



Tulsa Metropolitan Area  
Planning Commission

**Case Number:** CZ-463

**Hearing Date:** November 15, 2017

**Case Report Prepared by:**

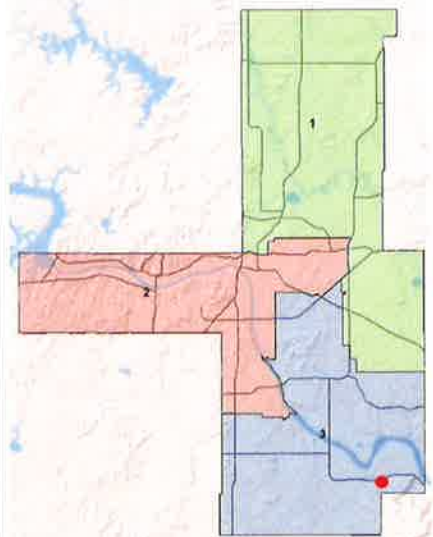
Jay Hoyt

**Owner and Applicant Information:**

*Applicant:* Mark Schlosser

*Property Owner:* SCHLOSSER, MARK T

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



**Applicant Proposal:**

*Present Use:* Residential

*Proposed Use:* Residential

*Concept summary:* Rezone from CS to RS to permit a single-family home.

*Tract Size:* 2.26 ± acres

*Location:* West of the northwest corner of E. 171<sup>st</sup> St. S. & S. 145<sup>th</sup> E. Ave.

**Zoning:**

*Existing Zoning:* CS

*Proposed Zoning:* RS

**Comprehensive Plan:**

*Land Use Map:* N/A

*Stability and Growth Map:* N/A

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 7428

CZM: 68

Atlas: N/A

**County Commission District:** 3

*Commissioner Name:* Ron Peters

## **SECTION I: CZ-463**

**DEVELOPMENT CONCEPT:** Rezone from CS to RS in order to permit the development of the property for a single-family dwelling.

### **EXHIBITS:**

INCOG Case map  
INCOG Aerial  
INCOG Aerial (Enlarged)

### **DETAILED STAFF RECOMMENDATION:**

CZ-463 is non injurious to the existing proximate properties and;

CZ-463 is consistent with the anticipated future development pattern of the surrounding property therefore;

**Staff recommends Approval of CZ-463 to rezone property from CS to RS.**

## **SECTION II: Supporting Documentation**

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

*Staff Summary: No current comprehensive plan contains a designation for CZ-463.*

#### **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: East 171<sup>st</sup> St S does not have a designation on the Major Street and Highway Plan*

*Trail System Master Plan Considerations: None*

**Small Area Plan: N/A**

**Special District Considerations: None**

**Historic Preservation Overlay: None**

### **DESCRIPTION OF EXISTING CONDITIONS:**

*Staff Summary: The site currently contains a single family home and a barn.*

**Environmental Considerations: None**

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 171 <sup>st</sup> St S	None	None	2

Utilities:

The subject tract has municipal water and sewer available.

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	Hwy 64
South	AG	N/A	N/A	Vacant
East	CS	N/A	N/A	Mobile Home
West	CG	N/A	N/A	Commercial

**SECTION III: Relevant Zoning History**

**History: CZ-463**

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

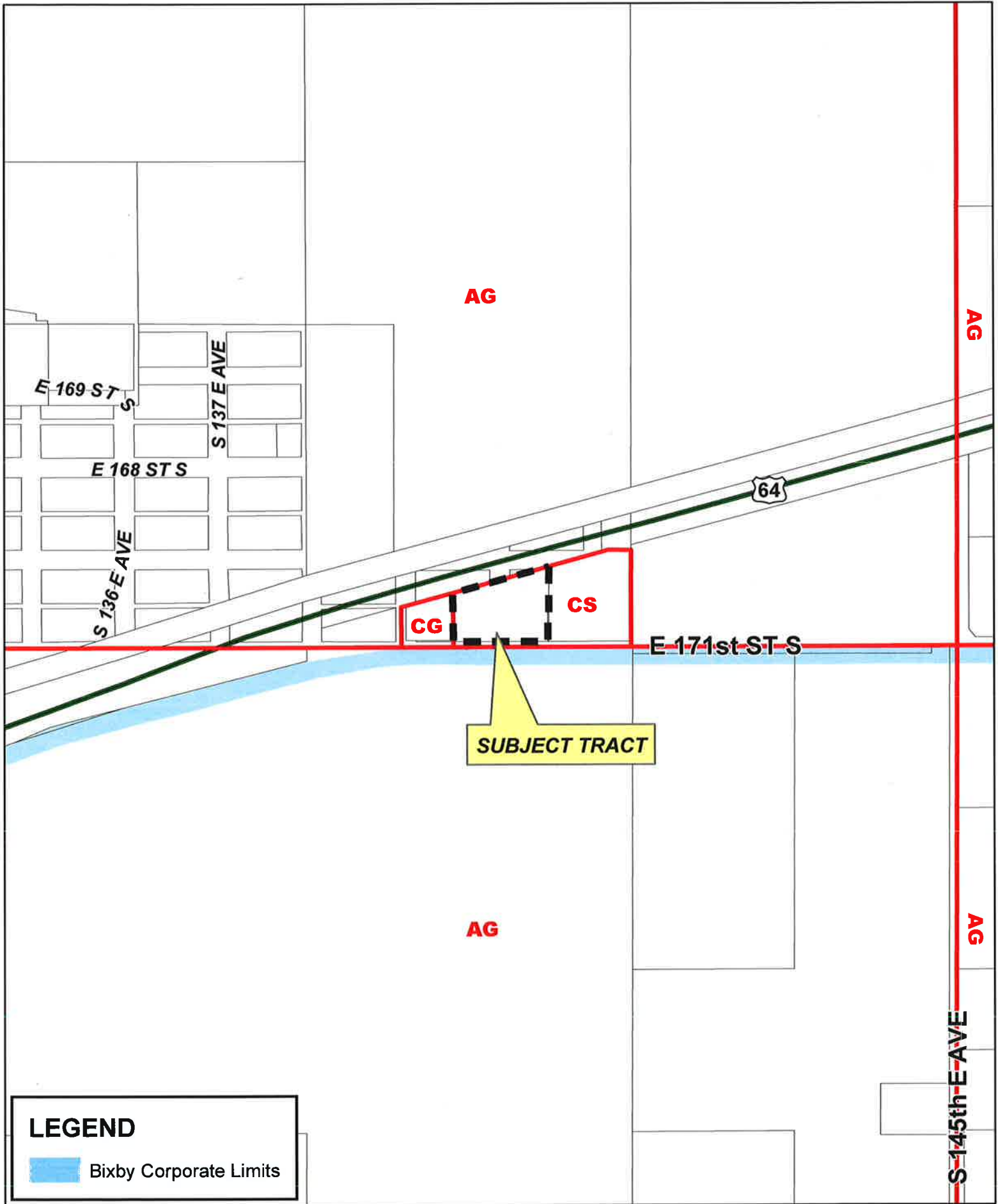
***Subject Property:***

**CZ-661 July 1986:** The Board of Adjustment **approved** a *special exception* (Section 710 – Principal Use Permitted in Commercial Districts – Use Unit 1215) to permit an auction house in a CS District; and to **approve** a *variance* (Section 1340(d) – Design Standards for Off-Street Parking Areas – Use Unit 1215) of the all-weather material required for off-street parking to permit travel off-street parking; subject to no more than 2 auctions being conducted each week; subject to filing of a plat; and subject to outside sales being conducted on either Friday, Saturday, or Sunday, 10 a.m. to 5 p.m. and inside sales being conducted on either Friday, Saturday, or Sunday, 7 p.m. to 11 p.m., on the subject property.

***Surrounding Property:***

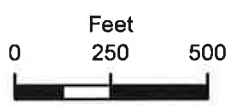
**CZ-275 January 2001:** All concurred in **approval** of a request for rezoning a 2.91± acre tract of land from CS and AG to CS on property located west of the northwest corner of East 171<sup>st</sup> Street South and South 145<sup>th</sup> East Avenue.

**CZ-139 December 1985 :** All concurred in **denial** of a request for rezoning a 6.25± acre tract of land from AG to CH; however, all concurred in **approval** to rezone from AG to CS except the east 150' which remained AG, on property located at the intersection of U.S. Highway 64 and East 171<sup>st</sup> Street South.




**LEGEND**

 Bixby Corporate Limits



**CZ-463**

17-14 28

20.4 



 Subject Tract

**CZ-463**

17-14 28

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

Aerial Photo Date: February 2016



S 145th E AVE

E 169 ST S

E 168 ST S

S 136 E AVE

S 137 E AVE

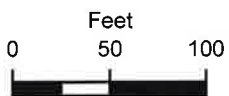
64

E 171st ST S



64

E 171st ST S



Subject Tract

**CZ-463**

17-14 28

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

Aerial Photo Date: February 2016

20.6

