



Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-852-A
(related to case CZ-511)

Hearing Date: April 7, 2021

Case Report Prepared by:

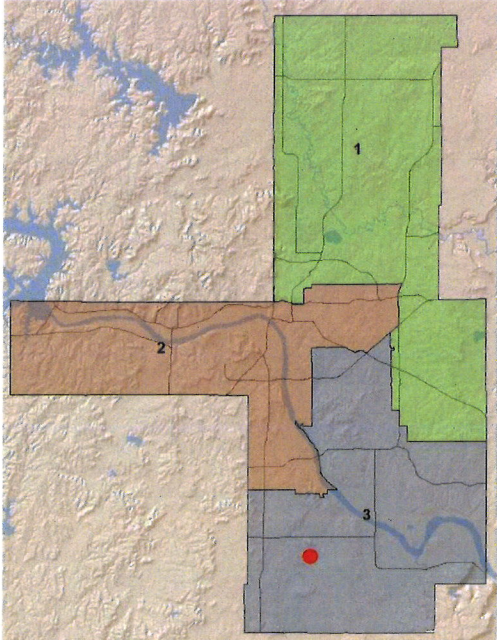
Jay Hoyt

Owner and Applicant Information:

Applicant: Greg Hollinger

Property Owner: RATHBURN INVESTMENTS LLC

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Residential

Concept summary: Abandon PUD-852 in conjunction with a rezoning from RE to AG for a Single-Family residence.

Tract Size: 10 ± acres

Location: South of the Southwest corner of East 161st Street South & South Lewis Avenue

Zoning:

Existing Zoning: PUD-852, RE

Proposed Zoning: AG

Comprehensive Plan:

Land Use Map: Rural

Stability and Growth Map: N/A

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 7330

CZM: 66

County Commission District: 3

Commissioner Name: Ron Peters

7.1

SECTION I: PUD-852-A

DEVELOPMENT CONCEPT: The applicant is proposing to abandon PUD-852 in conjunction with rezoning case CZ-511, requesting a rezone from RE to AG, to permit a single family residence. The Residential Estate development that was proposed for PUD-852 was never constructed.

The subject lot is located within the Rural land use designation of the Tulsa County Comprehensive Land Use Plan. The proposed PUD abandonment and rezoning would be compatible with that designation.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)

DETAILED STAFF RECOMMENDATION:

PUD-852-A is non-injurious to surrounding proximate properties;

PUD-852-A is compatible with the Rural land use designation of the Tulsa County Comprehensive Land Use Plan;

PUD-852-A is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends **Approval** of PUD-852-A to abandon PUD-852.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject lot is located in an area designated as Rural in the Tulsa County Comprehensive Plan and the City of Glenpool Comprehensive Plan. The City of Glenpool Comprehensive Plan was adopted as part of the Tulsa County Comprehensive Plan July, 2019.

Land Use Vision:

Land Use Plan map designation: Rural

The Rural designation consists of lands that are sparsely developed, with mainly agricultural and very low-density residential as the primary uses. This category provides its residents with the choice of relative seclusion within the countryside and away from a more developed setting. Glenpool has extensive rural lands within its City limits relative to cities that have this mostly beyond their jurisdiction, except in areas that have been annexed for eventual development, or to preserve rural character through the protections afforded by agricultural zoning. Floodplain areas may also retain their rural character over the long term given their unsuitability for any intensive land development.

Areas of Stability and Growth designation: None

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Transportation Vision:

Major Street and Highway Plan: S Lewis Ave is designated as a Secondary Arterial

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site currently contains a single-family residence

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
S Lewis Ave	Secondary Arterial	100 feet	2

Utilities:

The subject tract has municipal water available. A septic system will be required for sewer service.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use Designation</u>	<u>Area of Stability or Growth</u>	<u>Existing Use</u>
North	AG	Rural	N/A	Single-Family/AG
South	AG	Rural	N/A	Single-Family/AG
East	AG	N/A	N/A	Single-Family
West	AG	Rural	N/A	Single-Family/AG

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Resolution number 247350 dated March 18, 2019 established zoning for the subject property.

Subject Property:

CZ-482/PUD-852 March 2019: All concurred in **approval** of a request to rezone a 10+ acre tract of land from AG to RE and **approval** of a proposed *Planned Unit Development* for a Single-family subdivision, on property located south of the southwest corner of East 161st Street South and South Lewis Avenue. (Resolution No. 247350)

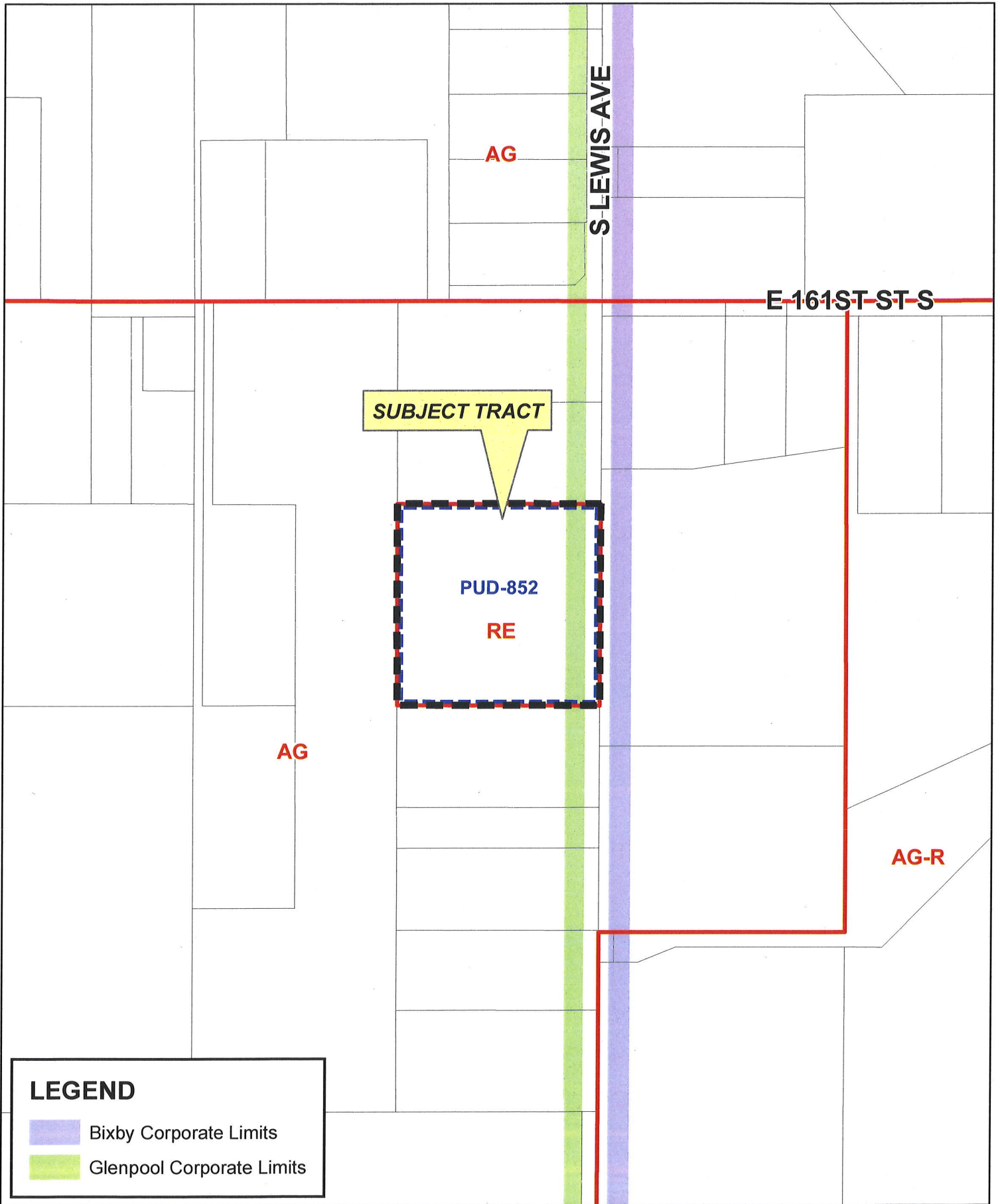
Resolution number 98254 dated September 15, 1980 established zoning for the subject property.

Surrounding Property:

No Relevant History.

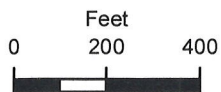
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LEGEND

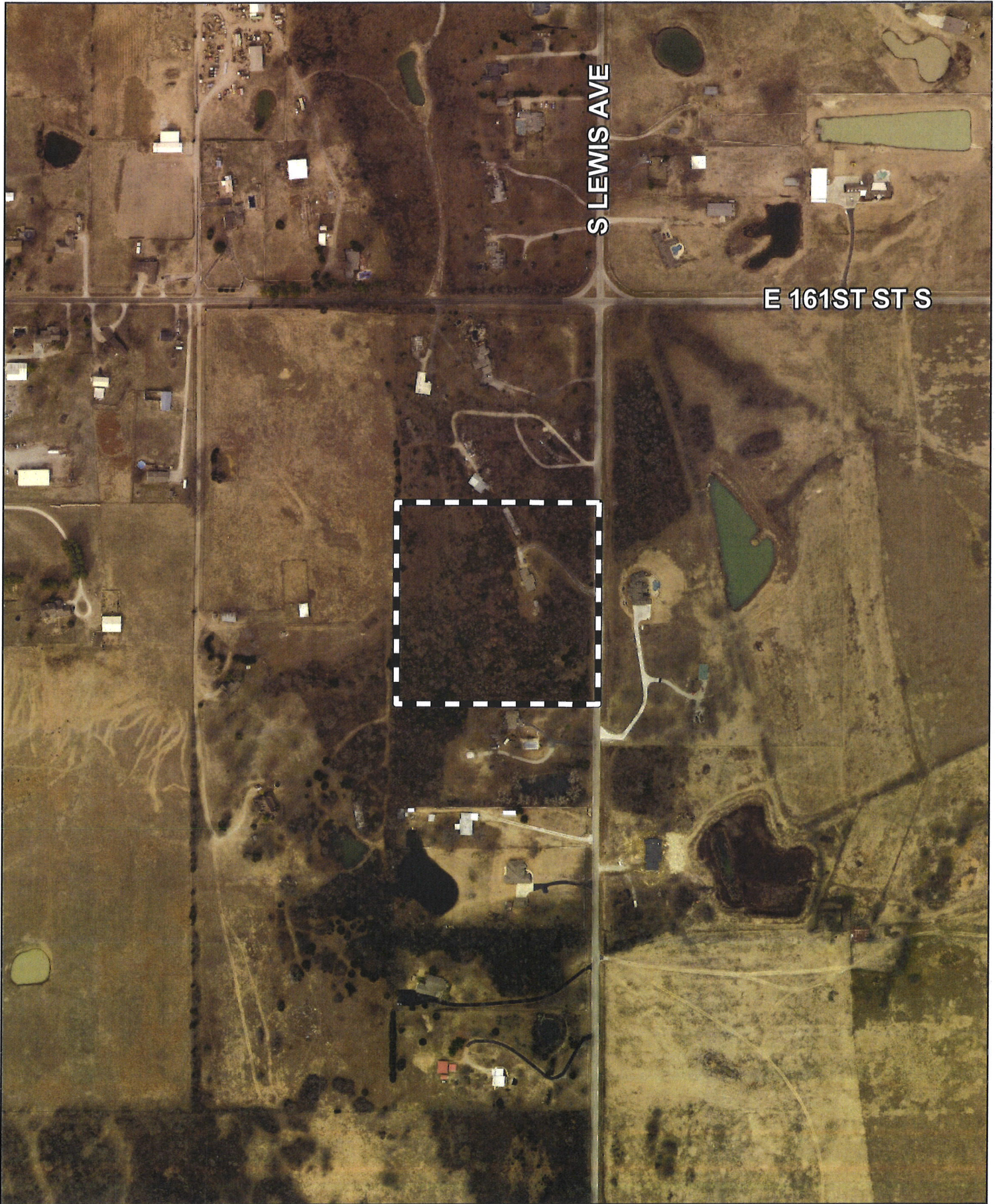
-  Bixby Corporate Limits
-  Glenpool Corporate Limits



**PUD-852-A
ABANDONMENT**

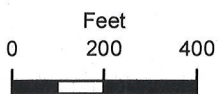
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S LEWIS AVE

E 161ST ST S



Subject Tract

PUD-852-A ABANDONMENT

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

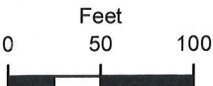
Aerial Photo Date: February 2018



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S LEWIS AVE



Subject Tract

PUD-852-A
ABANDONMENT

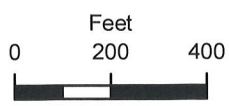
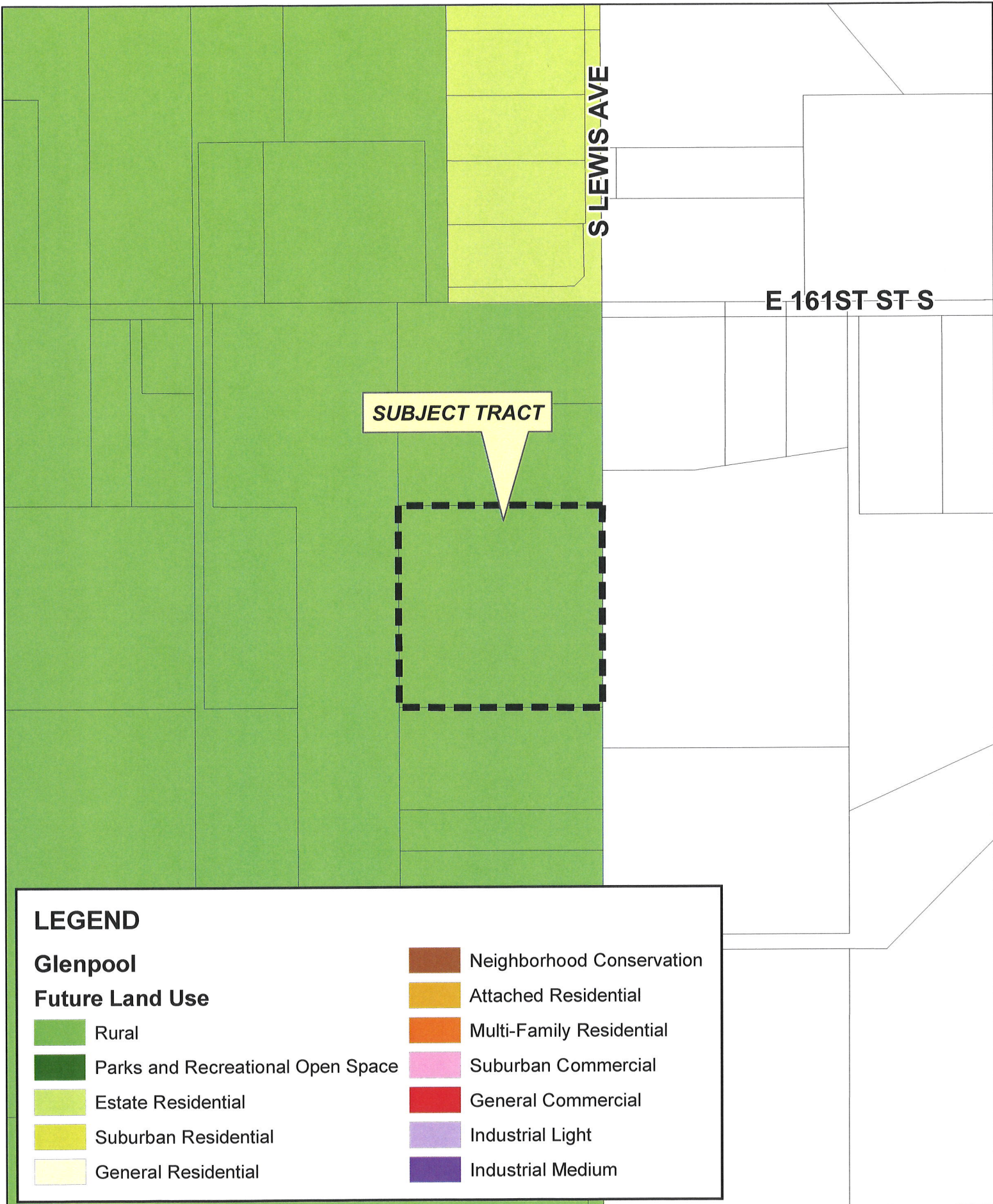
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Aerial Photo Date: February 2018



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CZ-511

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