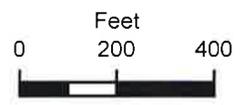


SUBJECT TRACT

LEGEND

Owasso Corporate Limits



CBOA-2807

21-13 13

2.1



**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 1313

CZM: 11

CASE NUMBER: CBOA-2807

CASE REPORT PREPARED BY: Robi Jones

HEARING DATE: 06/16/2020 1:30 PM

APPLICANT: Chris Webb

ACTION REQUESTED: Use Variance to allow Use Unit 16, for a Mini-Storage, in an AG District (Section 1216); and a Special Exception to exceed the fence height in the required yard (Section 240.2).

LOCATION: 9613 E 96 ST N

ZONED: AG

FENCELINE: Owasso

PRESENT USE: Vacant

TRACT SIZE: 1.25 acres

LEGAL DESCRIPTION: E1/2SESWSESE SEC. 13-21-13,

RELEVANT PREVIOUS ACTIONS: None relevant

ANALYSIS OF SURROUNDING AREA: The subject tract abuts AG zoning on the west and north. There appears to be a residential use on the AG zoned property to the west. The properties to the east are zoned RS-3 and is a residential neighborhood within the corporate limits of Owasso. The properties to the south are zoned RS-2 and it is also a residential neighborhood within the corporate limits of Owasso.

NEW STAFF COMMENTS:

The applicant requested a continuance of the case until 6.16.2020 in hopes of having five Board members present. The case was re-noticed so surrounding property owners would have information about how they could join the meeting virtually. This case has received several letters of opposition.

ORIGINAL STAFF COMMENTS:

The applicant is before the Board requesting a Use Variance to allow Use Unit 16, for a Mini-Storage, in an AG District (Section 1216); and a Special Exception to exceed the fence height in the required yard (Section 240.2).

The applicant supplied the following statement:

“Proposal to apply for special exception to build small mini storage facility at 9613 E. 96th St. North, Owasso, Oklahoma.

100 – 10' x 10' units (forest green in color)

Gated and monitored 24 hours per day/7 days per week with security system and cameras

Concrete drive

10' privacy fence

Given the location of the storage facility, it will be hidden from public view.

2.2

Facility will take up approximately ¾ of one acre.

Land is zoned agriculture and owner lives on adjoining property which is a dead end.

Owner owns total of 9.87 acres and is willing to do a lot split if required.

Best use of property and an asset to growing community.”

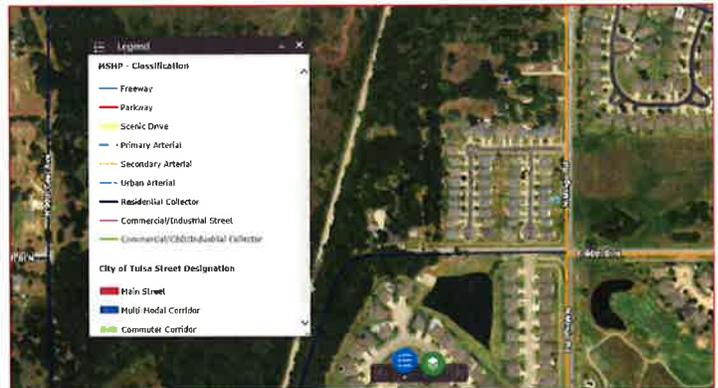
The applicant also stated the following hardship: “We believe the layout of the land and its shape is difficult to utilize due to the nearby floodplain. The good land that is left has an awkward shape.”

A Use Variance is required as a mini-storage facility, Use Unit 16, is not a use permitted in the AG district due to potential adverse effects. Agricultural zoning does not allow requests for a Special Exception for Use Unit 16. Therefore, a Use Variance is the only avenue available that would allow the proposed use and it requires the Board’s approval. According to the site plan, the applicant is proposing to construct a 100 unit mini-storage facility. The units will individually be 10 ft. x 10 ft. and located within two 10 ft. x 50 ft. (approximate size) buildings. Examples of the types of materials to be used are attached to this report.

Use Unit 16, Mini-Storage, is described as: A structure(s) which contains separate, small size, self-service storage facilities leased or rented to individuals or small businesses. These facilities are designated to accommodate access only from regular size passenger vehicles and two-axle trucks (Section 1216.1). The following Use Conditions apply:

1216.3 Use Conditions

- A. The uses included in Use Unit 16, when located on a lot which is abutting an R district, shall be screened from the abutting R District by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R District. **The applicant is requesting to erect a 10-foot privacy fence between the mini-storage facility and the RS-3 zoning to the east of the property.**
- B. Within the CS district, there shall be no open-air storage of any kind that is visible at ground level from an R district, O district, or from a public street. **This does not apply to this application.**
- C. The development site should have frontage on and access to an arterial street. **According to the Major Street and Highway Plan, E. 96th Street North is considered a Residential Collector until it reaches N. Mingo Rd.**



The applicant is requesting a Special Exception to exceed the maximum allowed height of a fence in the yard from 8 ft. to 10 ft. The proposed 10 ft. privacy fence would be made of wood and, as shown on the site plan, will surround the mini storage facility. The Zoning Code states the following:

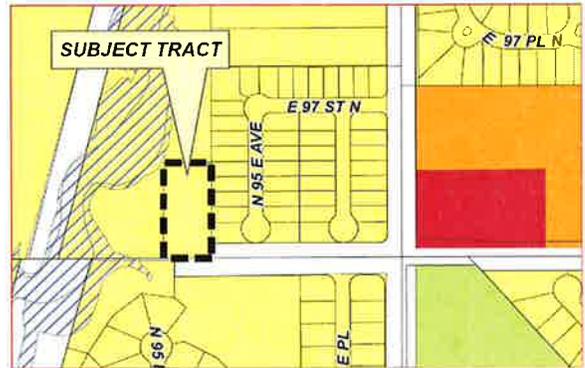
240.2 Permitted Yard Obstructions

Obstructions are permitted in required yards as follows:

- C. Fences, hedges, plant materials, and walls may be located in any yard provided that corner traffic visibility is maintained in accordance with the safety standards of the Tulsa

County Engineer. Fences and walls within yards shall not exceed a height of eight feet...The Board of Adjustment, as a special exception, may modify these limitations.

The property is located within the fenceline of Owasso, but it is not in Owasso's corporate limits. Both, The Owasso Comprehensive Plan and Tulsa County Comprehensive Plan, identify the future land use as Residential. The Comprehensive Plans have identified a Commercial Land Use designation nearby on the northeast corner East 96th Street North and North Mingo Road. See the Land Use Plan map for clarification.



Sample Motion:

“Move to _____ (approve/deny) a Use Variance to allow Use Unit 16, for a Mini-Storage, in an AG District (Section 1216).

Finding the hardship to be _____.

Approved per conceptual plan on page _____ of the agenda packet.

Subject to the following conditions (including time limitation, if any): _____.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.”

“Move to _____ (approve/deny) a Special Exception to exceed the fence height in the required yard (Section 240.2).

Finding the Special Exception will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.”



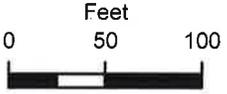
SUBJECT TRACT

E 97 ST N

N 95 E AVE

E 96th ST N

N 95 E CT



Subject Tract

CBOA-2807

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

21-13 13

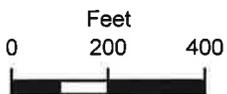
Aerial Photo Date: February 2018



2.5



SUBJECT TRACT



 Subject Tract

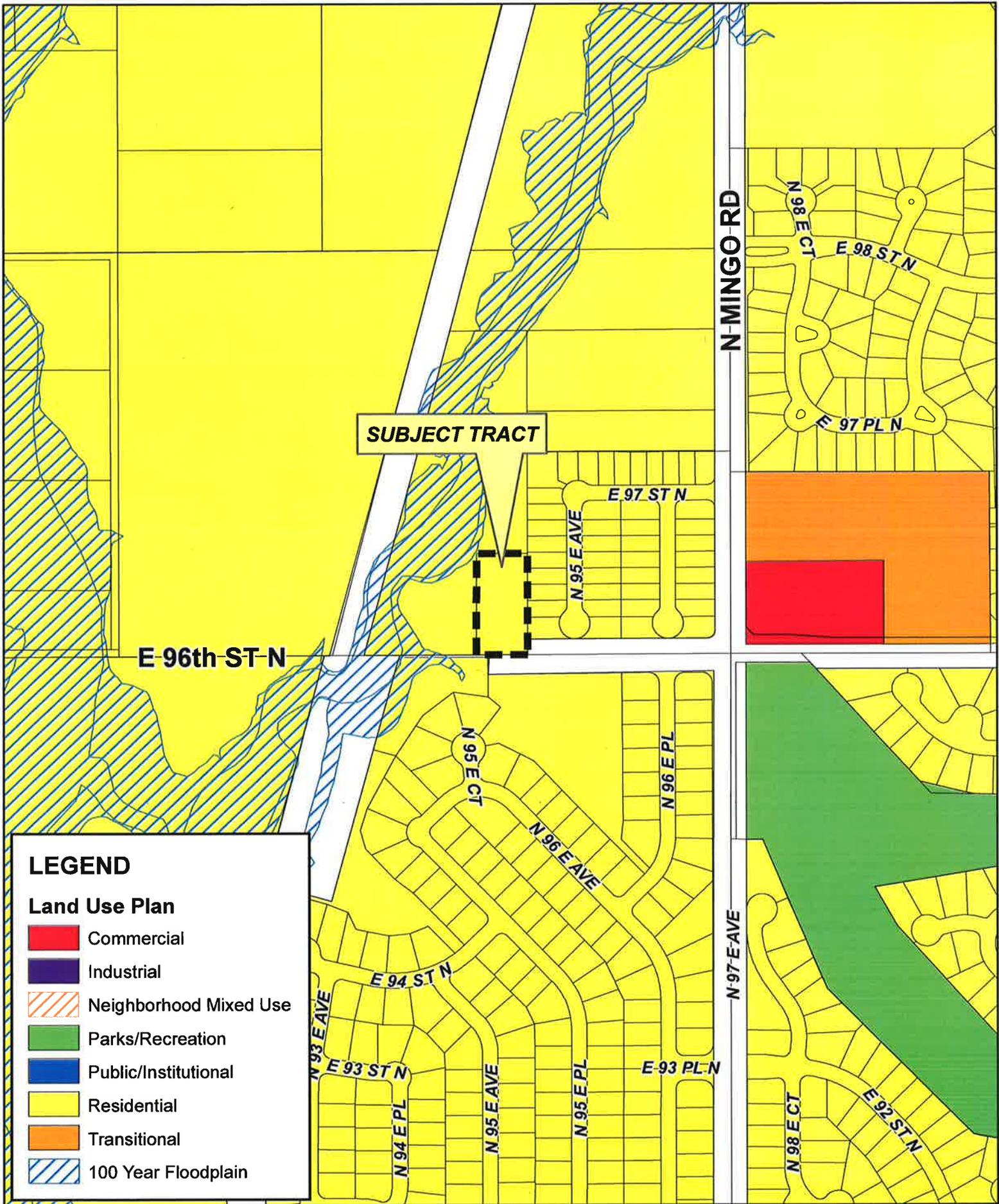
CBOA-2807

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

21-13 13

Aerial Photo Date: February 2018



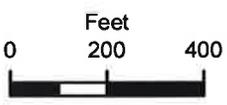


SUBJECT TRACT

LEGEND

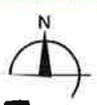
Land Use Plan

- Commercial
- Industrial
- Neighborhood Mixed Use
- Parks/Recreation
- Public/Institutional
- Residential
- Transitional
- 100 Year Floodplain



CBOA-2807

21-13 13



2.7



Looking west down E. 96th St. N. from intersection at N. Mingo Rd. towards subject property



Looking northwest into the gated subject property from E. 96th St. N.

Robi,

Thank you for contacting us regarding CBOA-2807. Below are a few comments we have regarding this case.

- Our adopted Land Use Master Plan calls out this area for residential land uses (Shown below). Introducing an pseudo industrial/warehousing use on this property would be in conflict with our adopted plan, as those uses are typically allowed only by right in industrial districts or with a PUD in our CG districts. If this case were brought before the City, we would recommend denial.



- Below is a map showing “existing” land use in this area. While this case is asking for a use variance, when considering the current land use pattern in this area, putting in a more intense use would be akin to “spot zoning”.



- The public road servicing this site is in poor condition with the edges of the road breaking off periodically. If this were to be approved, it should come with a condition that 96th be reconstructed with curb and gutter and a pavement section to handle heavier trucks.
- The proposed use would back up to an existing housing addition. Most self-storage places are well lit and such would likely be the case with this proposed facility. This would certainly introduce light into the backyards of the homes abutting the eastern boundary. Light fixtures should be shielded with a maximum foot candle of 0.5fc at the boundary. Pole heights should be limited to 15 feet.
- At minimum a 10 foot landscape yard should be applied along the east boundary. Said yard should also have a 6 foot opaque fence with maintenance responsibilities of the current and future property owner and contain ample evergreen vegetation to enhance the screening.
- Noise would be introduced into an otherwise quiet residential setting.
- The dashed line represents a trail easement. If this case were to be approved we would ask that a trail easement be provided at platting.

Regards,
Karl A. Fritschen, MRCP, AICP, RLA
Planning Manager
200 S. Main
City of Owasso, OK 74055
918.376.1545
"the truth is out there"

May 30, 2020

Tulsa County Board of Adjustment
c/o INCOG
2 W 2nd Street
Suite 800
Tulsa, OK 74103
Attn. Robi Jones...

Re: CBOA2807.

Dear Robi Jones,

I am writing to formally request that the proposed mini storage OR marijuana farm that is southwest of New Brunswick Subdivision NOT be allowed to be built/ created.

We have a nice and quiet neighborhood that is low crime, safe for the children to ride their bikes in the cul-de-sacs and a pleasant setting without traffic issues.

We DO NOT want this property that is right next to our division of New Brunswick to be built for a storage facility. It makes NO sense for a storage facility to be tucked away in such a secluded place. It seems such a location will be used for ill intent. A marijuana farm also is NOT a place to be built next to a family housing neighborhood division. Crime could likely be increased for those who want to steal the plants and we don't want to go to our homes fearful because of what is located next-door to our division.

We strongly appeal to you to reject the application for building of either project.

Sincerely,



Jeri Moore

Resident
9623 N. 96th East Avenue
Owasso, OK 74055

June 1, 2020

Tulsa County Board of Adjustment

c/o INCOG

2 W 2nd Street, Suite 800

Tulsa, OK 74103

Re: Case Number: CBOA2807

Dear Ms. Robi Jones:

I received the announcement that the court date has been moved to June 16th, 2020. I also received a signed (but not legibly) letter with no return address THREATENING that if the mini storage is not approved that they would put in a "pot" (marijuana) farm in it's place. I am enclosing a copy of that letter for your inspection.

I am sad that after building our houses in a decent, respectable neighborhood, we find ourselves being threatened by someone who wants to build something so distasteful. I highly resent being threatened like this and would like you to make note of my objection to BOTH the mini storage AND the pot farm. Either one will downgrade our subdivision and lower the market values of our houses.

I appreciate your consideration for the people in New Brunswick who are hoping to keep our subdivision a desirable location to live and raise our children.

Sincerely,



Arlene J. Carney

jesous123@sbcglobal.net

918-274-1389

Copy

May 27, 2020

Re: 96th Street Project

Dear Neighbors:

We have option and opportunity. Thanks for your support and concerns.

We are excited to move forward with Option 1: A .75-acre small secluded mini storage facility. This will be an indoor storage facility with gated entry and 100 – 10x10 units that are forest green.

Or

Option 2: A 3-acre pot farm, indoor and outdoor commercial marijuana grow facility with a 2,400 sq. ft. indoor space also with gated entry and the building would be forest green.

Given current Oklahoma state law, we already meet the requirements for Option 2. No vote or variance is needed. Since the land is already zoned agriculture, this would be our move if the storage buildings are not accepted (variance not approved). We are excited to move forward with either one of these two options and wanted to give option to the community we will be serving.

Again, we appreciate your support and/or concerns and will go to great lengths to pursue one of our options and satisfy the needs of the growing community.

Sincerely,

A handwritten signature in black ink, appearing to be the initials 'AS' or similar, written in a cursive style.

Jones, Robi

From: SB zeng <sfz56@msn.com>
Sent: Wednesday, June 3, 2020 6:48 AM
To: Jones, Robi
Subject: case CBOA-2807
Attachments: Chris Web letter.tiff

Good morning, thank you for returning my call in regards to this letter and taking the time to discuss it with me. Here is a copy.

Suzanne Zeng

May 27, 2020

Re: 96th Street Project

Dear Neighbors:

We have option and opportunity. Thanks for your support and concerns.

We are excited to move forward with Option 1: A .75-acre small secluded mini storage facility. This will be an indoor storage facility with gated entry and 100 – 10x10 units that are forest green.

Or

Option 2: A 3-acre pot farm, indoor and outdoor commercial marijuana grow facility with a 2,400 sq. ft. indoor space also with gated entry and the building would be forest green.

Given current Oklahoma state law, we already meet the requirements for Option 2. No vote or variance is needed. Since the land is already zoned agriculture, this would be our move if the storage buildings are not accepted (variance not approved). We are excited to move forward with either one of these two options and wanted to give option to the community we will be serving.

Again, we appreciate your support and/or concerns and will go to great lengths to pursue one of our options and satisfy the needs of the growing community.

Sincerely,



2.14

March 9, 2020

Proposal to apply for special exception to build small mini storage facility at 9613 E. 96th St. North, Owasso, Oklahoma.

100 – 10'x10' units (forest green in color)

Gated and monitored 24 hours per day/7 days per week with security system and cameras

Concrete drive

10' privacy fence

Given the location of the storage facility, it will be hidden from public view.

Facility will take up approximately 3/4 of one acre.

Land is zoned agriculture and owner lives on adjoining property which is a dead end.

Owner owns total of 9.87 acres and is willing to do a lot split if required.

Best use of property and an asset to growing community.

Chris Webb
9611 E. 96th St. North
Owasso, OK 74055
918/361-3572

Sparger, Janet

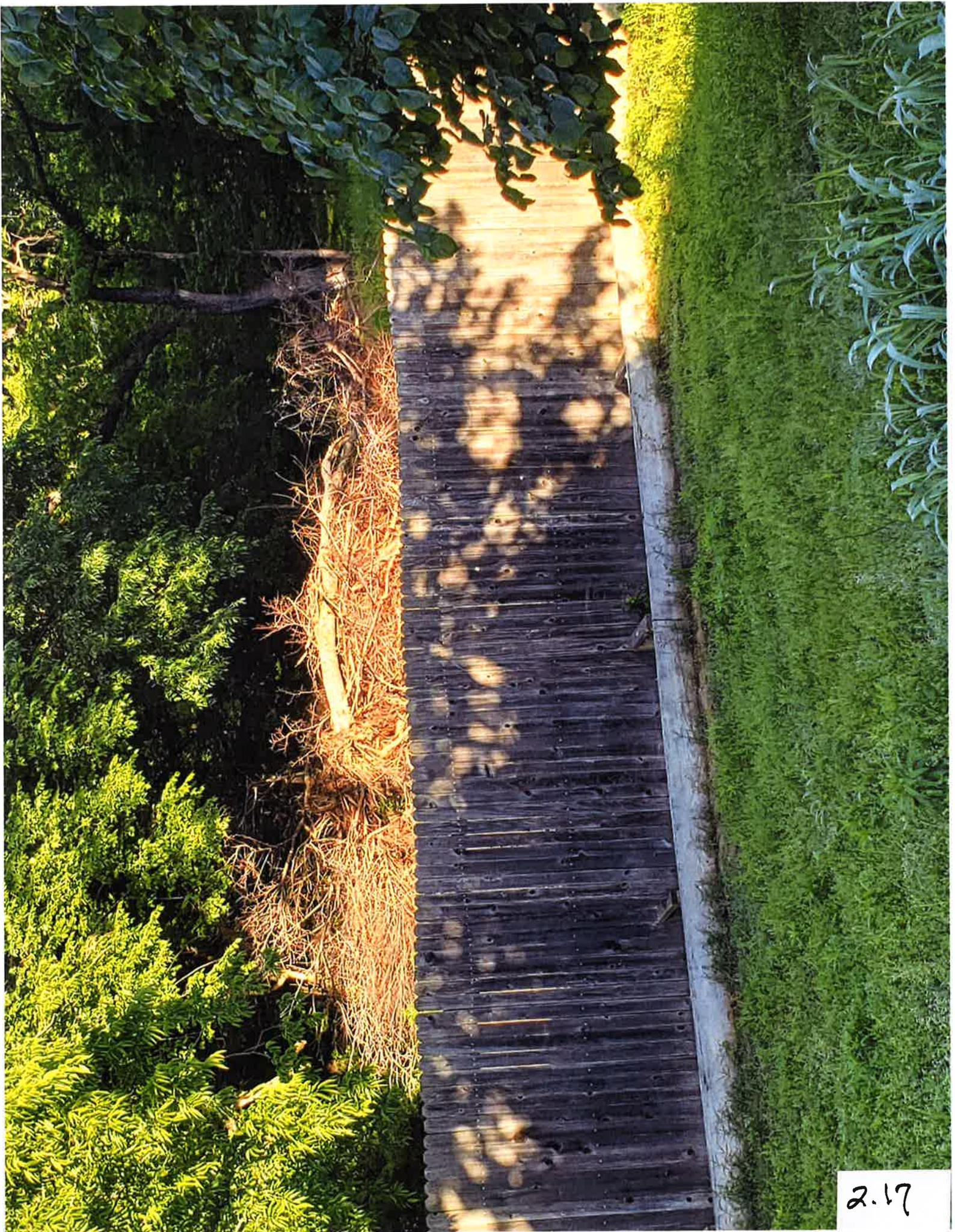
From: Tonya Hassell <hasstah7@gmail.com>
Sent: Wednesday, May 20, 2020 12:49 PM
To: esubmit
Subject: CBOA-2807 MINI STORAGE
Attachments: brush.jpg

Hello,

I live immediately by the property that will host the mini storage. This brings very negative thoughts about criminal activity into the area, lessen my property value, more rodents & snakes and excess traffic. I worry very much about someone jumping the fence. Also, I would like to know what they plan on doing with the trees they have torn down. Previously, they put the brush up against our property lines as a barrier. I do not want this brush, because once again, it brings in rodents, snakes & ticks. Please see the attached pic of the brush they have currently. I am very against the mini storage. I am very against making the land commercial land, if that is the intentions too.

Nobody will want to buy my house on 10 years with a 10 year old ministorage behind my house. It'll be an eyesore and people will worry about theft.

Thank you for reading
Tonya Hassell
New Brunswick homeowner



2.17

Sparger, Janet

From: SB zeng <sfz56@msn.com>
Sent: Monday, May 18, 2020 5:14 PM
To: esubmit
Subject: CBOA 2807

Mr. Jones,

We have received notice regarding the request for a zoning variance represented in the above subject case. We own a home in the New Brunswick neighborhood at 9611 N. 95th E Ave. WE ARE VEHEMENTLY **OPPOSED** TO GRANTING THIS VARIANCE.

When we purchased the home in 2010, the features that attracted us to it were the pond to the south and the greenbelt to the west. Knowing that the greenbelt was zoned agricultural was a selling point and factor in our decision. The fact that 96th street essentially ended at Mingo, we knew there would be no through traffic.

Modifying the zoning and allowing a business to the west of New Brunswick will create traffic, noise and disturbance to an otherwise peaceful area. Our property values will be diminished and the environment will change dramatically. We fear that such a secluded location will foster unsavory activities and possibly contribute to crime in the area. Small children now can play safely in the cul-de-sacs in the south end of New Brunswick - they could be in jeopardy with increased traffic. PLEASE, do not allow AG space adjacent to our single family homes to become commercial development!

Zoning ordinances serve an important purpose, are a vital part of community design, and should not be dismissed lightly. We are a small neighborhood, but our wishes should still be respected. There are many other opportunities for development and placement of a mini-storage in the Owasso area that would capitalize on existing traffic flow and provide more exposure.

Thank you for recognizing our voices and **DENY this re-zoning request!**

Suzanne and Robert Zeng
918-859-3416

Sparger, Janet

From: Michael Trzebiatowski <michael@trzeb.com>
Sent: Monday, May 18, 2020 9:27 AM
To: esubmit; 'Lakes of Bailey Ranch'
Subject: CBOA-2807 Variance for 9613 E 96th St N

With respects to granting a variance to allow for the proposed property to be used for a mini-storage facility, the Lake of Bailey Ranch HOA is strongly opposed to this for various reasons would hope the commission denies the request.

First, this property is at a dead end and the street does provide access to one our drainage ponds and on several occasions, there have been concerns from the property owner of the traffic that is generated by the pond and people who may park up there (there is a small gravel area for limited parking. What will this traffic look like if you add 100 units initially with the potential to grow as the entire acreage for sale is 10 acres +/- and the parcels must be kept together.

The additional traffic leads me to the second point, the condition of the road is more like that of a driveway. In my time with the HOA board, the ownership of this road has been debated by the county and the city and continues to fall into disrepair. Currently, the road can barely handle the traffic from our North entrance and if two cars pass, one of them is half way in the ditch. What will happen to his road when you start seeing trucks and additional traffic that are bound for the storage units.

Drainage planning is another concern. I saw it only briefly mentioned in the plans but adding concrete to 1.5 acres or more is likely to have an impact to our properties and our north pond. What is the detailed plan to ensure that we do not become the holding facility for that water or that it won't backup from the tracks and create a swamp back towards our houses and spillway.

With this area being surrounded by either the railroad tracks or housing additions, we are concerned about the impact that a commercial business would have upon our house values. Between crime potential, trash, noise, and traffic concerns for our normally quiet neighborhood. In general, the areas where the city and county meets have turned into problem areas in general because of the lack of rules within the county jurisdiction. For example, when a firearm was discharged and ended up hitting one of the houses in the neighborhood. If anything the county should be using more restraint and working with the city to manage the use of these lands. While a mini storage facility might eliminate some concerns, a storage unit hidden from view is also a prime location for undesirable activities. In researching this online, it is commonly accepted that storage facilities lower nearby house values.

Finally, we are concerned also of the potential to growth. As mentioned previously, there are two tract of land for sale and the variance is only for one of the tracts. If this opens up to the full 10 acres, what else might be added, RV and Boat storage, additional units. How will those impact the area.

In closing I would like to thank you for your consideration and urge you to deny this variance request.

Regards,
Michael Trzebiatowski

Michael Trzebiatowski

Lakes of Bailey Ranch Association, Inc.
12324 E 86th St. N #290
Owasso, OK 74055

Sparger, Janet

From: kelly corwin <kcullen@hotmail.com>
Sent: Monday, May 18, 2020 11:44 AM
To: Jones, Robi; esubmit
Cc: kelly corwin
Subject: Case #CBOA-2807

I strongly oppose turning a residential area into a storage unit - case CBOA-2807. The road is not adequate to handle turning in and out along with having larger moving vans. The facility will back up to a residential neighborhood (Lakes of Bailey Ranch).

This is a residential area and let's keep it that way.

Thank you,

Kelly Corwin
9306 N 93rd East Ave
Owasso
Lakes of Bailey Ranch

Sent from my iPhone

Sparger, Janet

From: Linda Phillips <linda@infinityhomesowasso.com>
Sent: Sunday, May 17, 2020 10:03 AM
To: esubmit; Jones, Robi
Subject: PROTEST - Case number CBOA-2807

Mr. Jones,

We have received notice regarding the request for a zoning variance represented in the above subject case. We own a home in the New Brunswick neighborhood at 9611 N. 95th E Ave. WE ARE VEHEMENTLY **OPPOSED** TO GRANTING THIS VARIANCE.

When we purchased the home in 2010, the features that attracted us to it were the pond to the south and the greenbelt to the west. Knowing that the greenbelt was zoned agricultural was a selling point and factor in our decision. The fact that 96th street essentially ended at Mingo, we knew there would be no through traffic.

Granting this Use Variance to the west of New Brunswick will create traffic, noise and disturbance to an otherwise peaceful area not designed for business activity. . Our property values will be diminished and the environment will change dramatically. We fear that such a secluded location will foster unsavory activities and could contribute to crime in the area. Small children now can play safely in the cul-de-sacs in the south end of New Brunswick - they could be in jeopardy with increased traffic. PLEASE, do not allow AG space immediately adjacent to our single family homes to become commercial development.

Other concerns include:

- The business use will provide access to the facility 24/7.
- 96th St N that is west of Mingo was designed as a residential feeder street, not a thoroughfare to support access and egress for 100 storage units.
- The drainage patterns for such a large span of concrete could impact our neighborhood.
- The proposed plat doesn't provide a significant buffer zone or green space, but puts the a building at only 15' from the eastern property line.

Clearly, the Owasso Comprehensive Plan and Tulsa County Comprehensive Plan, identify the future land use as Residential. Zoning serves an important purpose, are a vital part of community design, and should not be dismissed lightly. We are a small neighborhood, but our homes represent significant personal investments to us. Thank you for recognizing our voices and **DENY this Use Variance!**

Ryan and Carrie Underwood

Sparger, Janet

From: Ellen Kelley <ldk1920@me.com>
Sent: Friday, May 15, 2020 3:04 PM
To: Jones, Robi; esubmit
Subject: Use Variance for 9613 E 96th t N

060A-2807

I am writing to address my concerns regarding this application for variance and special exception, and concern for the timing of the public hearing. As you are obviously aware, our state still has rules in place regarding public gatherings, as does the city of Tulsa. At the current time, the City of Tulsa prohibits public gatherings of more than 50 people, and there are still shelter in place guidelines for individuals older than age 65 or those with compromised immunity. As it is likely more than 50 individuals would wish to participate in this hearing, and many interested property owners are older than age 65 or suffer compromised immune systems, conducting a public hearing of this sort denies a fair hearing to individuals who stand in position of the application.

The property identified on the notice is ann approximately one and a half acre property currently listed for sale, but only to be sold as a package including the adjacent property at 9611 E 96th St N, approximately 8-1/2 acres, for a combined 10 acres more or less. It is unclear how much of the acreage is to be dedicated either now, or in the future to the development of a mini storage facility.

The only access to the property(ies) is from the East via East 96th Street, a road which is less than 2 lanes wide and is inadequate to accommodate truck traffic which would be visiting the property. East 96th St at this area is bounded on both North and South sides by residential developments and truck traffic with attendant noise would be intrusive and a disturbance to the enjoyment of private homes.

Construction of a mini storage unit will result in a significant area of impervious ground surface which presents a question regarding rain runoff. A short distance South of the proposed facility is a retention pond, a part of the storm water drainage system of the City of Owasso, but also an amenity for the Lakes of Bailey Ranch development which bears responsibility for maintenance of this pond. Nothing has been advertised to indicate performance of an environmental impact study which is certainly indicated in this instance.

In summary, the subject property is not suitable for the planned storage facility, and surrounding property owners should not be asked to accept the intrusion, the traffic, the noise and the potential for trash which is typical for storage facilities. Nor should we be subjected to a reduction in our property values. I respectfully request the Board deny the variance.

Sincerely,

Ellen E Kelley

Sparger, Janet

From: Jones, Robi
Sent: Monday, May 18, 2020 8:47 AM
To: David Charney; don.crall@tulsacc.edu; Don Hutchinson; gdillard@firstpriority.com; lwjslj@sbcglobal.net; ttosh@tulsacounty.org; James Rea
Cc: Miller, Susan; Sparger, Janet
Subject: FW: Case number: CBOA2807

See email below. It is also for CBOA-2807.

Robi

From: ARLENE CARNEY <iesous123@sbcglobal.net>
Sent: Sunday, May 17, 2020 9:56 PM
To: Jones, Robi <rjones@incog.org>
Cc: ARLENE CARNEY <iesous123@sbcglobal.net>
Subject: Case number: CBOA2807

----- Forwarded Message -----

From: ARLENE CARNEY <iesous123@sbcglobal.net>
To: rjones@incog.org <rjones@incog.org>
Sent: Sunday, May 17, 2020, 06:19:00 PM CDT
Subject: Case number: CBOA 2807

Dear Robi Jones,

I have received notice regarding the request for a variance represented in the above subject case. I own a home in the New Brunswick neighborhood at 9607 N 95th East Avenue and I am VEHEMENTLY OPPOSED TO GRANTING THIS VARIANCE!!!

When I purchased my home in 2004, one of the attractive things about the neighborhood was the pond to my south and the greenbelt to the west which was zoned agricultural and the fact that 96th Street ended at Mingo, therefore there would be no through traffic. These things were some of the reasons I bought the property in New Brunswick!

To modify the zoning and allowing a business to the west of New Brunswick will create traffic, noise, and disturbance to an otherwise peaceful area. It is possible that our property values will be diminished and the environment will change dramatically. Also, such a secluded location might encourage unsavory activities and possibly contribute to crime in the area. Right now small children can play safely in the cul-de-sacs in the south end of New Brunswick but with the change, they could be in jeopardy with increased traffic.

PLEASE do not allow AG space to become a commercial development!!! We are a small neighborhood, but our wishes should be respected!!! There are many other locations ready for the development and placement of a mini-storage in the Owasso area that could capitalize on existing traffic flow and provide more exposure.

Thank you for considering our opposing views and please DENY THIS RE-ZONING REQUEST.

Sincerely,

Arlene J Carney
jesous123@sbcglobal.net
918-274-1389

Sparger, Janet

From: Heather Risinger <h.risinger@hotmail.com>
Sent: Tuesday, May 19, 2020 10:44 AM
To: esubmit
Subject: Storage Facility

UBOA-2807

I am writing to respectfully ask that you reconsider allowing a storage facility in a residential area. (Item 3, Case #2807, Unit 16 for a Mini-Storage in an AG District (Section 1216); Special Exception to exceed the fence height in the required yard (Section 240.2). **LOCATION:** 9613 East 96th Street North)

It is on a dead end road with no room for large moving trucks or trailers to turn around. The road is crumbling which makes it a one way street because the width of the road does not allow for two-way traffic.

Since the road is the responsibility of the City of Owasso, my guess is it will not be repaired because it is not high on their priority list and they are not in favor of this facility being built.

Thank you,
Heather Risinger

Sent from my iPhone

Sparger, Janet

From: REALTOR Josh J <realtorjoshj@gmail.com>
Sent: Tuesday, May 19, 2020 11:38 AM
To: esubmit
Cc: Diem Mai
Subject: CBOA-2807

I live in the neighborhood, The Lakes of Bailey Ranch, and I strongly object to the allowance of this variance.

This variance would remove some of the allure of living in such a quiet and peaceful neighborhood.

There are only two entrances to our neighborhood. The street needed for use of this storage facility is already in disrepair. Extra traffic will only make it worse and more difficult to traverse.

Also, there are three ponds in our neighborhood. These ponds are filled by drainage from city streets. I'm fear that the addition of a commercial facility in close proximity to the ponds would damage the already fragile ecosystem.

I object to the allowance of this variance. I object to the building of this storage facility.

Josh Johnson

--



Sparger, Janet

From: Matt Seger <mseger@hotmail.com>
Sent: Tuesday, May 19, 2020 11:22 AM
To: esubmit
Subject: Case # CBOA-2807

We're unable to attend today's meeting but we're voting NO on the mini storage behind New Brunswick housing edition.

If there's something else we need to do just let us know.

Thank you.

Matt Seger
918-619-2717

Sparger, Janet

From: grandlakewestie <grandlakewestie@gmail.com>
Sent: Tuesday, May 19, 2020 3:59 PM
To: esubmit
Subject: CBOA 2807

This email is to state our objection to a storage unit being built adjacent to our neighborhood. We believe it will be detrimental to our home values and would create serious safety issues. This would put a high traffic situation in the middle of residential development.

These units are never well maintained and invite crime.

Carol Peracca
9417 N. 95th E. Pl.
Lakes of Bailey Ranch

Sent from my Samsung Galaxy smartphone.

Sparger, Janet

From: Christine Pirtle <ctuzz2002@yahoo.com>
Sent: Tuesday, May 19, 2020 1:23 PM
To: esubmit
Subject: CBOA-2807

To Whom It May Concern,

It has been brought to my attention that a permit for a storage facility has been requested for the road at the north end of The Lakes of Bailey Ranch. I am opposed to this and when I bought a house in a residential area that is what I assumed it would be is a residential area. The road was not built to handle the amount of traffic that a storage facility would require not to mention the disturbance of traffic along what is now a quiet area.

Thank you

Christine Pirtle

Sparger, Janet

From: Kathy King <kathykingreagent@gmail.com>
Sent: Tuesday, May 19, 2020 1:21 PM
To: esubmit
Subject: CBOA 2807

I am writing to express my opposition to the proposed storage units to be built at 9613 E 96th Street North. This is a highly populated residential area that is not suitable for this sort of business operation.

There are other areas in Owasso that would be more appropriate for these units to be built. It is my understanding there is land available by the Reasor's north (135th) that would be an ideal location for storage units to be built.

Kathy King

Today Is A Good Day For A Good Day

Sparger, Janet

From: Diana Pruitt <diana.raypruitt@gmail.com>
Sent: Tuesday, May 19, 2020 1:03 PM
To: esubmit
Subject: Case No CBOA 2807 - Storage Facility

To Whom It May Concern,

I just learned that the Tulsa County Board of Adjustments is considering an application to place a storage facility in a residential neighborhood.

As president of the Fairways at Bailey Ranch Property Owners Association, and a resident of the Fairways, which is located less than one block east of the proposed location, I strongly object to this application.

This facility is proposed within an area surrounded by residential property, and where future use is designated as residential by both Owasso and Tulsa County. There is also an elementary school located less than one mile from the facility. This is not an appropriate location for a storage facility, and it would not be approved by the City of Owasso if it was within the city limits.

In addition, the proposed facility will significantly increase vehicle and truck traffic on narrow, two lane roads which are not designed for, nor support this type of business. Furthermore, the impact of such a facility on the property values of the nearby homes does not appear to have been taken into consideration. I believe a facility of this nature so close to the neighborhoods could have a detrimental effect to our property values. We did not move to the area to live next to a storage facility.

I respectfully ask the Tulsa County Board of Adjustments to consider the Owasso residents who live in the immediate area, the fact that the future use of the land is designated as residential by both the County and Owasso, and the lack of appropriate roadways and distance from people's homes, and decline this application. At the very least, any decision should be tabled to allow Owasso residents impacted by the proposal time to respond. This affects a lot of people who are not governed by the Tulsa County Board of Adjustments.

Thank you for considering my objections and request.

Diana and Raymond Pruitt-
9407 N. 101st East Ave.
Owasso, OK 74055
918-519-9640 (cell)

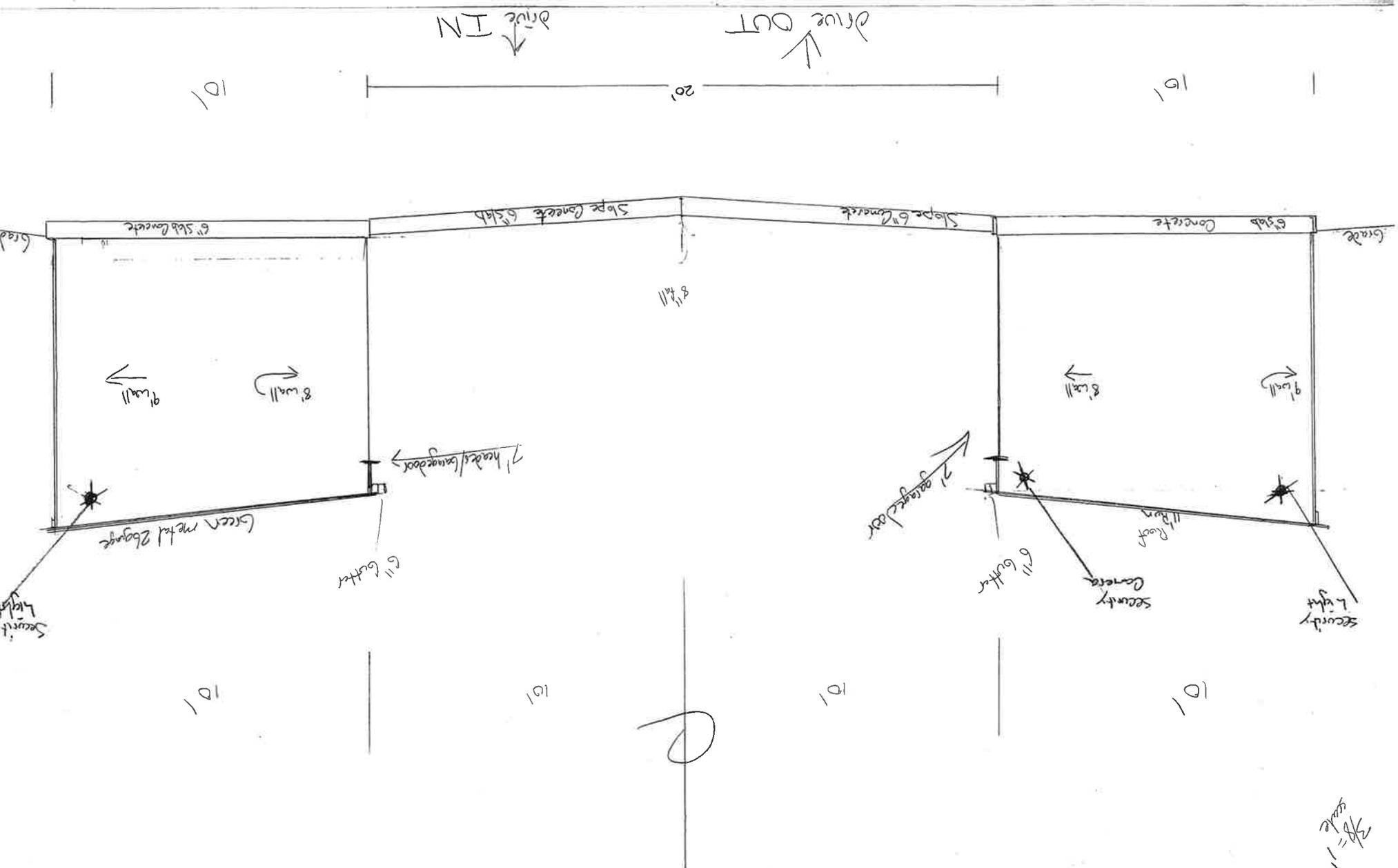
Sent from [Mail](#) for Windows 10

Sparger, Janet

From: Diem Mai <diem.mai@icloud.com>
Sent: Tuesday, May 19, 2020 12:08 PM
To: esubmit
Subject: CBOA-2807

I live in The Lakes of Bailey Ranch and I object to the allowance of this variance.

Diem Mai



3/11
scale



Perimeter

1,140 ft

Area

0.81 ac

2.34



2.35



2.36

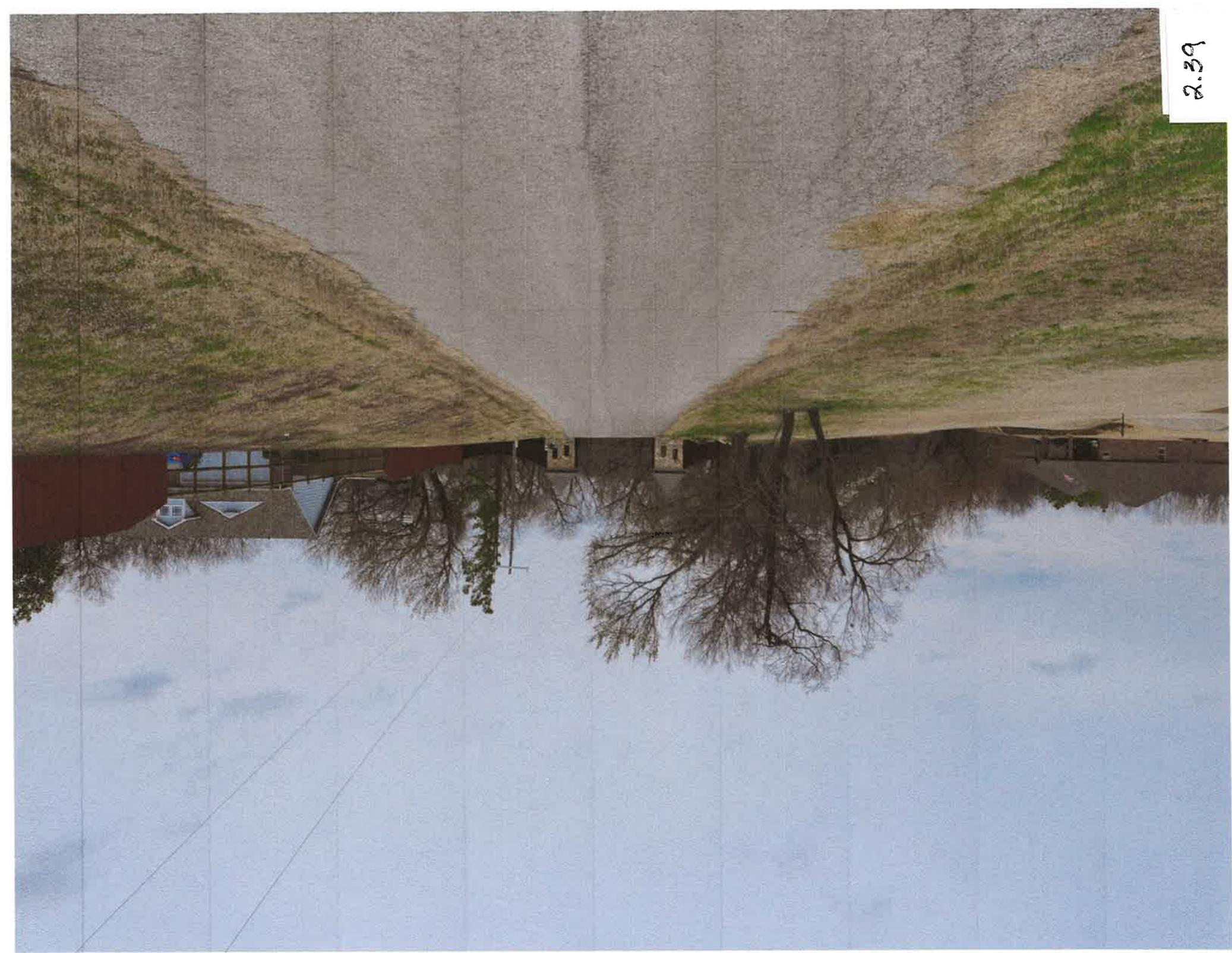
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2.38

2.39





2.40



2.41



2.42



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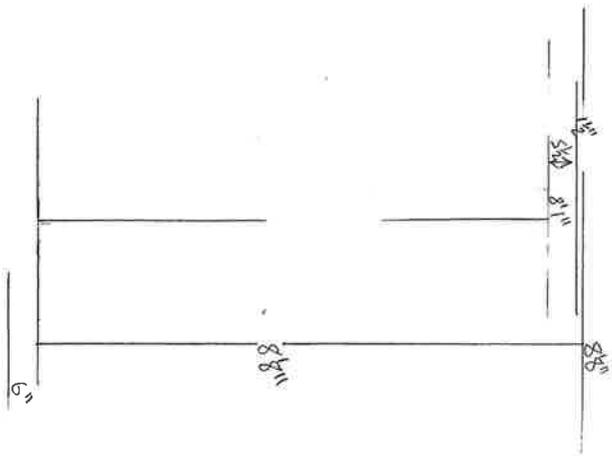
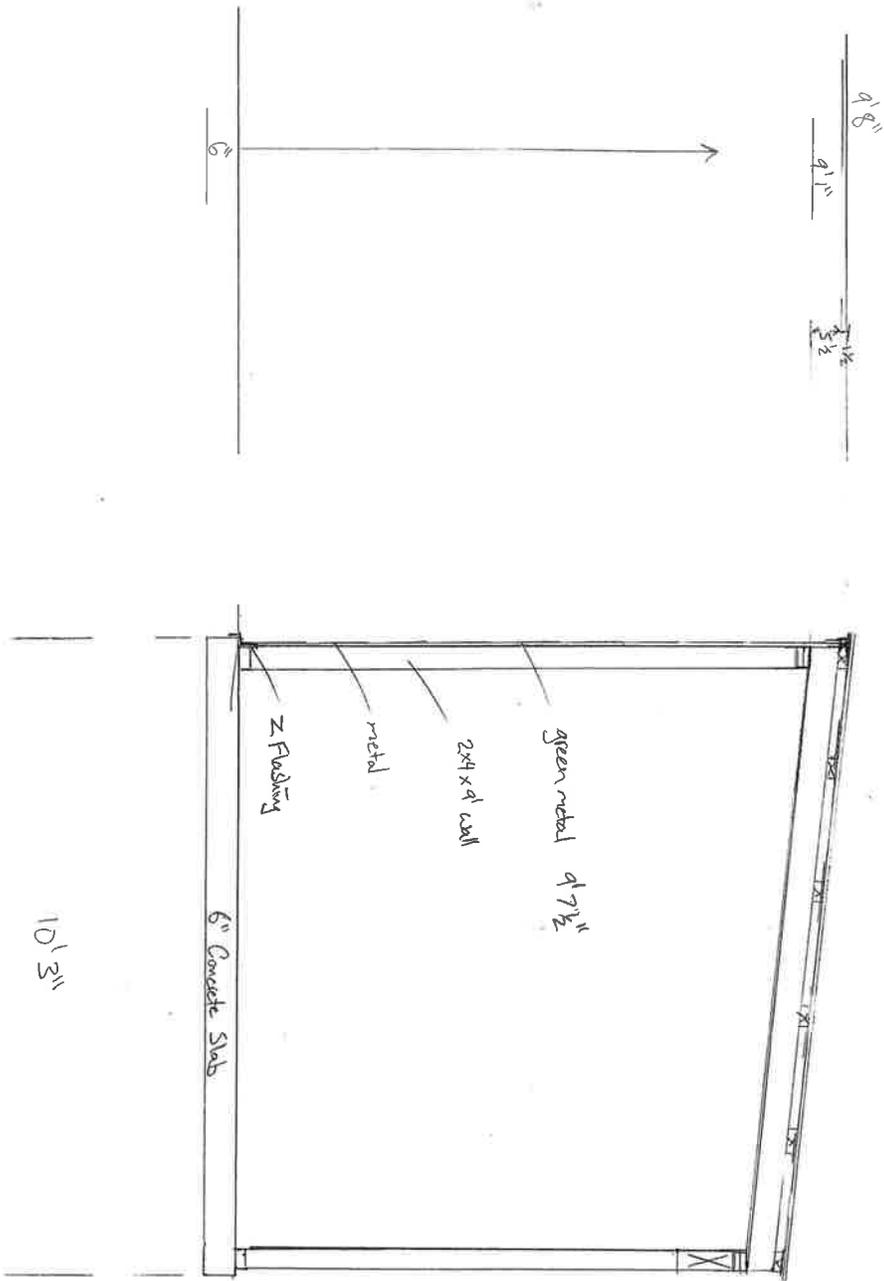
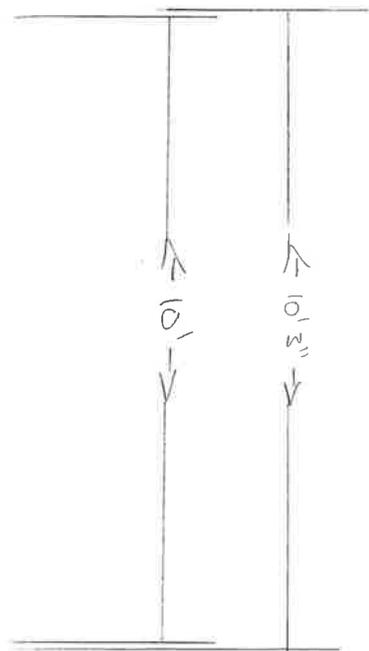


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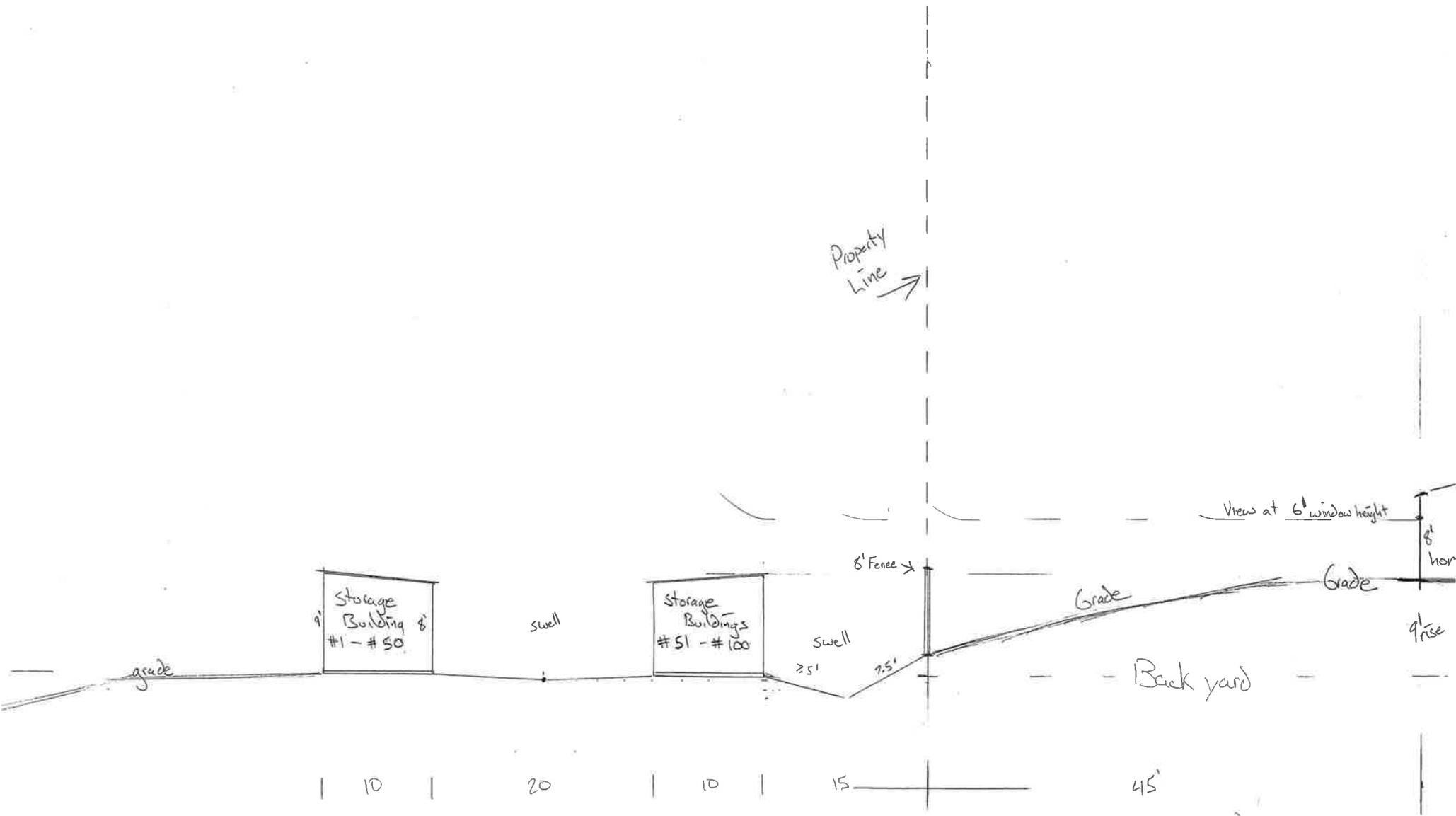
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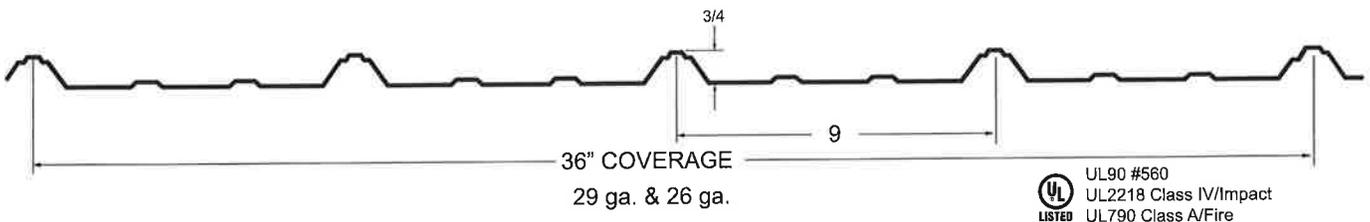


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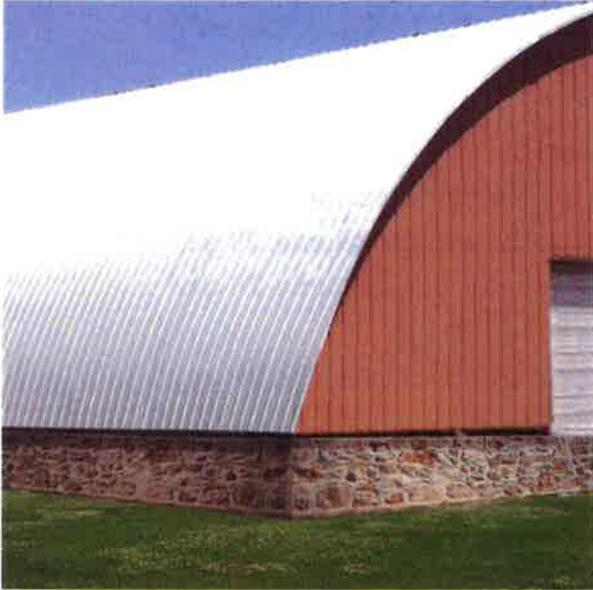


AT A GLANCE:

- 36" coverage
- 3/4" rib, 9" centers
- Minimum slope 3:12 with sealant
- 16 WXL stock colors plus galvalume, 29 ga.
- 22 WXL stock colors plus galvalume, 26 ga.
- 5 PVDF stock colors, 26 ga.
- 6 PVDF stock colors plus galvalume, 24 ga.
- UL Class A Fire rating
- UL Class IV Impact rating

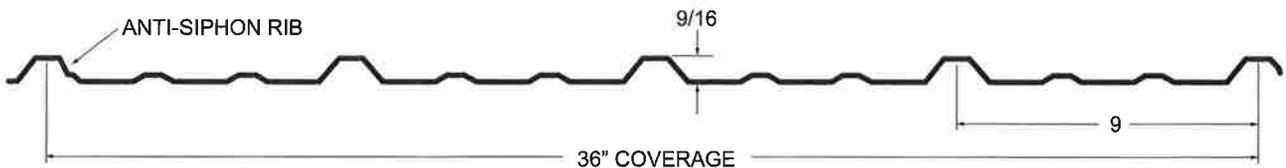


AG Panel - a low-profile, economical panel solution for residential, commercial and agricultural roofing or post frame buildings. AG panels are a very durable, high-value metal roofing system. Manufactured in 29 ga., 26 ga., and 24 ga. Minimum recommended slope is 3:12.



AT A GLANCE:

- 36" coverage
- 9/16" rib, 9" centers
- Minimum slope 3:12 with sealant
- 16 WXL stock colors plus galvalume, 29 ga.
- 22 WXL stock colors plus galvalume, 26 ga.
- 5 PVDF stock colors, plus galvalume, 26 ga.
- 6 PVDF stock colors plus galvalume, 24 ga.
- UL Class A Fire rating
- UL Class IV Impact rating



29 ga. & 26 ga.

 UL2218 Class IV/Impact
UL790 Class A/Fire

Flat-Loc -- a low profile, stout-ribbed panel ideally suited for roofing or post-frame buildings. Manufactured in 29 ga., 26 ga., and 24 ga. Minimum recommended slope is 3:12 with sealant.



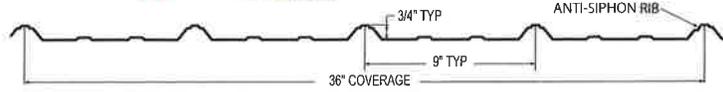
Kansas City:
 8341 Ruby Ave.
 Kansas City, KS 66111
913-766-7200
 855-818-4958 toll-free
 913-766-7201 fax

Tulsa:
 131 S. 147th E. Ave.
 Tulsa, OK 74116
918-641-0641
 866-674-7657 toll-free
 918-641-0640 fax



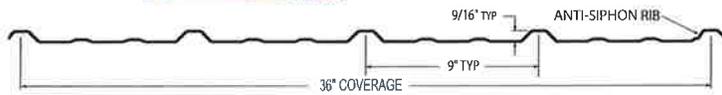
contact@metalpanelsinc.com
 www.metalpanelsinc.com

STRONGSEAM PANELS AG Panel



AVAILABLE IN 29 GA & 26 GA (24 GA BY SPECIAL ORDER ONLY)

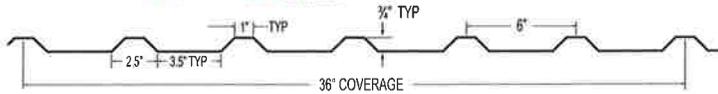
STRONGSEAM PANELS Flat-Loc Panel



AVAILABLE IN 29 GA & 26 GA (24 GA BY SPECIAL ORDER ONLY)

* Produced in Tulsa

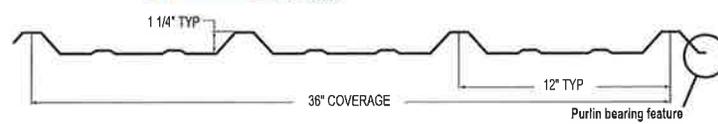
STRONGSEAM PANELS M Panel



AVAILABLE IN 26 GA (22 GA & 24 GA BY SPECIAL ORDER ONLY)

*Produced in KC

STRONGSEAM PANELS PBR Panel



AVAILABLE IN 26 GA (22 GA & 24 GA BY SPECIAL ORDER ONLY)

All colors shown are approximate to actual finish colors.
Please review actual finish samples before ordering.

Weather 40-Year Finishes

ENERGY STAR® compliant coatings by SHERWIN-WILLIAMS. Cool Coatings

Polar White

Bone White

Ivory

Light Stone

Tan

Desert Sand

Ash Gray

Charcoal Gray

Burnished Slate

Brown

Evergreen

Hunter Green

Hawaiian Blue

Berry

Crimson Red

Rustic Red

26 GA. ONLY COLORS

Gold

*Copper Metallic

*Gallery Blue

* PREMIUM COLOR

✓ Crinkle-finish colors available:

* Black * Charcoal * Burnished Slate

See your Sales Representative for color samples

Fern Green

Colony Green

2.48

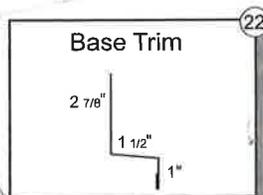
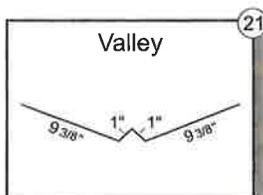
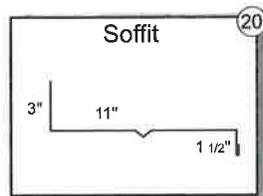
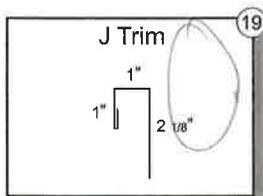
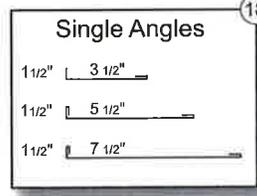
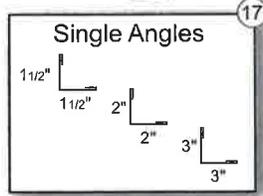
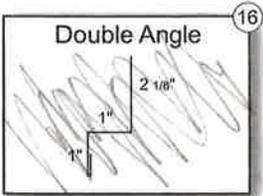
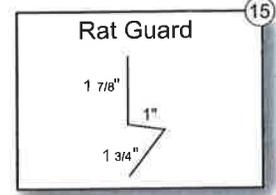
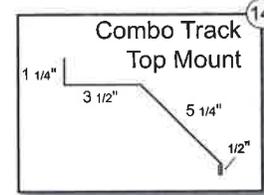
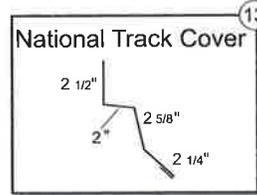
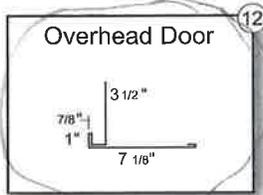
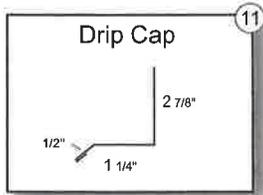
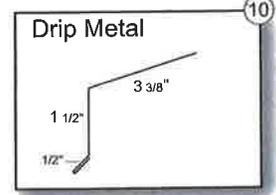
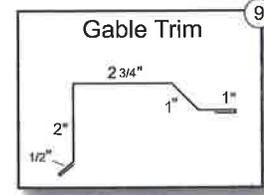
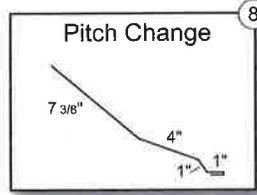
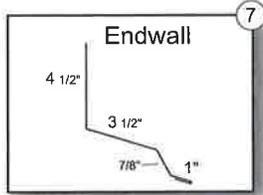
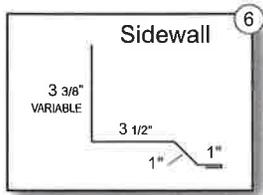
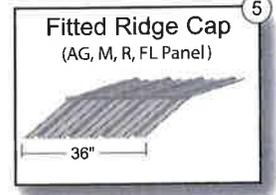
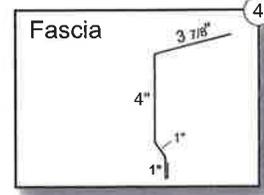
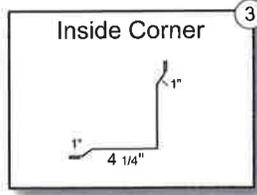
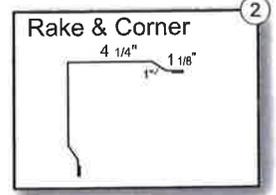
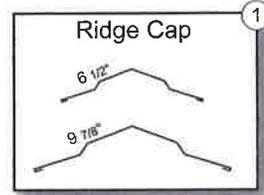
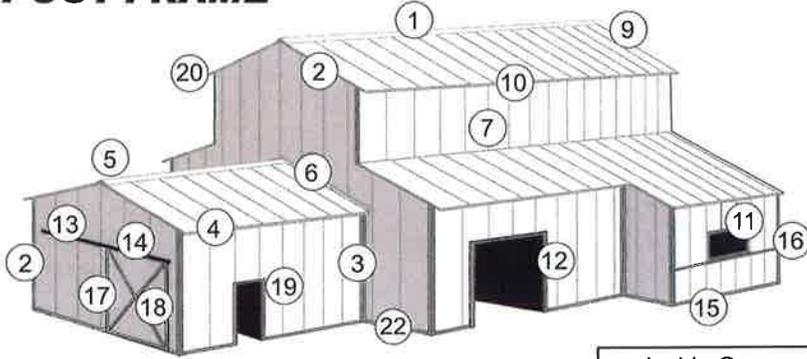


STRONGSEAM TRIMS

PANELS

26GA. AG Panel Trims Standard In All Colors

POST-FRAME



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