



Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7715

**Hearing Date:** June 7<sup>th</sup> 2023

**Case Report Prepared by:**

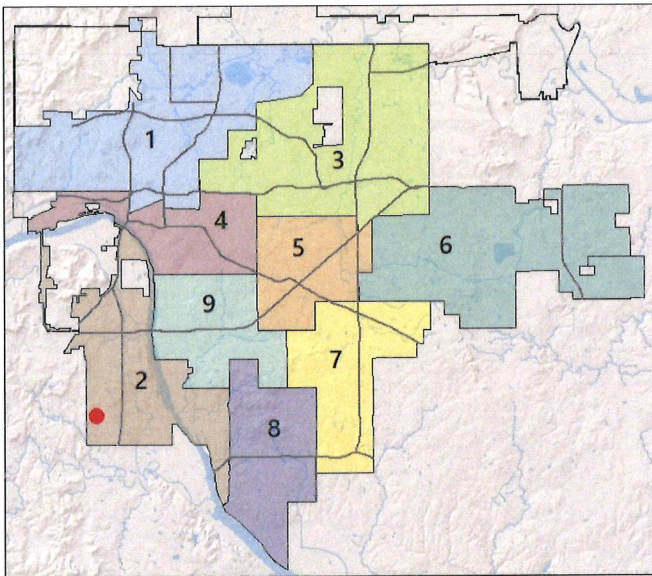
Dylan Siers

**Owner and Applicant Information:**

*Applicant:* John Carmichael

*Property Owner:* John Carmichael

**Location Map:**  
**(shown with City Council Districts)**



**Applicant Proposal:**

*Present Use:* Residential

*Proposed Use:* Agricultural Residential

*Concept summary:* Rezoning of the subject tract from RS-3 to AG-R.

*Tract Size:* 2.31 ± acres

*Location:* North of the Northeast corner of West 81st Street South and South 28th West Avenue

**Zoning:**

*Existing Zoning:* RS-3

*Proposed Zoning:* AG-R

**Comprehensive Plan:**

*Land Use Map:* Existing Neighborhood

*Stability and Growth Map:* Area of Stability

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 8210

CZM: 51

**City Council District:** 2

*Councilor Name:* Jeannie Cue

**County Commission District:** 2

*Commissioner Name:* Karen Keith

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## SECTION I: Z-7715

**DEVELOPMENT CONCEPT:** The applicant is proposing to rezone from RS-3 to AG-R. The property is currently being used as a single-family residence. Many of the tracts near the subject property were a part of a group AG-R rezoning effort in The City of Tulsa zoning code requires that AG-R lots be a minimum of 1 acre and 150' wide. This rezoning would not put the subject property out of compliance as it meets the minimum requirements for AG-R.

### EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map

### **DETAILED STAFF RECOMMENDATION:**

Z-7715 is requesting AG-R zoning to allow for the applicant to utilize their property as intended. This tract is not a part of any overlay. AG-R zoning is consistent with the Existing Neighborhood designation.

AG-R zoning is consistent with this area as many surrounding properties are zoned AG-R. This is due to Z-7568 being approved in October 2020. This was a voluntary rezoning of multiple properties in this area to AG-R.

AG-R zoning is consistent with the surrounding properties as well as the Existing Neighborhood land use designation therefor,

Staff recommends approval of Z-7715 to rezone the subject tract from RS-3 to AG-R.

## **SECTION II: Supporting Documentation**

### **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

**Staff Summary:** *AG-R zoning is consistent with the Existing Neighborhood land use designation.*

### **Land Use Vision:**

#### ***Land Use Plan map designation: Existing Neighborhood***

*The Existing Neighborhood category is intended to preserve and enhance Tulsa's existing single-family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.*

#### ***Areas of Stability and Growth designation: Area of Stability***

*The areas of stability include approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of*

*Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.*

**Transportation Vision:**

**Major Street and Highway Plan:** None

**Trail System Master Plan Considerations:** None

**Small Area Plan:** Southwest Tulsa neighborhood Plan & West Highlands Tulsa Hills

**Special District Considerations:** None

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** *The subject property currently has a residential structure on it and is used as a residence.*

**Environmental Considerations:** None

**Streets:**

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
S 28 <sup>th</sup> W Ave	None	50'	2

**Utilities:**

The subject tract ---- municipal water and sewer available.

**Surrounding Properties:**

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	AG-R	Existing Neighborhood	Stability	Residential
East	AG-R	Existing Neighborhood	Stability	Residential
South	AG-R	Existing Neighborhood	Stability	Residential
West	RS-3	Existing Neighborhood	Stability	Residential

**SECTION III: Relevant Zoning History**

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**History: Z-7715**

**ZONING ORDINANCE:** Ordinance number 11827 dated June 26, 1970, established zoning for the subject property.

***Subject Property:***

**BOA-22446 June 2018:** The Board of Adjustment **approved** a *Variance* to permit non-all-weather parking surface material and a *Variance* to allow a detached accessory structure to exceed 40% of the floor area of the principal residential structure, on property located at 8015 S. 28<sup>th</sup> Ave W.

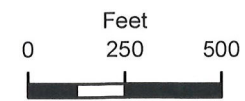
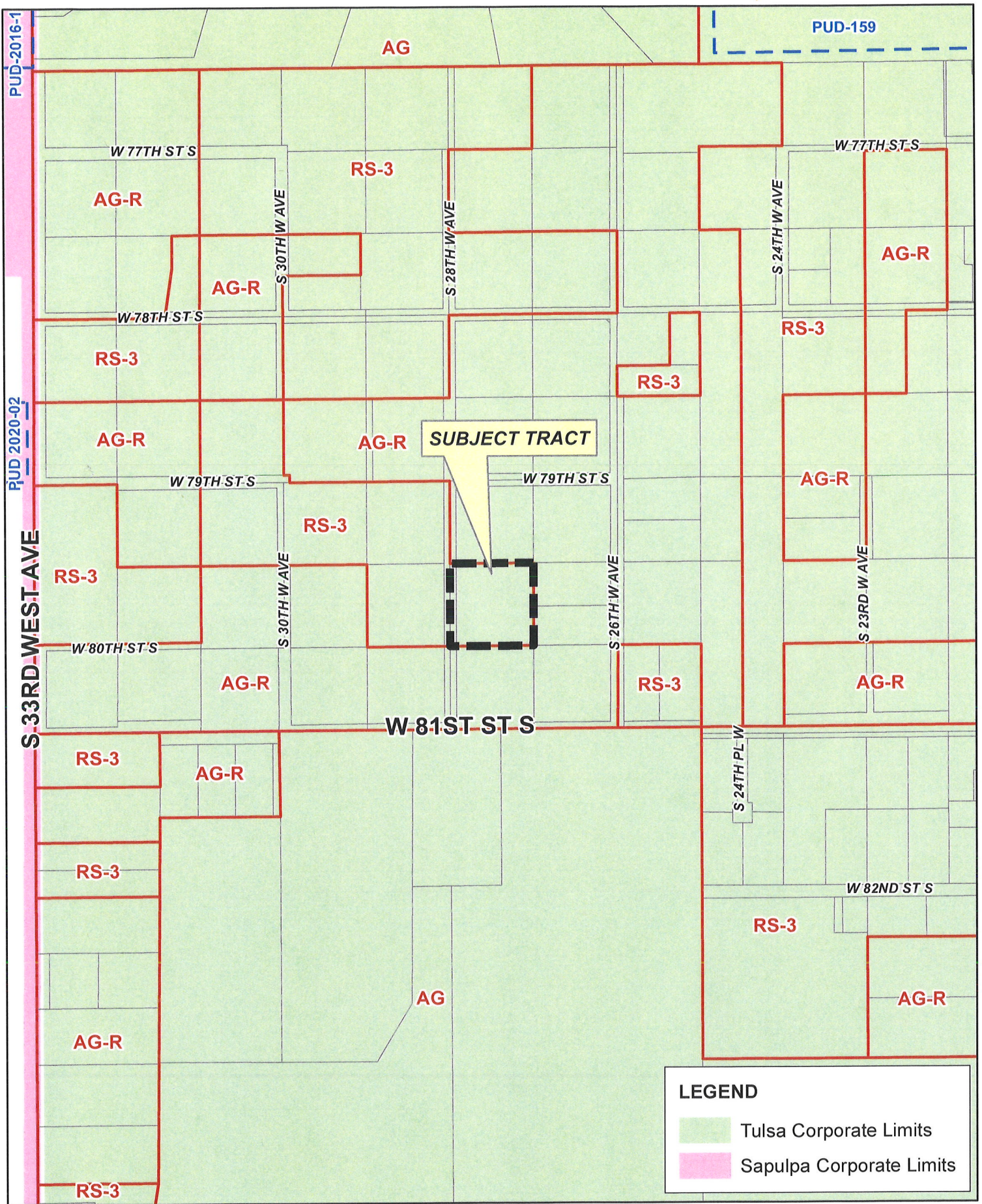
***Surrounding Property:***

**Z-7568 October 2020:** All concurred in **approval** of a request for *rezoning* multiple tracts 137.38+ acres of land from RS-3 to AG-R on property located (Multiple properties) N. of W. 86<sup>th</sup> St. S. & S. of W. 77<sup>th</sup> St. S. between S. 33<sup>rd</sup> W. Ave. & S. Union Ave.; NE/c of W. 77<sup>th</sup> St. S. & S. 33<sup>rd</sup> W. Ave.

**BOA-22776 November 2019:** The Board of Adjustment **approved** a *Variance* to permit allowable square footage for detached accessory buildings in the RS-3 District & a *Variance* to allow a detached accessory building to exceed one story or 18 feet in height, on property located at 2626 W. 79<sup>th</sup> Street S.

**BOA-20256 March 2006:** The Board of Adjustment **approved** a *Variance* to permit the maximum size of an accessory building in an RS-3 district; and a variance of the maximum height of the top plate for an accessory building, on property located at 8025 S. 28<sup>th</sup> Ave W.

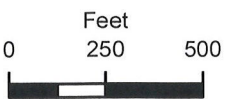
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**Z-7715**

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Subject Tract

**Z-7715**

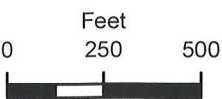
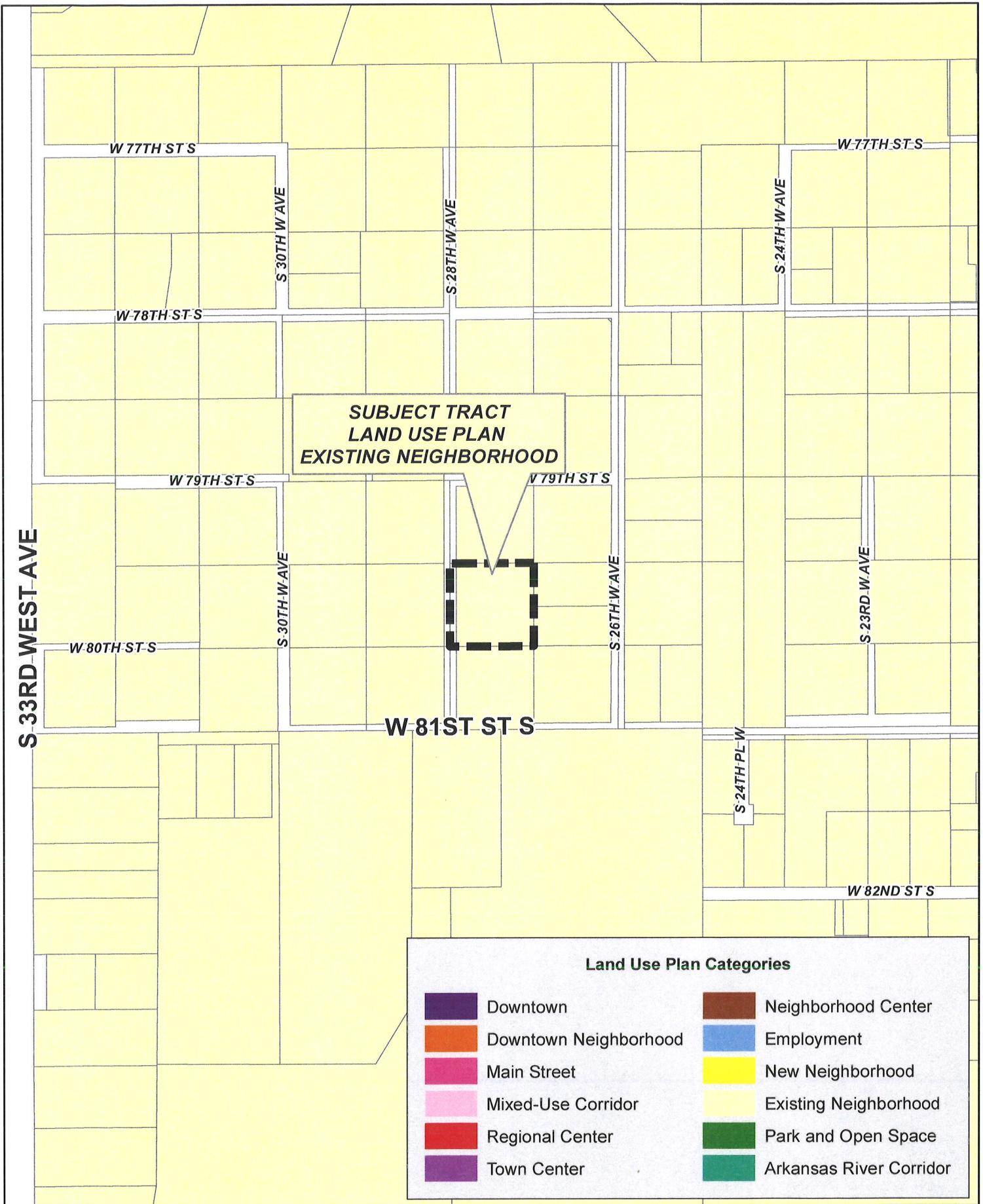
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021

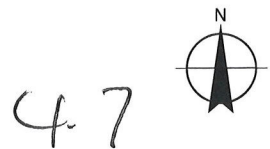
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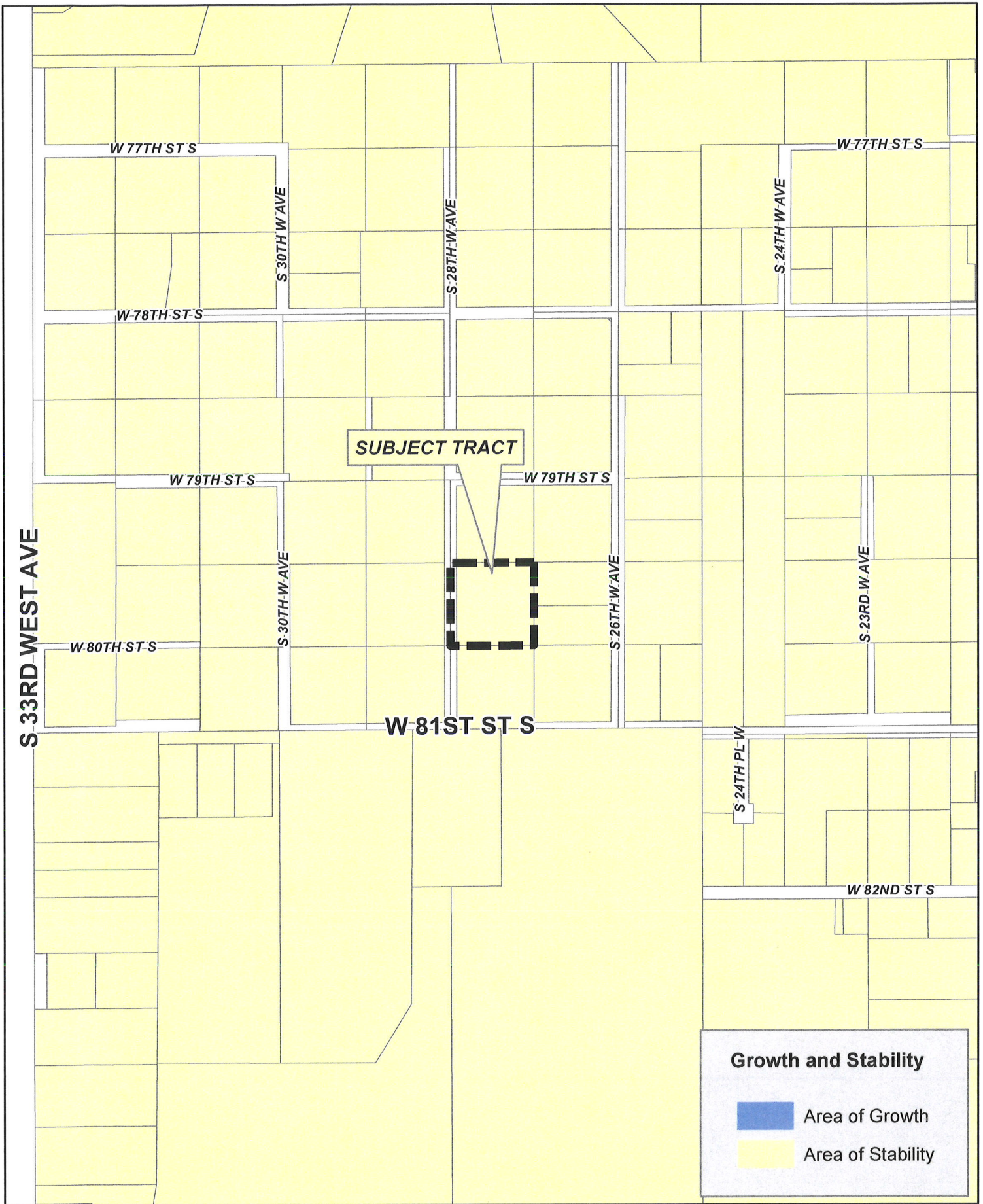




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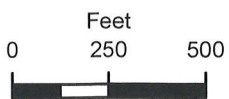




**SUBJECT TRACT**

**Growth and Stability**

- Area of Growth
- Area of Stability



**Z-7715**

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