



**Tulsa Metropolitan Area
Planning Commission**

Z-7790 Staff Report

Hearing Date: October 2, 2024
Prepared by: Nathan Foster
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918-596-7609

Owner and Applicant Information

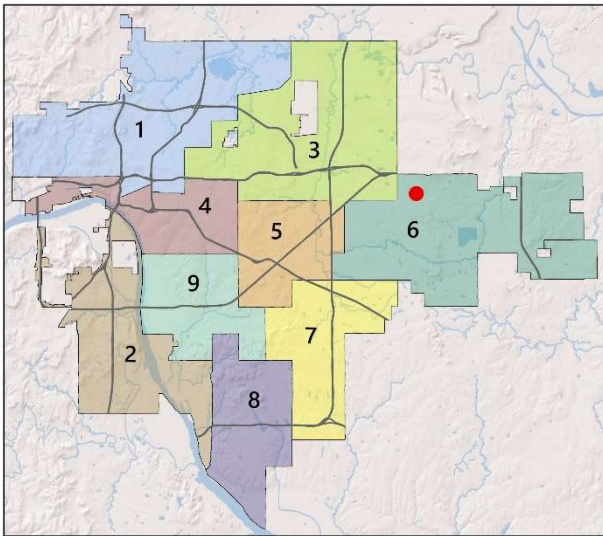
Applicant: Diana Mar Martinez
Property Owner: Marvarenga Enterprises, LLC

Property Location

North of the northeast corner of East 11th Street South
and South 156th East Avenue
Tract Size: ±1 acre

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 6, Christian Bengel
County Commission: District 1, Stan Sallee

Public Notice Required

Newspaper Notice – min. 20 days in advance
Mailed Notice to 300’ radius – min. 20 days in advance
Posted Sign – min. 20 days in advance

Staff Recommendation

Staff recommends approval.

Request Summary

Rezone subject property from AG to AG-R to permit a lot split for the construction of a detached single-family residence.

Zoning

Existing Zoning: Agriculture (AG)
Existing Overlays: None
Proposed Zoning: Agriculture – Residential (AG-R)

Use

Current Use: Vacant
Proposed Use: Detached House

Comprehensive Plan Considerations

Land Use

Land Use Plan: Neighborhood
Small Area Plans: None
Development Era: Future Growth

Transportation

Major Street & Highway Plan: N/A
planitulsa Street Type: N/A
Transit: N/A
Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: Sidewalks

Environment

Flood Area: N/A
Tree Canopy Coverage: 30-50%
Parks & Open Space: N/A

Detailed Staff Recommendation

The applicant is proposing to rezone one acre of an existing property from AG to AG-R to permit a lot split and the construction of a new single-family detached house.

The rezoning to AG-R will reduce the minimum lot area requirement from 2 acres to 1 acre to permit the lot split while still permitting certain agricultural uses accessory to the proposed residential use. There are several existing lots along South 156th East Avenue that are less than 2 acres. These lots were created prior to the adoption of the AG district in the area.

The AG-R zoning would be consistent with the surrounding area and the Neighborhood land use designation assigned by the Tulsa Comprehensive Plan.

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 neighborhood. Neighborhoods are mostly residential uses, which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low intensity uses that support residents’ daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access from a lower-order street separated from the arterial, then it would be considered Neighborhood.

Surrounding Properties:

| <u>Location</u> | <u>Existing Zoning/Overlay</u> | <u>Existing Land Use Designation</u> | <u>Existing Use</u> |
|-----------------|--------------------------------|--------------------------------------|---------------------|
| North | AG | Neighborhood | Residential |
| East | AG | Neighborhood | Residential |
| South | AG | Neighborhood | Residential |
| West | AG | Neighborhood | Residential |

Small Area Plans

The subject property is not located within any adopted small area plans.

Development Era

The subject property is designated as a future growth area. These areas of the city have yet to be developed beyond agricultural uses, and they present opportunities to ensure the pattern of development is efficient and fiscally responsible. These areas typically do not have subdivision streets or connectivity beyond the mile-by-mile grid, have poor public service distribution (fire, police, transit, etc.) and lack utility infrastructure (water, sewer, broadband, etc.) Some areas also include exposed bedrock and/or extreme slopes. Priorities in these areas include ensuring the ability to provide adequate public services, the implementation of planned streets in the Major Street and Highway Plan, land use planning to establish frameworks for decision making, and conservation of natural areas.

Transportation

Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Environmental Considerations

Flood Area: The subject property does not contain any floodplain areas.

Tree Canopy Coverage: Tree canopy in the area is 43%. Significant effort should be given to the preservation of mature stands of trees. Tree canopy removal should be minimized, and replacement of trees that need removing should be encouraged.

Parks & Open Space: N/A

Zoning History

Ordinance 11818, dated June 26, 1970, established zoning for the subject property.

Exhibits

Case map

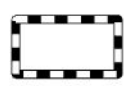
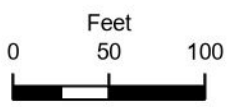
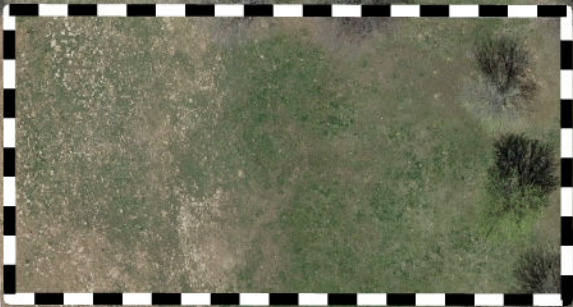
Aerial (small scale)

Aerial (large scale)

Tulsa Comprehensive Plan Land Use Map



S 156TH AVE

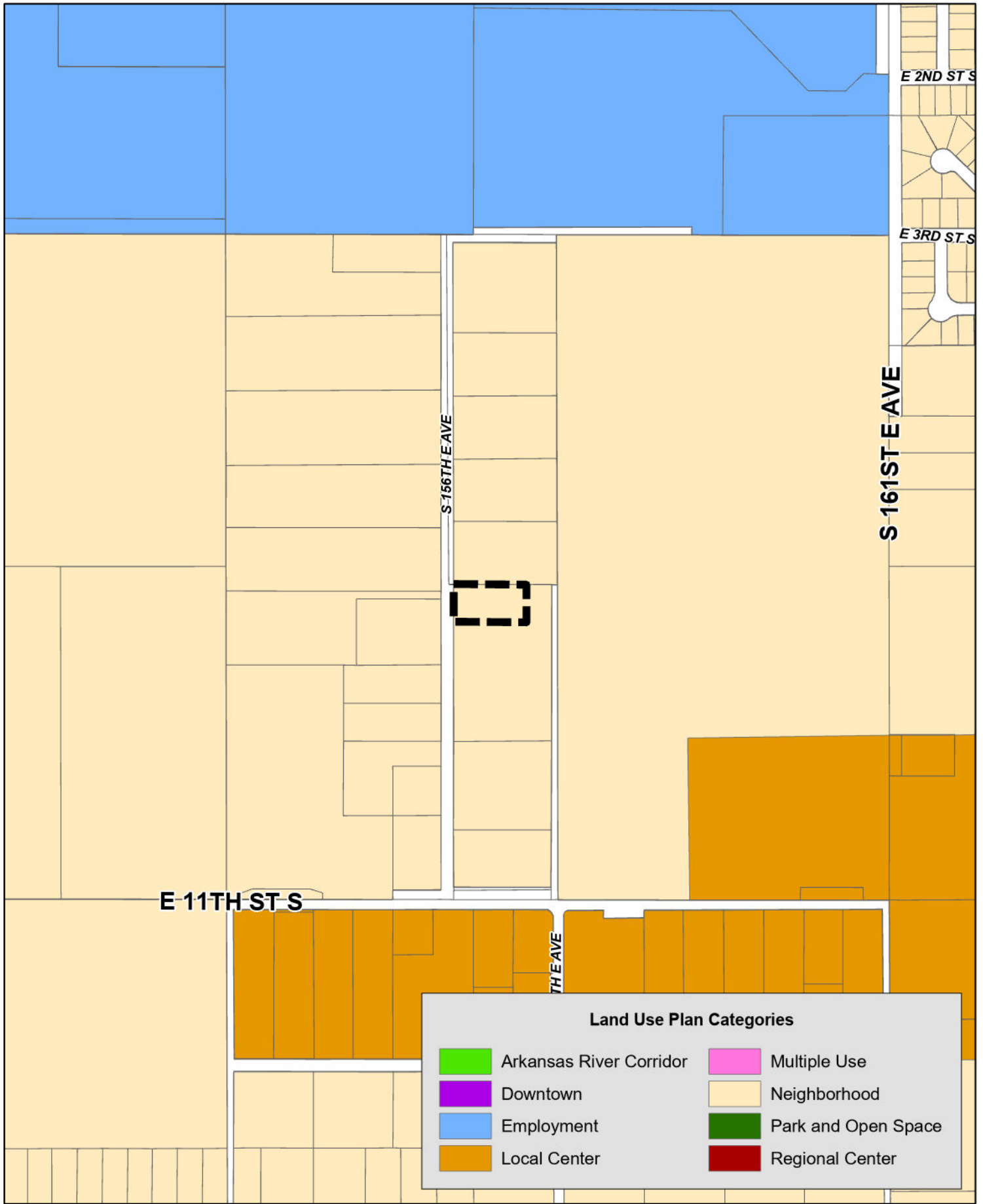










Subject Tract

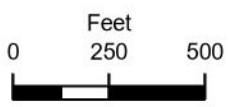
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Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2022





| Land Use Plan Categories | | | |
|---|-------------------------|---|---------------------|
|  | Arkansas River Corridor |  | Multiple Use |
|  | Downtown |  | Neighborhood |
|  | Employment |  | Park and Open Space |
|  | Local Center |  | Regional Center |



 Subject Tract

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