



Tulsa Metropolitan Area  
Planning Commission

**Case Number: CZ-479**

(related to Case PUD-851 and Elwood Crossing  
Preliminary Plat)

**Hearing Date: October 17, 2018**

**Case Report Prepared by:**

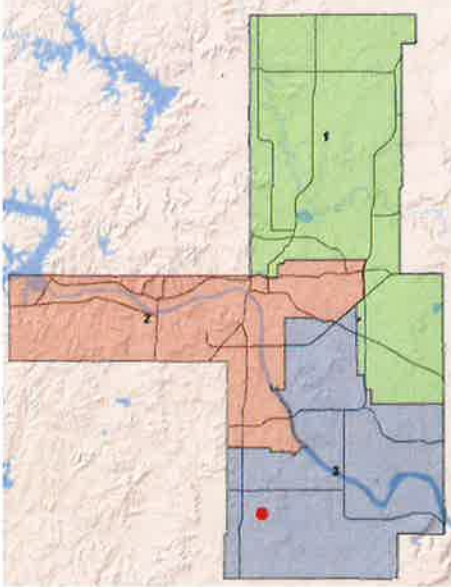
Jay Hoyt

**Owner and Applicant Information:**

*Applicant:* Erik Enyart

*Property Owner:* LINDEN STREET LLC

**Location Map:**  
**(shown with County Commission Districts)**



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Residential Subdivision

*Concept summary:* Rezone to RE, in conjunction  
with a new PUD to permit a residential subdivision

*Tract Size:* 80 ± acres

*Location:* North of northeast corner of East 171<sup>st</sup>  
Street South & South Elwood Avenue

**Zoning:**

*Existing Zoning:* AG

*Proposed Zoning:* RE

**Comprehensive Plan:**

*Land Use Map:* N/A

*Stability and Growth Map:* N/A

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 7225

CZM: 65

Atlas: n/a

**County Commission District: 3**

*Commissioner Name:* Ron Peters

7.1

## SECTION I: CZ-479

**DEVELOPMENT CONCEPT:** Rezone from AG to RE to permit a single-family subdivision. A new Planned Unit Development, PUD-851, is also proposed to accompany this zoning request.

### EXHIBITS:

INCOG Case map

INCOG Aerial

### **DETAILED STAFF RECOMMENDATION:**

CZ-479 is non injurious to the existing proximate properties and;

CZ-479 is consistent with the anticipated future development pattern of the surrounding property therefore;

**Staff recommends Approval of CZ-479 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 Estate Residential.*

### 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: Elwood Ave is 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 vacant agricultural land.*

Environmental Considerations: None

Streets:

7.2

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
S Elwood Ave	Secondary Arterial	100 Feet	2

Utilities:

The subject tract has municipal water available. Sewer will be provided by an ODEQ approved septic system.

Surrounding Properties:

<b>Location</b>	<b>Existing Zoning</b>	<b>Existing Land Use Designation</b>	<b>Area of Stability or Growth</b>	<b>Existing Use</b>
North	AG	N/A	N/A	Vacant
South	AG	N/A	N/A	Vacant/Single-Family
East	AG	N/A	N/A	Single-Family
West	AG	N/A	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:** No relevant history

**Surrounding Property:**

**CZ-387/PUD-745 October, 2007:** All concurred in **approval** of a request for *rezoning* a 80± acre tract of land from AG to RS, for single-family development, on property located west of southwest corner of East 171st Street South and South Lewis Avenue.

10/17/2018 1:30 PM

SELWOOD AVE

AG

SUBJECT TRACT

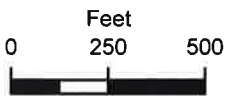
E 167 ST S

W 171st ST S

E 171st ST S

AG

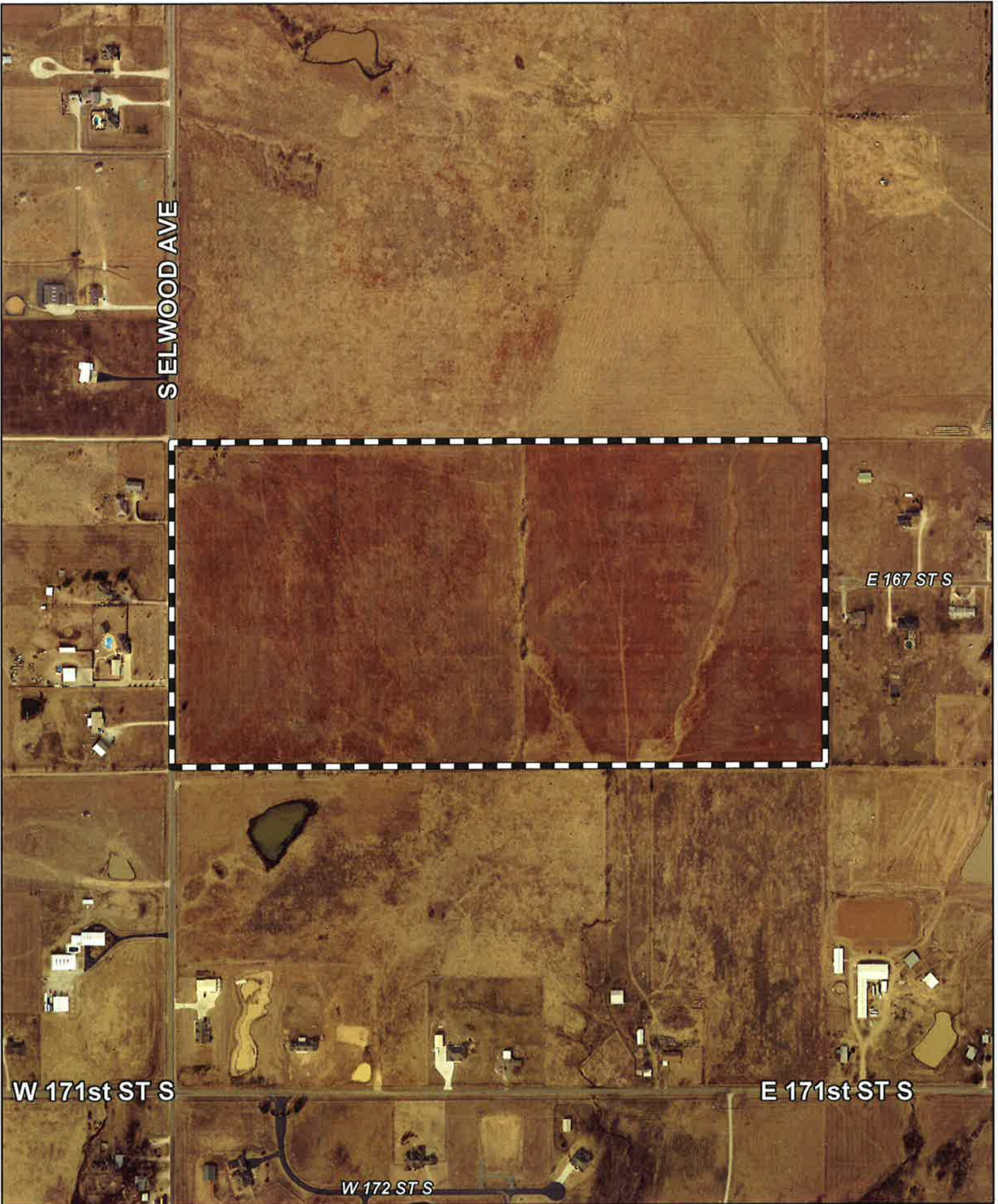
W 172 ST S



CZ-479

17-12 25





S ELWOOD AVE

E 167 ST S

W 171st ST S

E 171st ST S

W 172 ST S



Subject Tract

**CZ-479**

17-12 25

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

Aerial Photo Date: February 2018



