



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7633

Hearing Date: November 17, 2021

Case Report Prepared by:

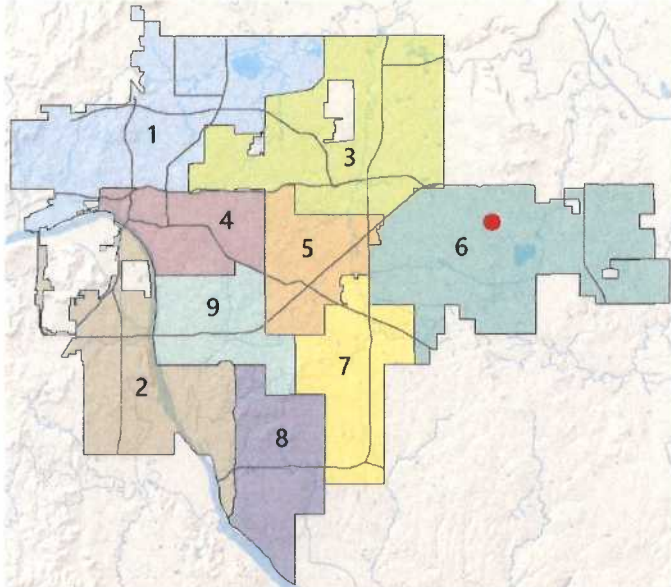
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Richard Holland

Property Owner: HOLLAND, RICHARD E & MICHELLE L

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Agricultural/ Residential

Concept summary: Rezone property from residential zoning to Agricultural zoning for opportunities to raise cattle and horses. Street infrastructure and sanitary sewer services are not available to the site.

Tract Size: 13.38 ± acres

Location: Southwest of East 11th Street South at South Lynn Lane

Zoning:

Existing Zoning: RS-1

Proposed Zoning: AG

Comprehensive Plan:

Land Use Map: New Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9411

CZM: 40

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: Stan Sallee

1/1

SECTION I: Z-7633

DEVELOPMENT CONCEPT: The property is located in a part of Tulsa that has not been developed with infrastructure to support higher density development. Agricultural district is primarily intended to accommodate agricultural, mining or mineral processing uses in rural areas. The district also allows very low-density residential and other uses and serves as a holding zone pending an orderly transition to more urban development that can be efficiently served by public facilities and services

EXHIBITS:

- INCOG Case map
- INCOG Aerial
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits: None

DETAILED STAFF RECOMMENDATION:

The applicants request to rezone the subject parcels from RS-1 to AG is consistent with the purpose of the Special District chapter of the zoning code. AG zoning is one of the tools listed in that chapter for dealing with unique neighborhoods or settings and accomplishing long term zoning goals and.

AG is consistent with the existing land use pattern in the area and,

AG zoning allows very low-density residential and other uses and serves as a holding zone pending an orderly transition to more urban development that can be efficiently served by public facilities and services and,

AG zoning is consistent with the New Neighborhood Land Use Designation in the City of Tulsa therefore,

Staff recommends approval of Z-7633 to rezone property from RS-1 to AG.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: AG zoning does not encourage redevelopment for establishing a new community but it does insure future land use and lot and population density decisions to be managed in a public forum through a meaningful process.

Land Use Vision:

Land Use Plan map designation: New Neighborhood

The New Neighborhood residential building block is comprised of a plan category by the same name. It is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity and shall be paired with an existing or New Neighborhood or Town Center.

11.2

Areas of Stability and Growth designation: Area of Growth

An area of growth is a designation to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.”

Transportation Vision:

Major Street and Highway Plan: None

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 subject tracts are undeveloped and can only be accessed from East 14th Street South. The rights of way for South 169th East Avenue and East 13th Street South were dedicated to the city but have never been developed.

Environmental Considerations: None that would affect rezoning this tract.

Streets:

<u>Existing Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
S. 169 th East Avenue	None	50 feet	None (not paved)
East 13 th Street South	None	50 feet	None (not paved)
East 14 th Street South (dead end into subject tract)	None	50 feet	1 lane broken asphalt

Utilities:

The subject tract has municipal water however municipal sewer is not available.

11.3

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-1	New Neighborhood	Growth	
East	AG and RS-1	New Neighborhood	Growth	
South	RS-1	New Neighborhood	Growth	
West	AG	New Neighborhood	Growth	

SECTION III: Relevant Zoning History

Subject Property:

ZONING ORDINANCE: Ordinance number 11818 dated June 26, 1970, established zoning for the subject property.

Surrounding Property:

Z-7281 November 10th, 2014: All concurred in **approval** of a request for *rezoning* a 32.28+ acre tract of land from RS-1 to AG on property located East 15th St & E 12th St, also between S 169th E Ave & S 177th E Ave, part of Lynn Lane Estates.

BOA-20558 August 2007: The Board of Adjustment **approved** a *Variance* to permit the maximum permitted size for a detached accessory building in an RS-1 District from 1468 sq. ft. to 1600 sq. ft. (Section 402.B1.d), on property located at 17119 East 14th Street.

BOA-17104 July 1995: The Board of Adjustment **approved** a *Special Exception* to permit a mobile home in an RS-1 zoned district (Section 401. Table 1), on property located at 1221 South 169th E. Ave.

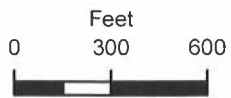
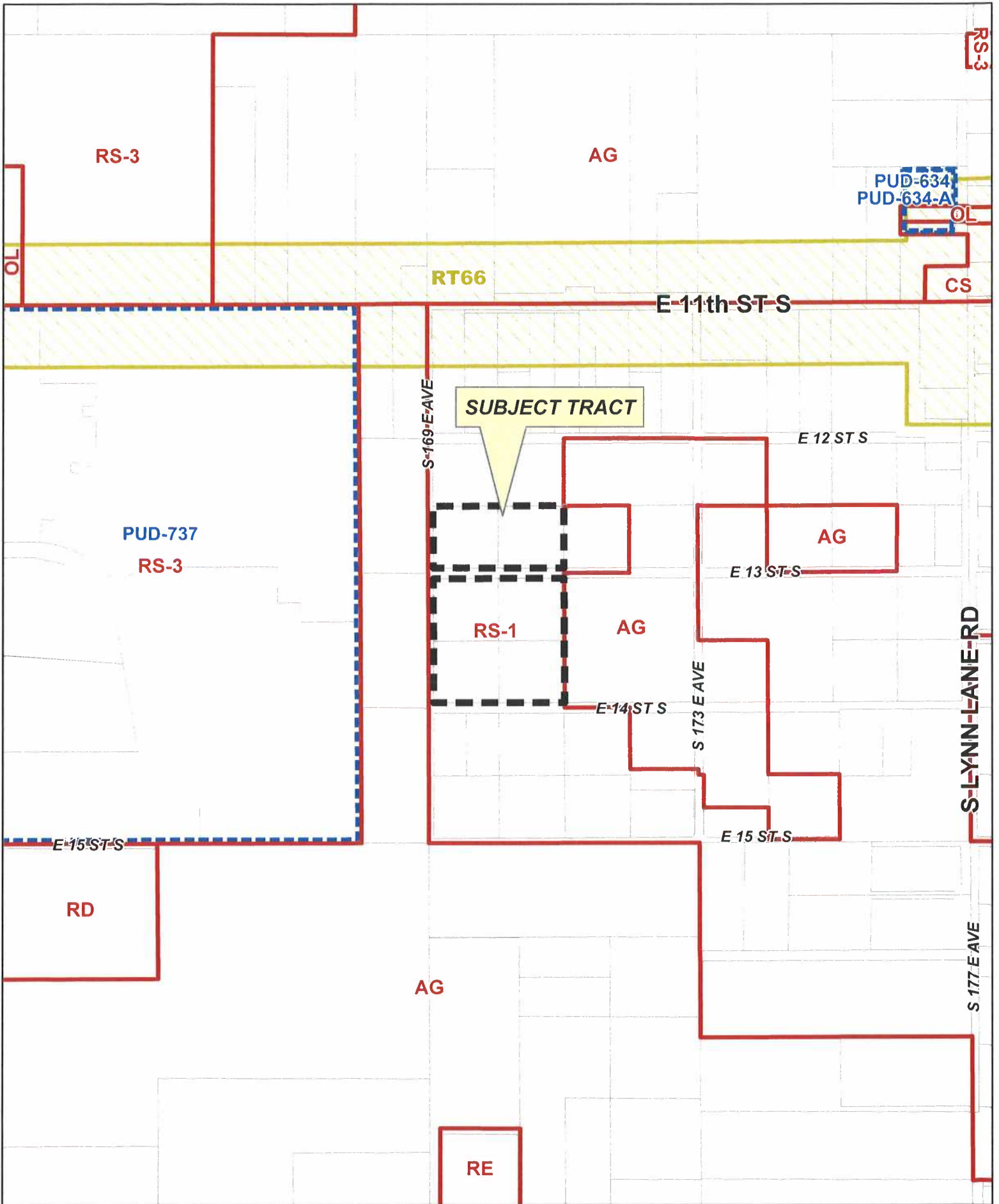
BOA-14760 March 1988: The Board of Adjustment **approved** a *Special Exception* to permit a mobile home in an RS-1 zoned district & a *Variance* to permit the time restriction from 1 year to permanently, on property located at 16916 East 14th Street.

BOA-12619 June 1983: The Board of Adjustment **deny** a *Special Exception* to permit a mobile home in an RS-1 District, on property located at NW corner of 13th Street and 173rd East Ave.

BOA-12451 February 1983: The Board of Adjustment **approved** a *Special Exception* to permit a mobile home in an RS-1 District, for a period of one year, removal bond required, subject to the issuance of a building permit and approval of the Health Department, on property located at 17102 East 14th Street.

11/17/2021 1:00 PM

11.4



Z-7633

19-14 11





E 11th ST S

S 169 E AVE

S LYNN LANE RD

E 13 ST S

E 14 ST S

S 173 E AVE

E 15 ST S

E 15 ST S

S 177 E AVE



Subject Tract

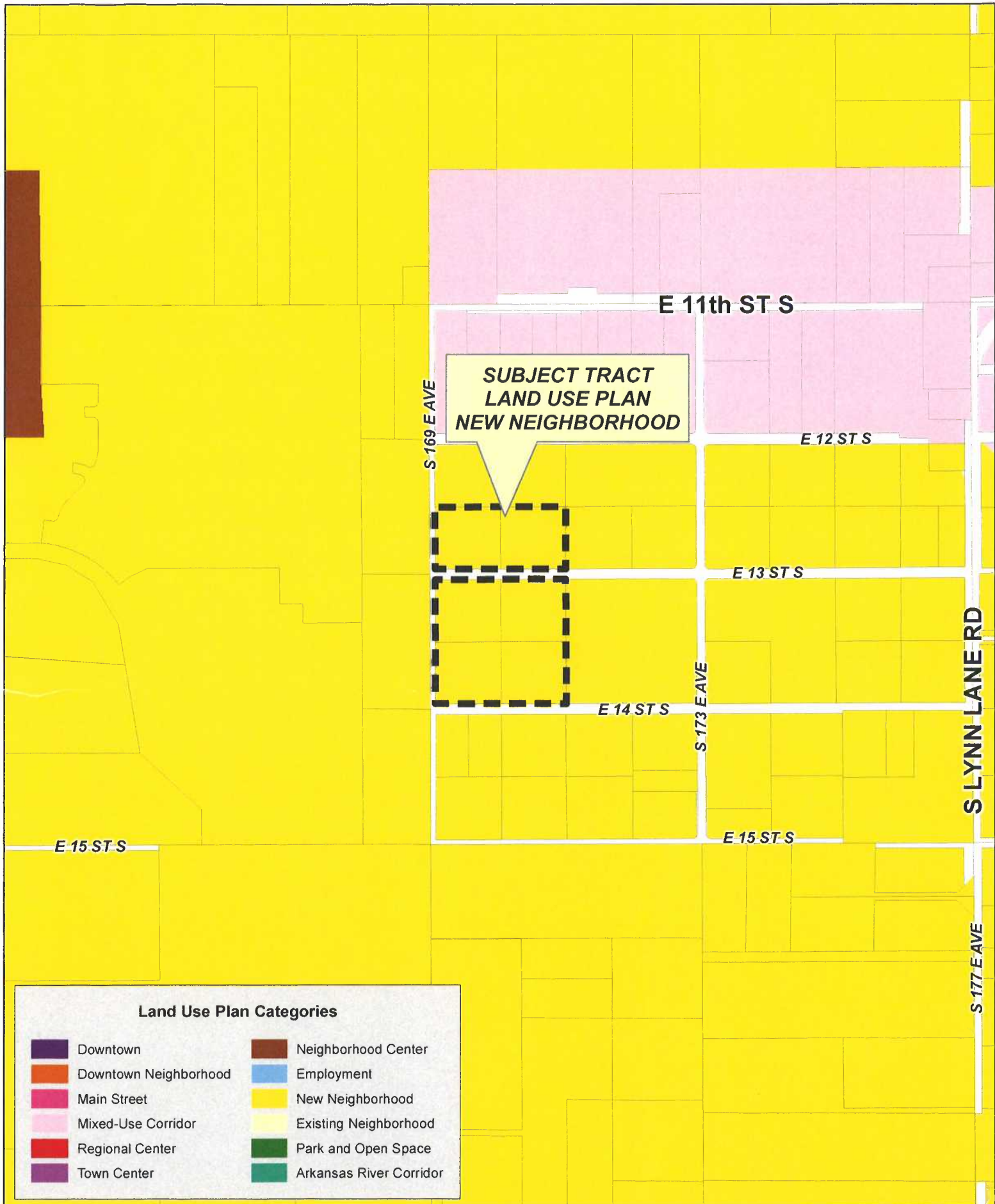
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Note: Graphic overlays may not precisely align with physical features on the ground.

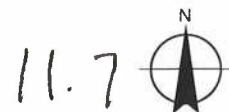
Aerial Photo Date: 2020/2021

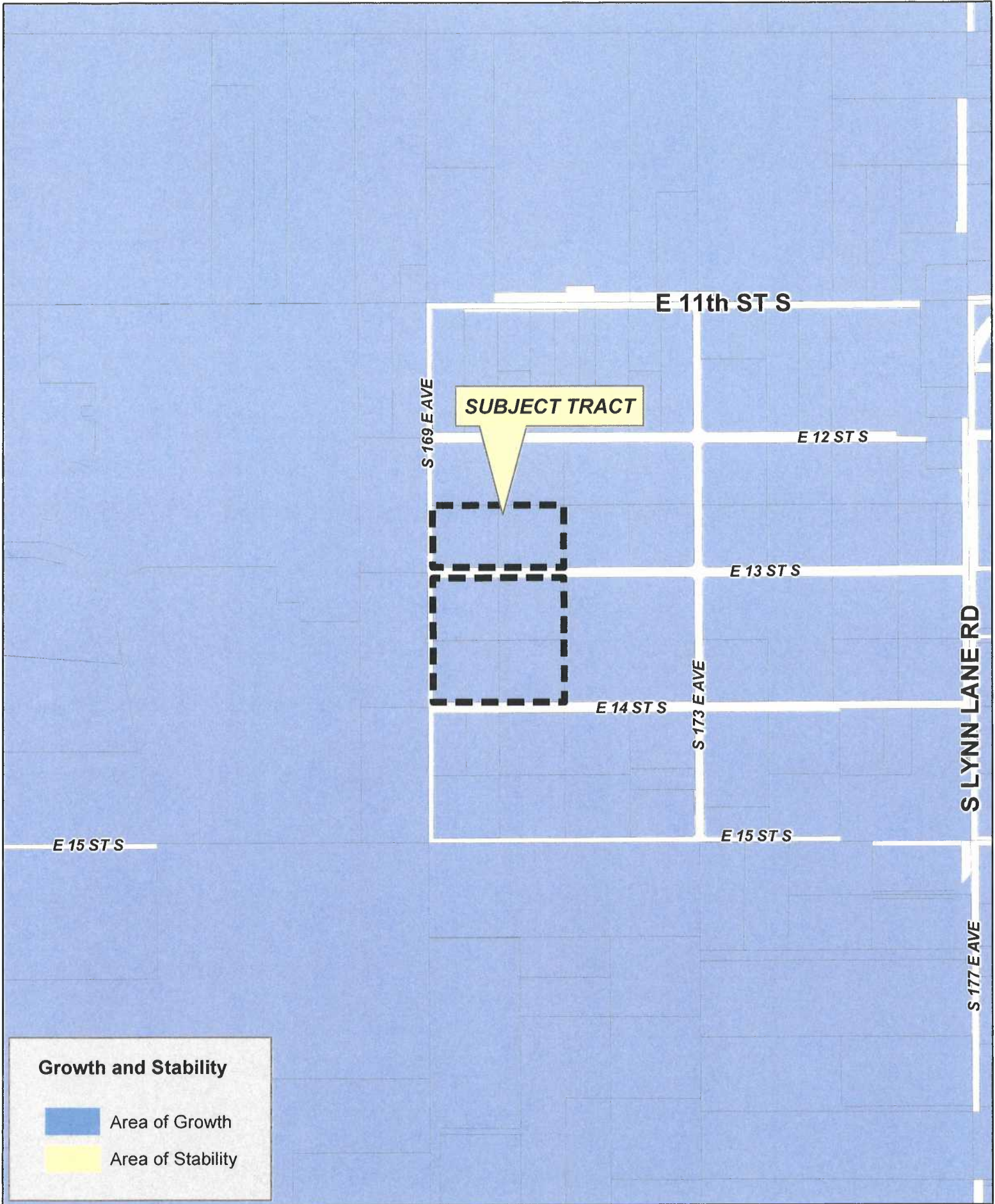




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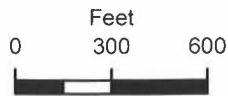
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Growth and Stability

-  Area of Growth
-  Area of Stability



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