



Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-482
(Related to Case PUD-852)

Hearing Date: February 6, 2019

Case Report Prepared by:

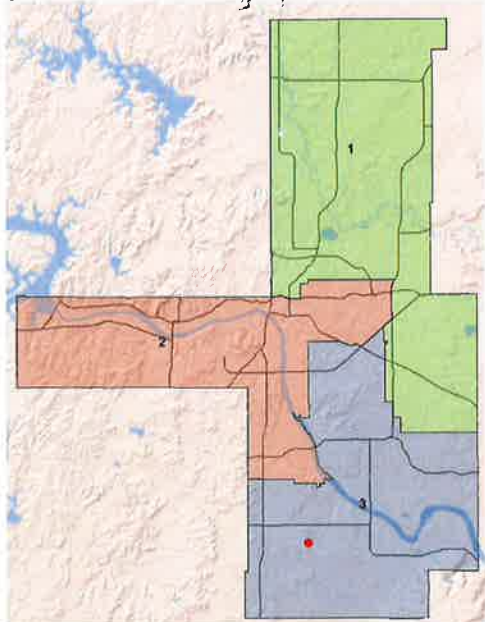
Jay Hoyt

Owner and Applicant Information:

Applicant: Tim Terral

Property Owner: Hollinger Enterprises, LLC

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Present Use: Residential

Proposed Use: Single-Family Subdivision

Concept summary: Rezone from AG to RE/PUD-852 to permit a single-family subdivision.

Tract Size: 10 ± acres

Location: S. of the SW/c of E. 161st St. S. & S. Lewis Ave.

Zoning:

Existing Zoning: AG

Proposed Zoning: RE/PUD-852

Comprehensive Plan:

Land Use Map: N/A

Stability and Growth Map: N/A

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 7330

CZM: 66

Atlas: N/A

County Commission District: 3

Commissioner Name: Ron Peters

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SECTION I: CZ-482

DEVELOPMENT CONCEPT: Rezone from AG to RE/PUD-852 to permit a single-family subdivision, Vintage Estates. The development is intended to follow the recommendations of the RE district, with the exceptions noted in the proposed Development Standards of proposed PUD-852.

EXHIBITS:

INCOG Case map
INCOG Aerial
INCOG Aerial (enlarged)

DETAILED STAFF RECOMMENDATION:

RE zoning is non injurious to the existing proximate properties and;

RE zoning is consistent with the anticipated future development pattern of the surrounding property;

RE zoning is consistent with the Tulsa County Zoning Code, therefore;

Staff recommends Approval of case CZ-482 to rezone property from AG to RE.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: This area is outside of the City of Tulsa Comprehensive Plan area. The City of Glenpool Comprehensive Plan Map designates this site as Rural/Unincorporated.

Land Use Vision:

Land Use Plan map designation: N/A

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: South 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 is currently forested land and contains a single-family dwelling and associated accessory buildings

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Environmental Considerations: The site is characterized by significantly sloping terrain.

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. Each lot will be served by an aerobic system for sanitary sewer.

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	N/A	N/A	Single-Family
South	AG	N/A	N/A	Single-Family
East	AG	N/A	N/A	Single-Family
West	AG	N/A	N/A	Single-Family/Agricultural

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 98254 dated September 15, 1980, established zoning for the subject property.

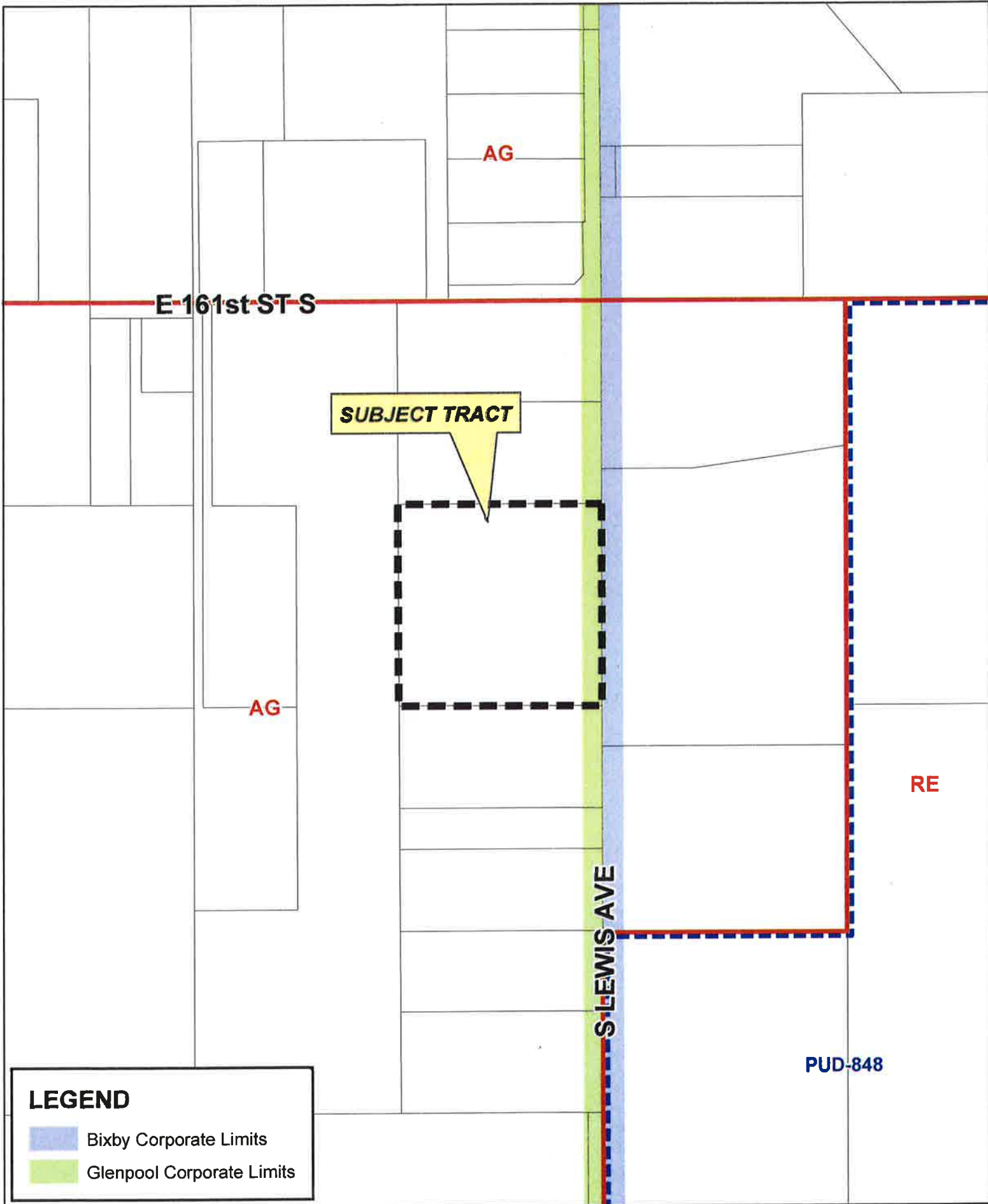
Subject Property: No relevant history

Surrounding Property:



PUD-848/CZ-474 September 2018: All concurred in **approval** of a proposed *Planned Unit Development* on a 272+ acre tract of land for a residential subdivision and **approval** of a request for *rezoning* from AG to RE on property located south and east of the southeast corner of East 161st Street South and South Lewis Avenue.

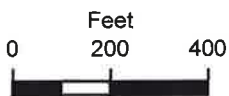
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LEGEND

-  Bixby Corporate Limits
-  Glenpool Corporate Limits



**CZ-482/
PUD-852**
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E 161st ST S

S LEWIS AVE



Subject Tract

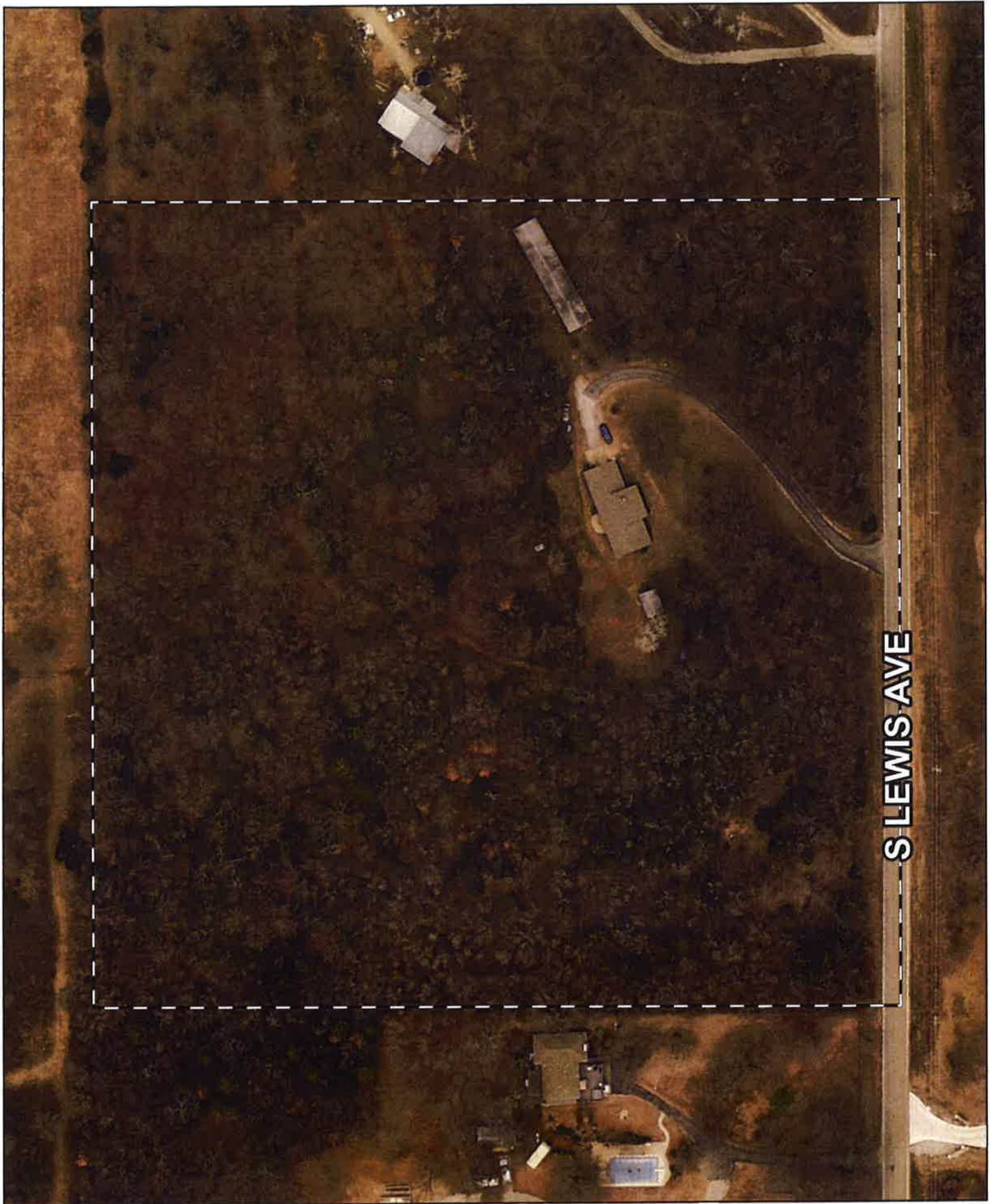
**CZ-482/
PUD-852**

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

Aerial Photo Date: February 2018





S LEWIS AVE



Subject Tract

**CZ-482/
PUD-852**

17-13 30

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

Aerial Photo Date: February 2018

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