

Tulsa Metropolitan Area
Planning Commission



Case: CZ-593 Continued from 6/3/26
Hearing Date: June 16, 2026
Prepared by: Kendal Davis
kdavis@incog.org
918-579-9485

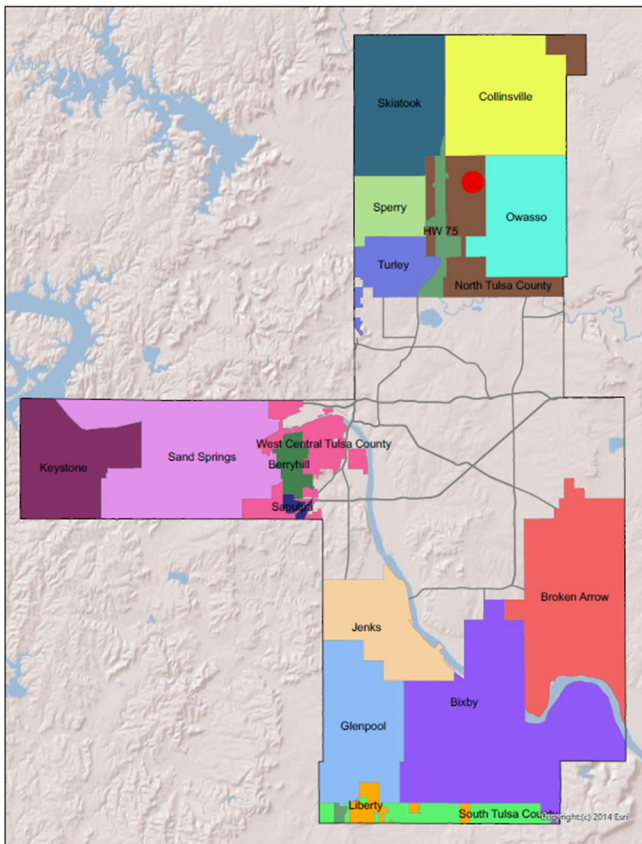
Owner and Applicant Information

Applicant: Tanner Consulting, LLC

Property Owner: M B FARMS REV TRUST

Property Location: 6900 Block of E. 116th Street N.
Tract Size: 80 ± Acres

Location within Tulsa County
(shown with Planning Areas)



Elected Representatives

County Commission: District 1; Stan Sallee

Staff Recommendation

Staff recommends approval

Request Summary

County rezoning from AG to RS-1 for the purpose of developing a Residential Subdivision

Zoning

Existing Zoning: AG (Agricultural)

Proposed Zoning: RS-1 (Residential Single Family)

Use

Current Use: Vacant/Agricultural

Proposed Use: Single Family Residential Subdivision

Comprehensive Plan Considerations

Land Use

Land Use Plan: Rural Residential/Agricultural

Transportation

Major Street & Highway Plan: E. 116th St. N. is classified as Primary Arterial and requires right-of-way dedication with a minimum width of 60' from the section line.

Transit: None

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Environment

Flood Area: None

Parks & Open Space: None

Exhibits

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



Staff Recommendation

The applicant is requesting to rezone approximately 80 acres from AG (Agriculture District) to RS-1 (Single-Family Residential District) to permit the development of a single-family residential subdivision. The applicant's conceptual development plan illustrates approximately 108 residential lots with a minimum lot width of 125 feet and minimum lot sizes of approximately one-half acre.

The subject property is currently vacant/agricultural in nature and is located within the east half of the northwest quarter of Section 11, Township 21 North, Range 13 East, Tulsa County, Oklahoma.

The conceptual site plan submitted by the applicant shows an internal residential street network with multiple cul-de-sac features, curvilinear street alignments, perimeter lots, and internal open space/drainage features intended to support a rural-density residential subdivision pattern. The development summary identifies a total of 108 lots.

Staff finds:

1. The requested RS-1 zoning is generally consistent with the Rural Residential/Agricultural Comprehensive Plan designation.
2. The proposed single-family subdivision represents a logical continuation of residential growth patterns occurring within the surrounding area.
3. The proposed development intensity is moderate relative to the tract size and surrounding land uses.
4. Future subdivision platting and engineering review processes will provide additional opportunities to evaluate infrastructure, drainage, access, and compatibility concerns.
5. The request appears capable of developing in a manner compatible with surrounding rural residential development patterns.

Staff recommends APPROVAL of CZ-593, rezoning approximately 80 acres from AG to RS-1, subject to the following condition:

1. Development of the property shall require subdivision platting and compliance with all applicable Tulsa County Subdivision and Development Regulations, including County Engineering review and approval.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as: Rural Residential/Agricultural

Designation Description: 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: The subject property is situated within an area that remains largely agricultural in character, although residential subdivision activity has increasingly expanded throughout the surrounding area, particularly east and southeast of the site.

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	Predominantly AG zoning AG	Rural Residential/Agricultural	Primarily agricultural and low-density rural residential uses
East	Increasing suburban residential growth patterns toward US-169 corridor AG/Residential	Rural Residential/Agricultural	Existing rural residential subdivisions and developing residential areas
South	Mix of AG and low-density residential development AG	Rural Residential/Agricultural	Rural residential development patterns and agricultural land
West	Large-lot rural residential properties AG	Rural Residential/Agricultural	Predominantly agricultural uses and undeveloped land

The Tulsa County Comprehensive Plan designates the subject property as “Rural Residential/Agricultural.”

The Rural Residential/Agricultural designation generally supports:

- Agricultural activities
- Rural residential development
- Large-lot residential subdivisions
- Lower-density development patterns
- Preservation of rural character while accommodating gradual residential growth

The proposed RS-1 zoning district is consistent with the broader intent of the Rural Residential/Agricultural designation insofar as the proposed subdivision maintains relatively large residential lot sizes compared to more urban residential development patterns.

The conceptual development’s approximate half-acre minimum lot sizes represent a transitional residential density between traditional rural agricultural tracts and more urban suburban development forms. Staff finds the request generally compatible with the Comprehensive Plan designation, provided adequate infrastructure, drainage, roadway improvements, and subdivision standards are addressed during future platting review.



Transportation

The conceptual plan indicates primary access is anticipated from E. 116th Street North.

County Engineering review will be required during future subdivision platting to evaluate:

- Adequacy of roadway access
- Internal street design
- Emergency vehicle circulation
- Drainage infrastructure
- Possible right-of-way dedications
- Compliance with the Tulsa County Subdivision and Development Regulations

Additional traffic impacts may occur as residential growth continues in the surrounding area. Any necessary roadway improvements or dedications will be determined during the platting process.

Major Street & Highway Plan: E. 116th St. N. is classified as Primary Arterial and requires right-of-way dedication with a minimum width of 60' from the section line.

Transit: None

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Platting Requirements

Pursuant to the Tulsa County Zoning Code, rezoning from AG to another zoning classification requires platting or subdivision conformance review prior to issuance of building permits.

Should the rezoning request be approved, the applicant will be required to:

- Submit a preliminary plat
- Complete TAC review, if required
- Obtain County Engineering approval
- Provide required infrastructure improvements
- Satisfy subdivision regulations
- Record the final plat prior to development



Environmental Considerations

Flood Area: None

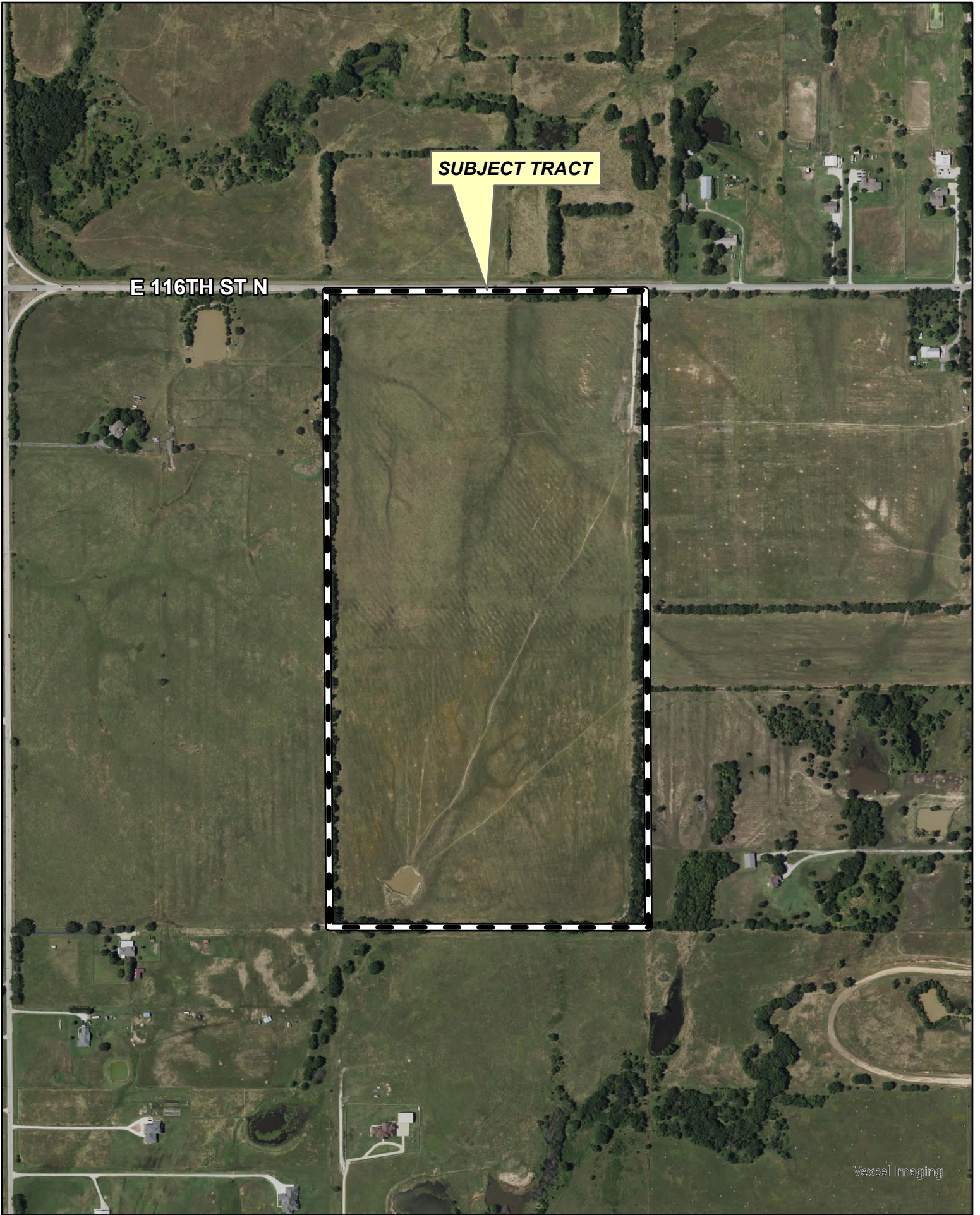
Parks & Open Space: None

Zoning and Board of Adjustment History

Zoning was established through the provisions of the Board of County Commissioners of the County of Tulsa with Resolution (CMF# 20241854) September 30,2024.

Exhibits

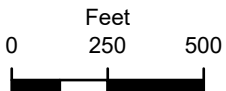
- Case map
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SUBJECT TRACT

E 116TH ST N

Vexcel Imaging



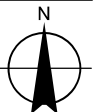
Subject Tract

CZ-593

11 21-13

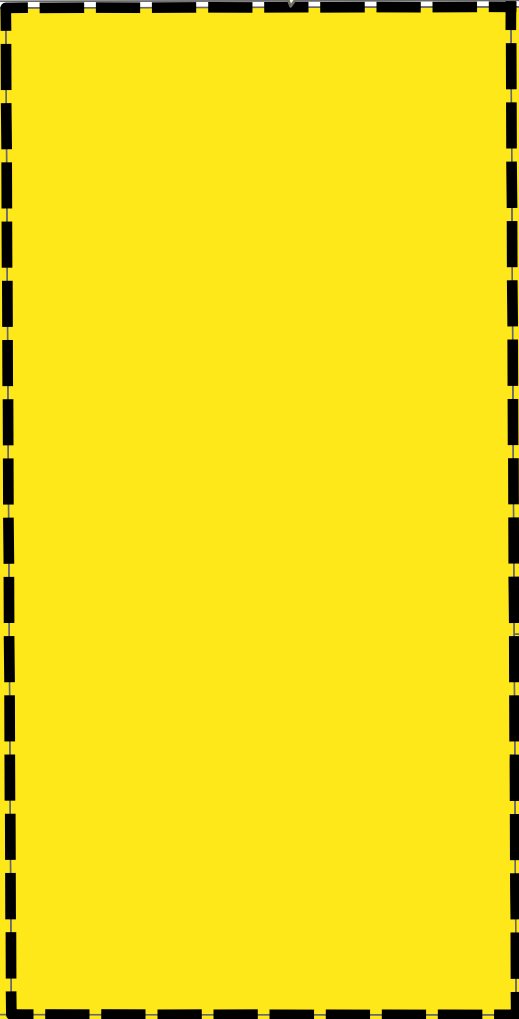
Note: Graphic overlays may not precisely align with physical features on the ground. **3.6**

Aerial Photo Date: 2024








**SUBJECT TRACT
RURAL RESIDENTIAL/AGRICULTURAL
LAND USE PLAN**

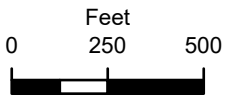
E 116TH ST N



LEGEND

Tulsa County Land Use Plan

 Rural Residential/Agricultural	 Parks and Open Space
 Rural Commercial	 Public/Semi-Public
	 Industrial

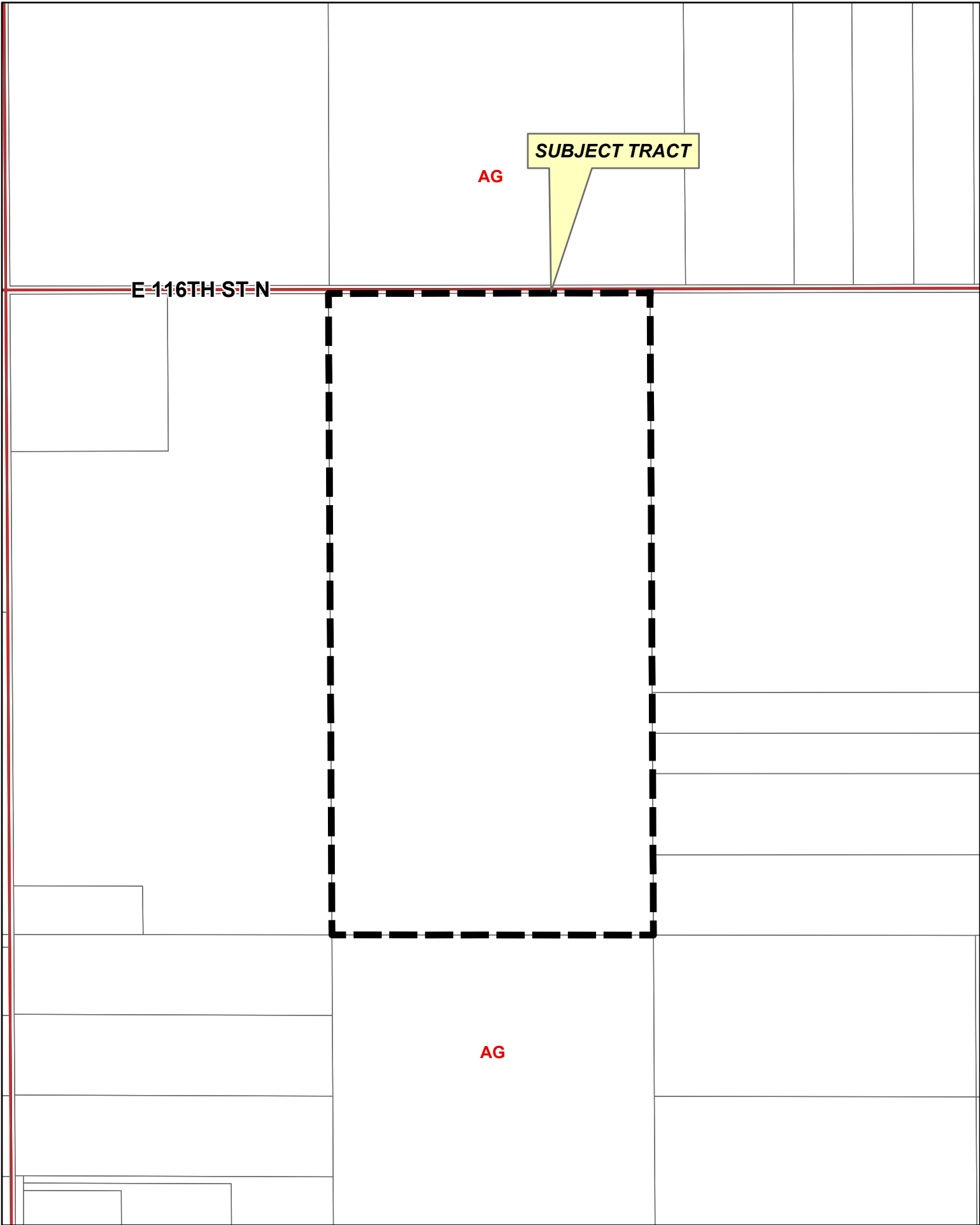


CZ-593

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3.7



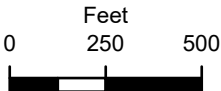


E 116TH ST N

AG

SUBJECT TRACT

AG



CZ-593

11 21-13

3.8



Exhibit "A"
26044 Prairie Ridge
Deed Property Description

Description

PER GENERAL QUIT CLAIM DEED DATED THE 23RD DAY OF AUGUST, 2023 AND FILED OF RECORD AUGUST 30, 2023 AS DOCUMENT # 2023070539 IN THE RECORDS OF THE COUNTY CLERK, TULSA COUNTY, STATE OF OKLAHOMA:

THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION ELEVEN, TOWNSHIP TWENTY-ONE NORTH, RANGE THIRTEEN EAST, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.