



Tulsa Metropolitan Area  
Planning Commission

Case Number: CZ-469

Hearing Date: April 18, 2018

Case Report Prepared by:

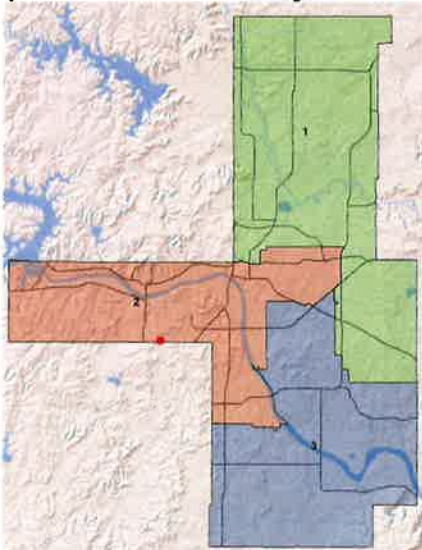
Jay Hoyt

Owner and Applicant Information:

*Applicant:* Denny Bullington

*Property Owner:* Multiple Owners

Location Map:  
(shown with County Commission Districts)



Applicant Proposal:

*Present Use:* Residential

*Proposed Use:* Residential with accessory agricultural uses

*Concept summary:* Rezone from RS to AG to permit single-family residential with accessory agricultural uses.

*Tract Size:* 76.14 ± acres

*Location:* N and E of NE/c of S. 97th W. Ave. & W. 61st St. S.

Zoning:

*Existing Zoning:* RS

*Proposed Zoning:* AG

Comprehensive Plan:

*Land Use Map:* N/A

*Stability and Growth Map:* N/A

Staff Recommendation:

**Staff recommends approval.**

Staff Data:

TRS: 9136

CZM: 44

Atlas: N/A

County Commission District: 2

*Commissioner Name:* Karen Keith

25.1

**SECTION I: CZ-469**

**DEVELOPMENT CONCEPT:**

The applicants have requested AG zoning. This would allow the single-family homes on the subject lots to have accessory agricultural uses that would otherwise not be permitted in RS zoning within Tulsa County. Agricultural uses are considered Use Unit 3 and allowed uses include Animal Raising, Chicken Hatchery, Farming, Fishery, Nursery, Ranching and Riding Stables.

**EXHIBITS:**

- INCOG Case map
- INCOG Aerial
- Applicant Exhibits:
  - Property Owner Zoning Petition

**DETAILED STAFF RECOMMENDATION:**

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

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

**Staff recommends Approval of CZ-469 to rezone property from RS to AG.**

**SECTION II: Supporting Documentation**

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

*Staff Summary: This area is outside of the City of Tulsa Comprehensive Plan area.*

**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: W 61<sup>st</sup> St S and S 97<sup>th</sup> W Ave are designated as Secondary Arterials*

*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 contain single-family homes on large lots.*

25.2

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
W 61 <sup>st</sup> St S	Secondary Arterial	100 Feet	2
S 97 <sup>th</sup> W Ave	Secondary Arterial	100 Feet	2

Utilities:

The subject tract has municipal water and sewer available.

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	Vacant/Agricultural
South	AG/RS/RE/A-1	N/A	N/A	Single-Family
East	RS	N/A	N/A	Single-Family
West	RS	Residential (Sand Springs)	N/A	Single-Family

**SECTION III: Relevant Zoning History**

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

***Subject Property:***

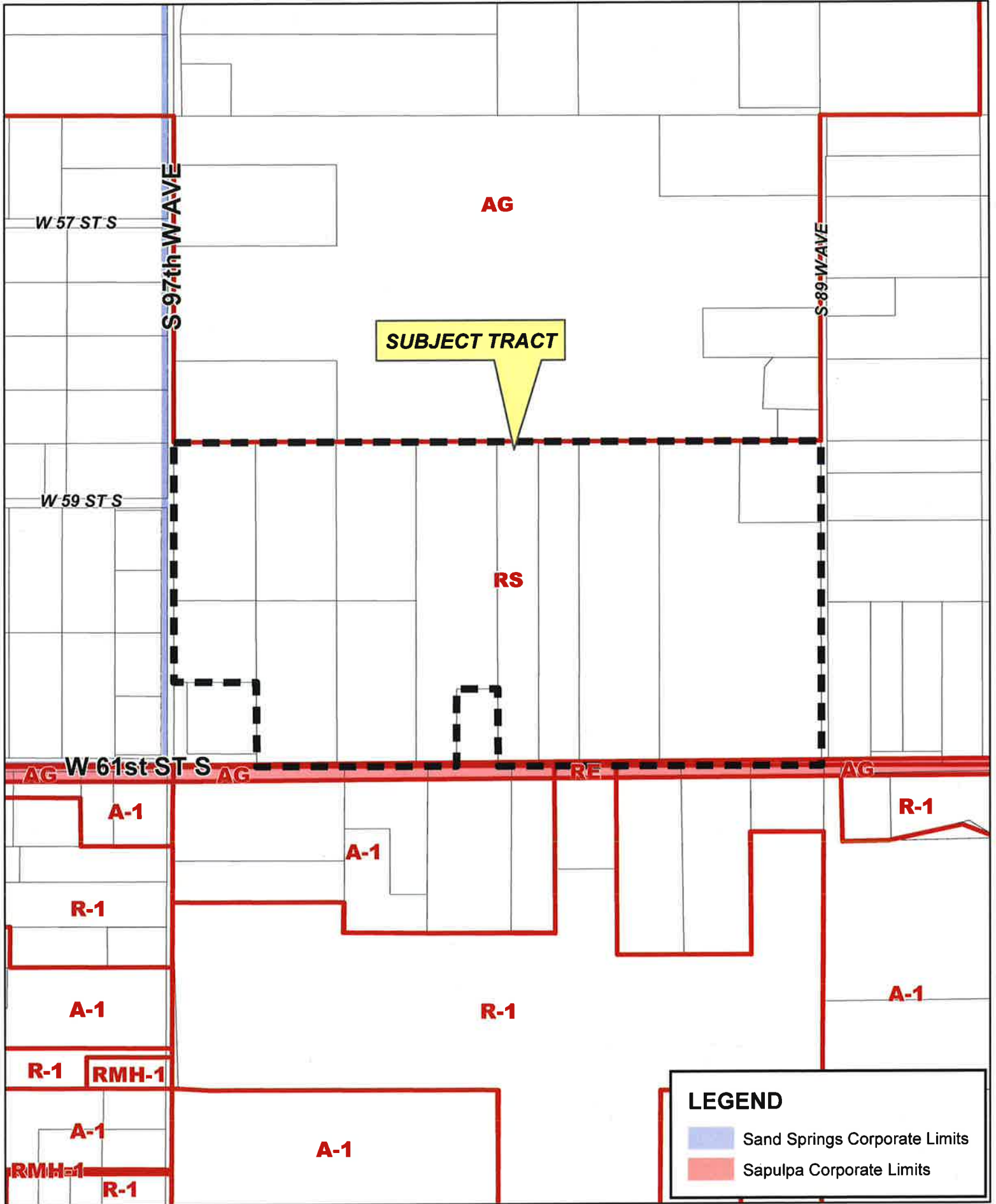
**CBOA-2524 February 2015:** The Board of Adjustment **approved** a *variance*, with conditions, to permit a 1,200 square foot detached accessory building (Sec. 240.2.E); a *variance* to permit a detached accessory building to encroach upon the minimum building setback line (Sec 420.2.A.2); a *variance* from the requirement that a detached accessory building shall be located in the rear yard and/or side yard, on property located north of the northeast corner of West 61<sup>st</sup> Street South and South 97<sup>th</sup> West Avenue and one of the parcels on the subject property.

***Surrounding Property:***

**CBOA-2281 October 2007:** The Board of Adjustment **approved** a *variance* of Lot Width, Lot Area, and Land Area per Dwelling Unit to permit a lot split in an AG district, with conditions for Lots 4 and 5 only, on property located north and east of the northeast corner of West 61<sup>st</sup> Street and South 97<sup>th</sup> Avenue West and abutting the entire northern boundary of the subject property.

5/2/2018 1:30 PM

25.3



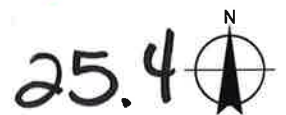
**LEGEND**

- Sand Springs Corporate Limits
- Sapulpa Corporate Limits



**CZ-469**

19-11 36







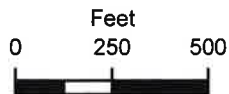
W 57 ST S

S 97th W AVE

S 89 W AVE

W 59 ST S

W 61st ST S



Subject Tract

**CZ-469**

19-11 36

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

Aerial Photo Date: February 2016




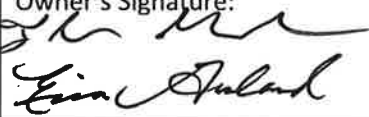


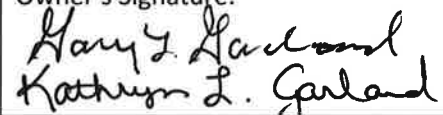
## RE: Reversing the Zoning from Residential Single Family District (RS1) back to Agriculture District (AG)

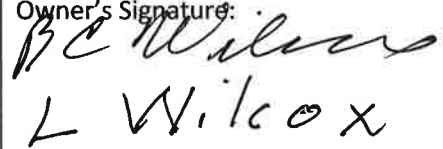
To Whom It May Concern:

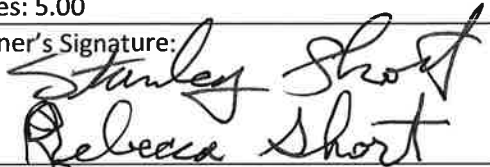
We are requesting signatures to petition the Tulsa County Zoning Committee to reverse the zoning of the area from West 61<sup>st</sup> Street South to West 58<sup>th</sup> Street South and between South 97<sup>th</sup> West Avenue to South 89<sup>th</sup> West Avenue from Residential Single Family District (RS1) back to Agriculture District (AG). Please sign below in the appropriate box for your property in support of the zoning change:

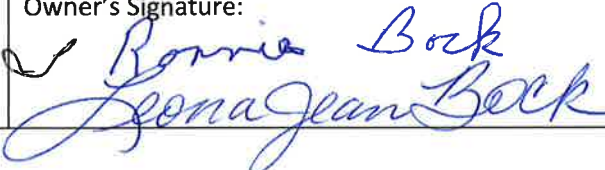
Thomas & Erica Garland	Address: 5767 South 97 <sup>th</sup> West Avenue, Tulsa
Parcel No.: 99136-91-36-40410	Acres: 5.00
Legal Description: Subdivision: UNPLATTED Legal: N/2 W/2 E/2 SW SW SEC 36-19-11 Section: 36 Township: 19 Range: 11	Owner's Signature: 

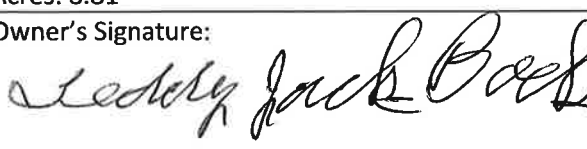
Thomas & Erica Garland	Address:
Parcel No.: 99136-91-36-41510	Acres: 5.00
Legal Description: Subdivision: UNPLATTED Legal: E/2 NW SW SW SEC 36-19-11 5.00ACS Section: 36 Township: 19 Range: 11	Owner's Signature: 


Gary & Kathryn Garland	Address: 5805 South 97 <sup>th</sup> West Avenue, Tulsa
Parcel No.: 99136-91-36-42310	Acres: 4.92
Legal Description: Subdivision: UNPLATTED Legal: N 650 W/2 NW SW SW SEC 36-19-11 Section: 36 Township: 19 Range: 11	Owner's Signature: 


Bruce & Lisa Wilcox	Address: 5919 South 97 <sup>th</sup> West Avenue, Tulsa
Parcel No.: 99136-91-36-40110	Acres: 2.50
Legal Description: Subdivision: UNPLATTED Legal: BEG 670N SWCR SEC TH E330 S330 W330 N330 POB SEC 36 19 11 Section: 36 Township: 19 Range: 11	Owner's Signature: 

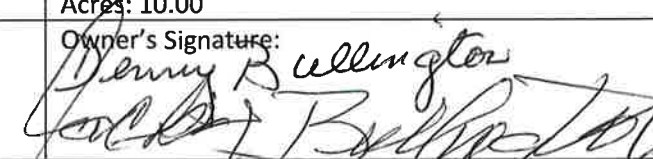
Stanley & Rebecca Short	Address: 9535 West 61 <sup>st</sup> Street South, Tulsa
Parcel No.: 99136-91-36-44110	Acres: 5.00
Legal Description: Subdivision: UNPLATTED Legal: S660 E/2 W/2 SW SW SEC 36 19 11 5.00ACS Section: 36 Township: 19 Range: 11	Owner's Signature: 

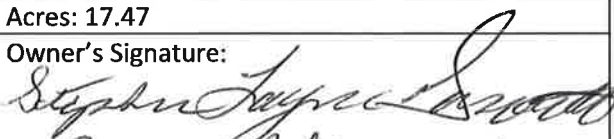

Ronnie & Leona Bock	Address: 9411 West 61 <sup>st</sup> Street South, Tulsa
Parcel No.: 99136-91-36-40910	Acres: 5.00
Legal Description: Subdivision: UNPLATTED Legal: S/2 W/2 E/2 SW SW SEC 36 19 11 5 AC Section: 36 Township: 19 Range: 11	Owner's Signature: 

Teddy Jack Bock	Address: 8997 West 61 <sup>st</sup> Street South, Tulsa
Parcel No.: 99136-91-36-43610	Acres: 8.81
Legal Description: Subdivision: UNPLATTED Legal: BEG 990E NWC SW SW TH S1320 E165 N314 E165 N1006 W330 POB SEC 36 19 11 8.811ACS Section: 36 Township: 19 Range: 11	Owner's Signature: 

Teddy Jack Bock	Address: 8993 West 61 <sup>st</sup> Street South, Tulsa
Parcel No.: 99136-91-36-65330	Acres: 4.91
Legal Description: Subdivision: UNPLATTED Legal: W/2 W/2 W/2 SE SW SEC 36 19 11 5ACS Section: 36 Township: 19 Range: 11	Owner's Signature: 

Jesus & Antonia Cruz	Address: 8989 West 61 <sup>st</sup> Street South, Tulsa
Parcel No.: 99136-91-36-47310	Acres: 5.00
Legal Description: Subdivision: UNPLATTED Legal: E/2 W/2 W/2 SE SW SEC 36-19-11 Section: 36 Township: 19 Range: 11	Owner's Signature: 

Denny & Jackie Bullington	Address: 8969 West 61 <sup>st</sup> Street South, Tulsa
Parcel No.: 99136-91-36-46310	Acres: 10.00
Legal Description: Subdivision: UNPLATTED Legal: E 1/2 W 1/2 SE SW SEC 36 19 11 10 AC Section: 36 Township: 19 Range: 11	Owner's Signature: 

Billie Rozell & Stephen Layne Garrouette	Address: 8951 West 61 <sup>st</sup> Street South, Tulsa
Parcel No.: 99136-91-36-44310	Acres: 17.47
Legal Description: Subdivision: UNPLATTED Legal: E/2 SE SW LESS BEG NEC SE SW TH S332 W332 N332 E332 POB SEC 36 19 11 17.47ACS Section: 36 Township: 19 Range: 11	Owner's Signature:  

Walter & Michong Banfield	Address: 5820 South 89 <sup>th</sup> West Avenue, Tulsa
Parcel No.: 99136-91-36-46060	Acres: 2.53
Legal Description: Subdivision: UNPLATTED Legal: PRT SE SW BEG NEC SE SW TH S332 W332 N332 E332 POB SEC 36 19 11 2.53ACS Section: 36 Township: 19 Range: 11	Owner's Signature: 