

TULSA COUNTY BOARD OF ADJUSTMENT

INCOG – 2 West 2nd Street Suite 800 - Tulsa, Oklahoma 74103 - (918) 584-7526

www.countyoftulsa-boa.org

APPLICATION INFORMATION

RECEIVED BY: iw DATE FILED: **11/12/19** HEARING DATE: **12/17/2019 1:30 PM** CASE NUMBER: **CBOA-2787**

RESIDENTIAL NON-RESIDENTIAL COMBINATION RELATED APPLICATION NUMBER _____

REFERRAL CITIES:

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: **4802 S 49 AV W**

LEGAL DESCRIPTION: (email to boa@incog.org) The North Half of the North Half of the Southeast Quarter of the Southeast Quarter (N/2 N/2 SE/4 SE/4) and the North Half of the South Half of the North Half of the Southeast Quarter of the Southeast Quarter (N/2 S/2 N/2 SE/4 SE/4), all in Section Twenty-Nine (29), Township Nineteen (19) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government survey thereof.

PRESENT USE: Industrial ZONING ATLAS: _____ COMPREHENSIVE PLAN DESIGNATION: _____

CURRENT ZONING: **IM** PUD: _____ PD: _____ T-R-S: **9229** CZM: **45** CD: _____

AREA PREVIOUS CASE NUMBERS: SUBJECT: _____ SURROUNDING: _____

INFORMATION ABOUT YOUR REQUEST

A SITE PLAN IS REQUIRED TO ILLUSTRATE YOUR REQUEST.

ACTION(S) REQUESTED: **Special Exception to permit Use Unit 24, Mining and Mineral Processing, to allow soil mining (Sec.1224) in an IM District (Sec. 910, Table 1).**

VARIANCE SECTIONS: _____ SPECIAL EXCEPTION SECTIONS: _____ USE UNIT: _____

LIST THE SPECIFIC SECTIONS OF THE ZONING CODE THAT APPLY TO EACH ACTION YOU'RE REQUESTING.

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME: Lou Reynolds		AREA 51 BOAT & RV STORAGE LLC	
ADDRESS 2727 E. 21st St.		7798 W 51ST ST	
CITY, ST, ZIP Tulsa, OK 74114		TULSA OK	
DAYTIME PHONE 918.747.8900			
EMAIL rlreynolds@ellerdetrich.com			
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE & DATE:			

DOES OWNER CONSENT TO THIS APPLICATION Y N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? _____

APPLICATION FEES (Make checks payable to INCOG)

BASE REQUEST	\$ 500		
ADDITIONAL REQUESTS	\$ 0	APPLICATION SUBTOTAL	\$ 500
NEWSPAPER PUBLICATION	\$ 70		
300' PROPERTY OWNERS MAILING & POSTAGE	\$45 + \$1 =	\$ 46	NOTICE SUBTOTAL \$ 116
<input type="checkbox"/> APPLICANT PROVIDED MAIL LIST	RECEIPT NUMBER	TOTAL AMOUNT DUE	\$ 616

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

DISPOSITION

BOARD ACTION: _____

FINAL DATE: _____ VOTE: _____ PLAT INVOKED Y N PLAT NAME: _____ WAIVER Y N

TULSA COUNTY BOARD OF ADJUSTMENT

INCOG – 2 West 2nd Street Suite 800 - Tulsa, Oklahoma 74103 - (918) 584-7526

www.countyoftulsa-boa.org

APPLICATION INFORMATION

RECEIVED BY: jw DATE FILED: **11/12/19** HEARING DATE: **12/17/2019 1:30 PM** CASE NUMBER: **CBOA-2787**

[] RESIDENTIAL [x] NON-RESIDENTIAL [] COMBINATION RELATED APPLICATION NUMBER _____

REFERRAL CITIES: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: **4802 S 49 AV W**

LEGAL DESCRIPTION: (email to boa@incog.org) **N495 SE SE SEC 29 19 12 15ACS, WEST PARK PLAZA AMD, BRIDGES HGTS**

PRESENT USE: Industrial ZONING ATLAS: _____ COMPREHENSIVE PLAN DESIGNATION: _____

CURRENT ZONING: **IM** PUD: _____ PD: _____ T-R-S: **9229** CZM: **45** CD: _____

AREA PREVIOUS CASE NUMBERS: SUBJECT: _____ SURROUNDING: _____

INFORMATION ABOUT YOUR REQUEST

A SITE PLAN IS REQUIRED TO ILLUSTRATE YOUR REQUEST.

ACTION(S) REQUESTED: **Special Exception to permit Use Unit 24, Mining and Mineral Processing, to allow soil mining (Sec.1224) in an IM District (Sec. 910, Table 1).**

VARIANCE SECTIONS: _____ SPECIAL EXCEPTION SECTIONS: _____ USE UNIT: _____

LIST THE SPECIFIC SECTIONS OF THE ZONING CODE THAT APPLY TO EACH ACTION YOU'RE REQUESTING.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME: Lou Reynolds	AREA 51 BOAT & RV STORAGE LLC
ADDRESS 2727 E. 21st St.	7798 W 51ST ST
CITY, ST, ZIP Tulsa, OK 74114	TULSA OK
DAYTIME PHONE 918.747.8900	
EMAIL rlreynolds@ellerdetrich.com	

I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.

SIGNATURE & DATE: _____

DOES OWNER CONSENT TO THIS APPLICATION [] Y [] N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? _____

APPLICATION FEES (Make checks payable to INCOG)			
BASE REQUEST	\$ 500		
ADDITIONAL REQUESTS	\$ 0	APPLICATION SUBTOTAL	\$ 500
NEWSPAPER PUBLICATION	\$ 70		
300' PROPERTY OWNERS MAILING & POSTAGE	\$45 + \$1 = \$ 46	NOTICE SUBTOTAL	\$ 116
[] APPLICANT PROVIDED MAIL LIST	RECEIPT NUMBER 232091	TOTAL AMOUNT DUE	\$ 616

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

DISPOSITION

BOARD ACTION: _____

FINAL DATE: _____ VOTE: _____ PLAT INVOKED [] Y [] N PLAT NAME: _____ WAIVER [] Y [] N



W 46 ST S

S 49th W AVE

W 49 ST S

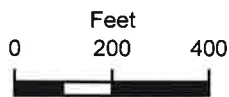
GILCREASE EXPWY

S 48 WAVE

W 51st ST S

GILCREASE EXPWY

W 52 ST S



Subject Tract

CBOA-2787

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

19-12 29

Aerial Photo Date: February 2018



Exhibit "A"

The North Half of the North Half of the Southeast Quarter of the Southeast Quarter (N/2 N/2 SE/4 SE/4) and the North Half of the South Half of the North Half of the Southeast Quarter of the Southeast Quarter (N/2 S/2 N/2 SE/4 SE/4), all in Section Twenty-Nine (29), Township Nineteen (19) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government survey thereof.

Exhibit "B"

Applicant requests a Special Exception, pursuant to Section 1680 of the Tulsa County Zoning Code (the "Code") to permit Use Unit 24 (Mining and Mineral Processing) in an IM-zoned district for property located at 4802/4810 S. 49th West Avenue, Tulsa, OK 74107 (the "Property").

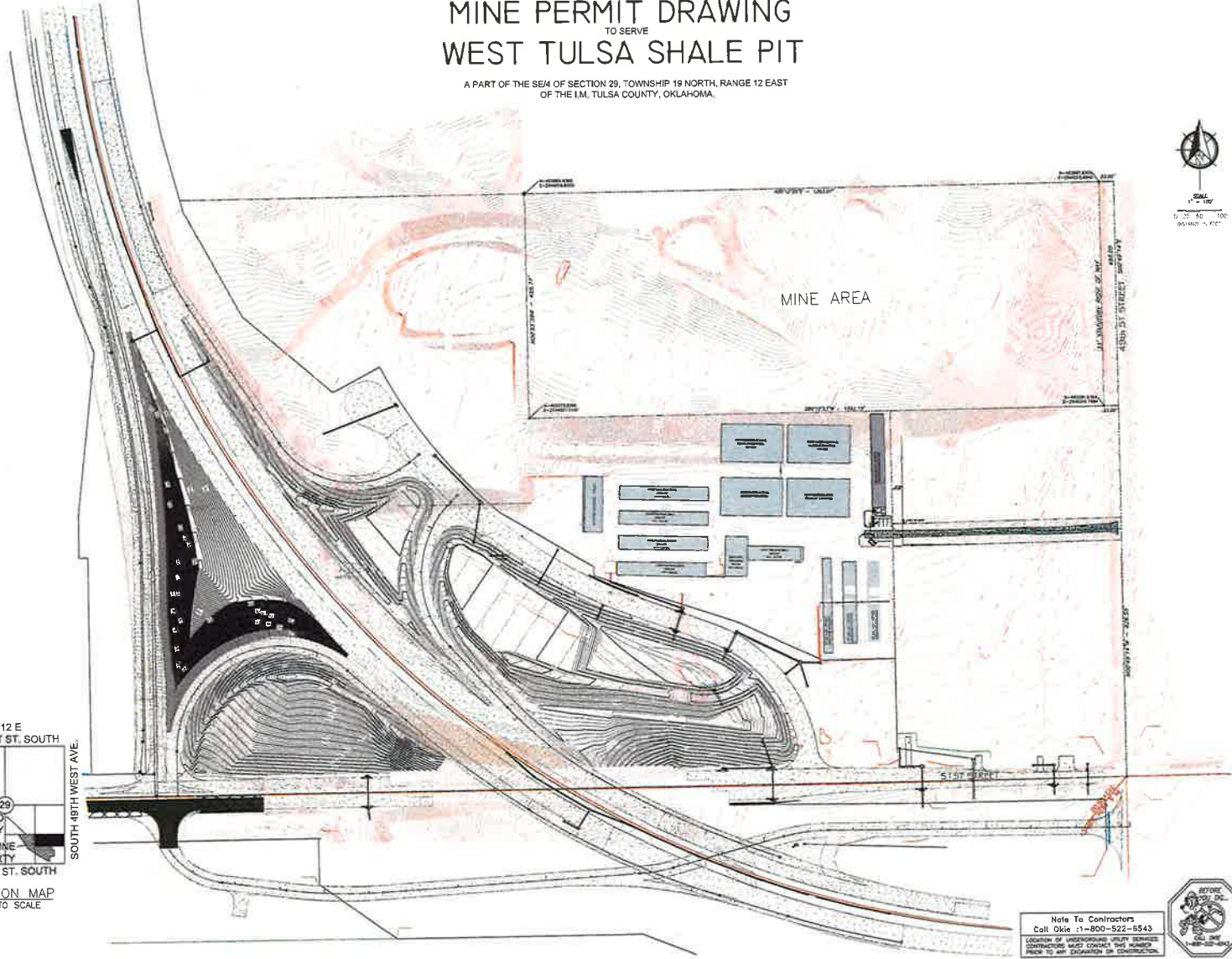
The Property is located north of the northwest corner of S. 49th W. Ave. and W. 51st St. S. and just northeast of the Gilcrease Expressway. A conceptual site plan of the Property is attached hereto as **Exhibit "C"**. The surrounding area consists of industrial uses. North of the Property is the Eagle Redi Mix Concrete plant – which has similar moderate to heavy environmental influences as the proposed mining use; east of the Property are various industrial manufacturing facilities, including Norris, Bronco Manufacturing, and Hydrotex; and south of the Property is an auto shop and self-storage facility. There is also a quarry site southwest of the Expressway.

The proposed mining use will be for dirt and gravel extraction in conjunction with the Gilcrease Expressway expansion project. The use is in harmony with the spirit and intent of the Code as a permitted use by special exception in the IM District. Further, because the area is heavily industrialized, the use will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

EXHIBIT "C"

MINE PERMIT DRAWING TO SERVE WEST TULSA SHALE PIT

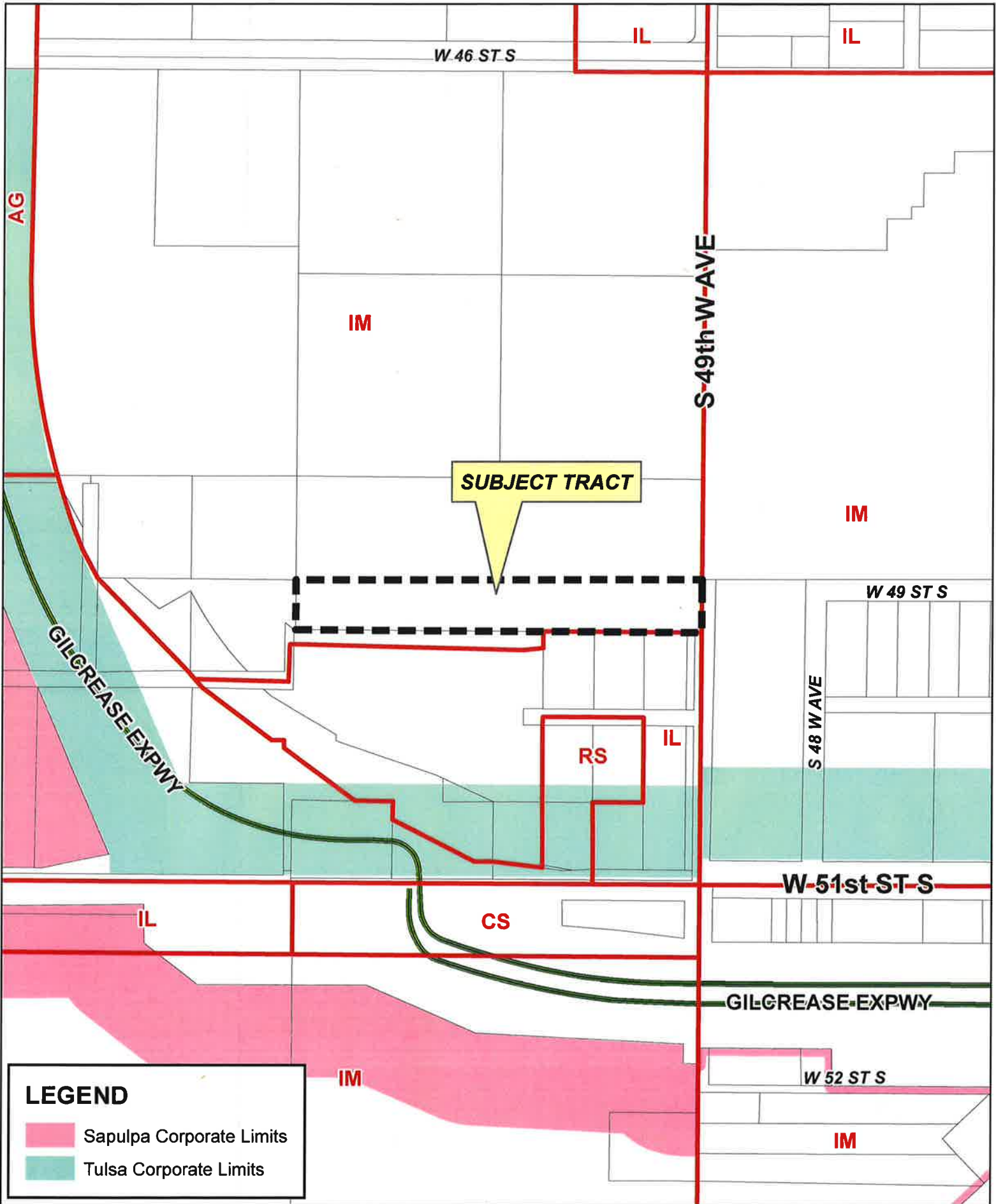
A PART OF THE SE¼ OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 12 EAST
OF THE 1M, TULSA COUNTY, OKLAHOMA.



Note To Contractors
Call O&A 1-800-522-5543
LOCATION OF UNDERGROUND UTILITY SERVICES
CONTRACTORS MUST CONDUCT THE APPROPRIATE
CHECK TO ALL UTILITIES AT COMMENCEMENT.

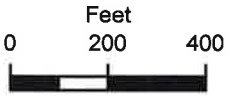


<p>LANDIS ENGINEERING L.L.C. www.landisengineering.net 903 E. 35th Street • P.O. BOX 1032 Shawnee, OK 74802-1032 (405) 275-5388 • Fax (405) 275-9047 CA # 2260 EXP. 6-30-21</p>											
<p>Revisions</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Date									<p>Date: _____ Project: _____ Sheet No: _____ Title: _____ Scale: _____ Drawn: _____ Checked: _____ Date: _____</p>
No.	Date										



LEGEND

- Sapulpa Corporate Limits
- Tulsa Corporate Limits



CBOA-2787

19-12 29



**NOTICE OF HEARING BEFORE THE BOARD OF ADJUSTMENT
COUNTY OF TULSA, OKLAHOMA**

CASE NUMBER: CBOA-2787

Notice is hereby given that a public hearing will be held before the Board of Adjustment to consider the following application. All persons interested in this matter may attend this hearing and present their objections to or arguments for the request.

APPLICANT: Eller & Detrich – Lou Reynolds
(918.747.8900 / rlreynolds@ellerdetrich.com)

ACTION REQUESTED: Special Exception to permit Use Unit 24, Mining and Mineral Processing, to allow soil mining (Section 1224) in an IM District (Section 910, Table 1).

LOCATION: 4802 S 49 AV W

PROPERTY LEGAL DESCRIPTION: The North Half of the North Half of the Southeast Quarter of the Southeast Quarter (N/2 N/2 SE/4 SE/4) and the North Half of the South Half of the North Half of the Southeast Quarter of the Southeast Quarter (N/2 S/2 N/2 SE/4 SE/4), all in Section Twenty-Nine (29), Township Nineteen (19) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government survey thereof.

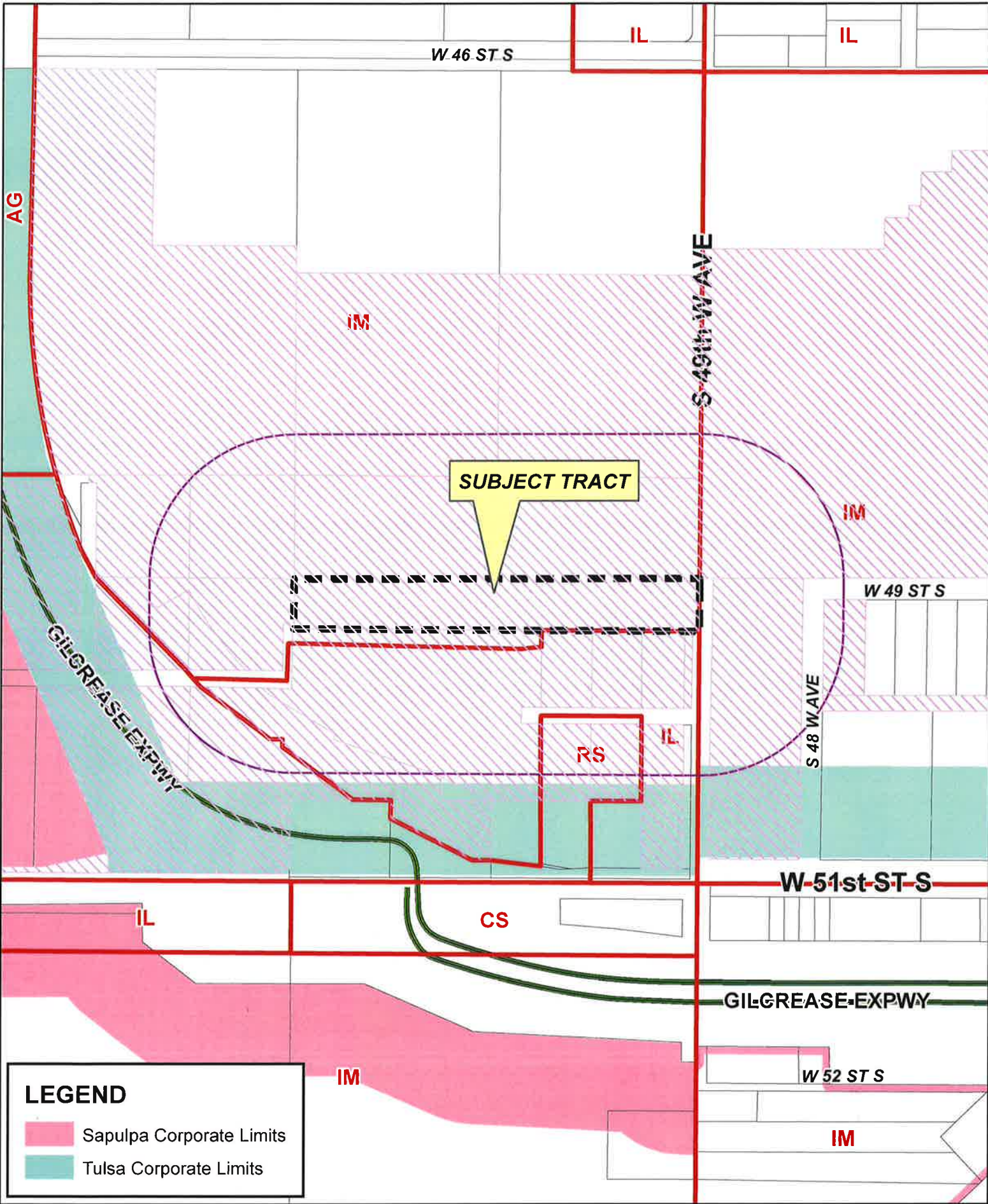
PRESENT ZONING: IM

HEARING DATE: Tuesday, 12/17/2019 1:30 PM

The meeting will be held at: **COUNTY COMMISSION MEETING ROOM (ROOM 119)
COUNTY ADMINISTRATION BUILDING
500 SOUTH DENVER AVENUE
TULSA, OKLAHOMA**

**CBOA Staff Contact: Robi Jones at (918)579.9472/ rjones@incog.org OR
Assistant Planner at (918) 584-7526/ esubmit@incog.org**

To view the submitted application visit: www.countyoftulsa-boa.org/CBOA/CBOA-2787.pdf



LEGEND

- Sapulpa Corporate Limits
- Tulsa Corporate Limits



CBOA-2787

19-12 29

