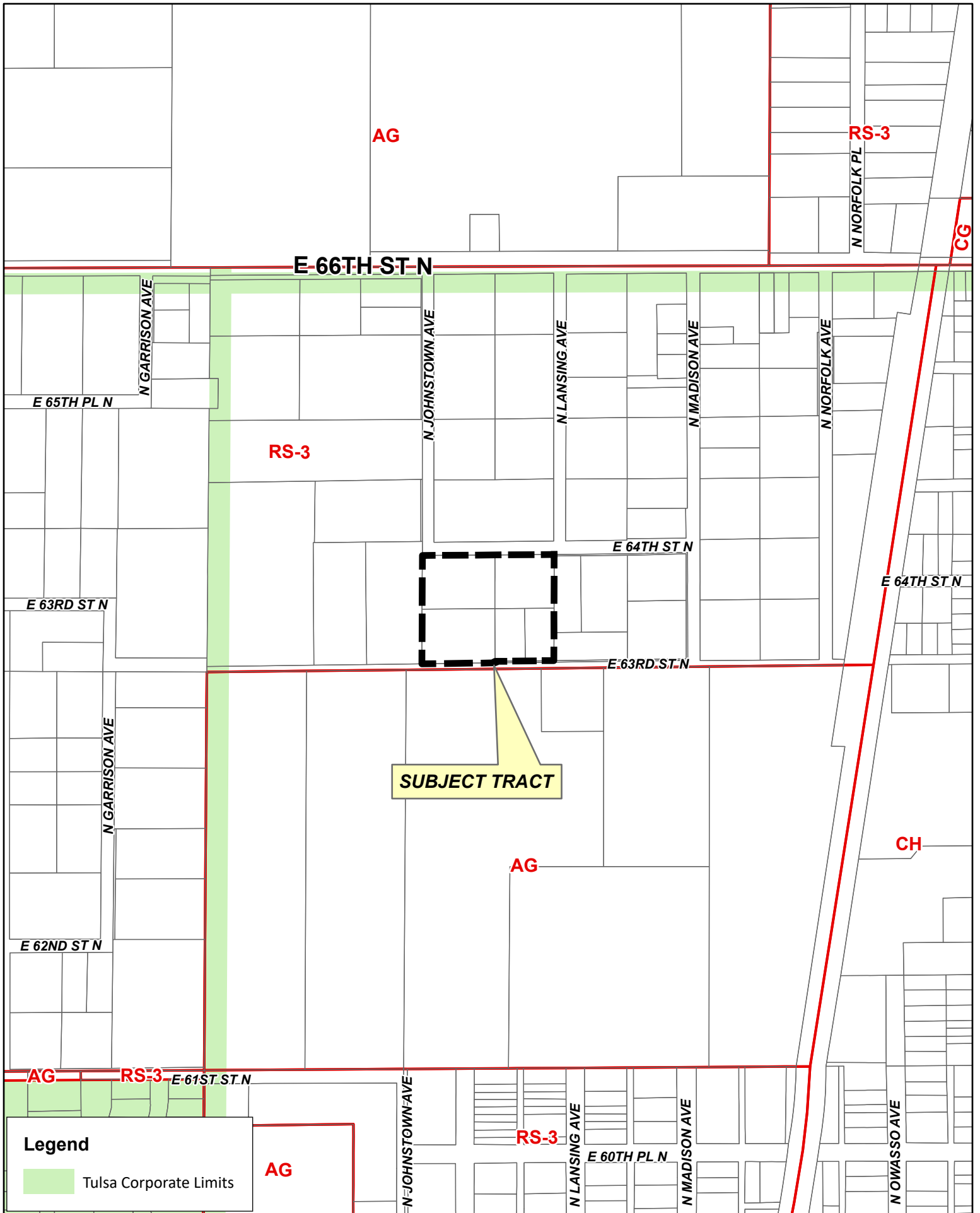


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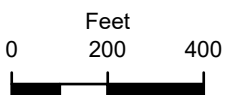




**SUBJECT TRACT**

**Legend**

Tulsa Corporate Limits



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