



Tulsa Metropolitan Area
Planning Commission

Case Number: CCPA-1
(related to CZ-522)

Hearing Date: October 6, 2021

Case Report Prepared by:

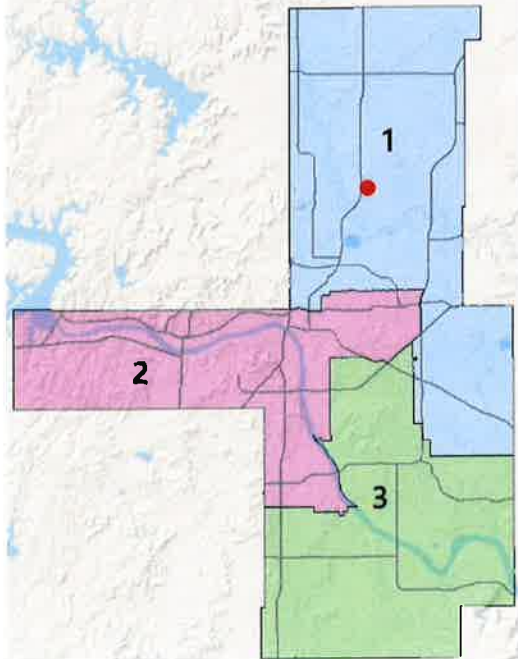
Robi Jones

Owner and Applicant Information:

Applicant: Olsson Inc. c/o Joe Pace

Property Owner: Virginia McDonald Miller Trust &
Jay H. McDonald Trust c/o Charles Hammond

Location Map:
(shown with County Commissioner Districts)



Applicant Proposal:

Present Use: Agricultural Zoning

Proposed Use: Industrial Zoning

Present Land Use Designation:
Rural Residential/Agricultural

Proposed Land Use Designation: Industrial

Tract Size: 38.49 ± acres

Location: Northeast corner of East 76th Street
North & North Yale Avenue (North Whirlpool Drive)

Zoning:

Existing Zoning: AG

Proposed Zoning: IM

Comprehensive Plan:

Land Use Map Area: North Tulsa County

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 1327
CZM: 17

City Council District: n/a

Councilor Name: n/a

County Commission District: 1

Commissioner Name: Stan Sallee

8.1

TMAPC Staff Report
CCPA-1
County Comprehensive Plan Amendment

Property Information and Land use Request

The subject property is a 38.49-acre, unplatted tract of land on the northeast corner of East 76th Street North and North Yale Avenue (North Whirlpool Drive). The applicant has submitted the following Comprehensive Plan amendment request to amend the land use designation of the of the subject property from *Rural Residential/Agricultural* to *Industrial*. This request is accompanied by a concurrent re-zoning request (CZ-522), which proposes a zoning change on the subject tract from AG to IM in order to allow for the development of a new industrial project.

Background

The parcel subject to this Comprehensive Plan amendment request is located in North Tulsa County and is surrounded by vacant agricultural land to the north and east with a zoning designation of AG. The properties to the north and east have a Rural Residential/Agricultural land use designation. The property to the west is zoned AG with a private school use and a land use designation of Rural Commercial. The property to the south is zoned IM and it is the site of the Whirlpool Distribution Center. It has an Industrial land use designation. The land use designation of the subject property and abutting parcels were put in place with the adoption of the North Tulsa County area of the Tulsa County Comprehensive Land Use Plan on December 7, 2020 (Resolution Number 2830:1022).

The Major Street and Highway Plan designates East 76th Street North and North Yale Avenue (North Whirlpool Drive) as secondary arterial streets. Highway 75 lies approximately 1000 feet to the west and is designated as a Freeway. The subject property is not located in the 100- or 500-year floodplain. It is located within the Owasso Public Schools District.

The area south of East 76th Street South and extending to approximately one-half mile south of East 66th Street South and between North Yale Avenue and North Memorial Drive has historically been used for industrial purposes (Cherokee Expressway Industrial District). In 1994, 988± acres in the described area were rezoned from Industrial Light to Industrial Moderate for Industrial Mixed uses (CZ-217). Until now, there have not been any requests for rezoning properties in the immediate area north of East 76th Street South for industrial uses.

Existing Land Use Designation (Tulsa County Comprehensive Land Use Plan)

A *Rural Residential/Agricultural* land use designation was assigned to the parcel subject to the amendment request at the time of the adoption of the North Tulsa County area of the Tulsa County Comprehensive Land Use Plan on December 7, 2020:

“The **Rural Residential/Agricultural** designation is defined as land that is sparsely occupied and used primarily for farmland, agricultural uses, and single-family homes on large lots. Residential lots generally range from one-half acre or greater and may use on-site services where public utilities are not available.”

Proposed Land Use Designation (Tulsa County Comprehensive Land Use Plan)

The applicant is proposing the *Industrial land* use designation for the entirety of the subject property:

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“The **Industrial** designation category is designed to accommodate industrial uses as well as wholesaling, warehousing, and distribution facilities, which tend to require large buildings and generate more large-truck traffic than other types of land uses.”

Zoning and Surrounding Uses

Location	Existing Zoning	Existing Land Use Designation	Existing Use
N	AG	Rural Residential/Agricultural	Vacant
S	IM	Industrial	Industrial
E	AG	Rural Residential/Agricultural	Vacant
W	AG	Rural Residential/Agricultural	School

Applicant’s Justification

As part of the amendment application, the applicant is asked to justify their amendment request. Specifically, they are asked to provide a written justification to address:

1. How conditions on the subject site have changed, as well as those on adjacent properties and immediate area;
2. How changes have impacted the subject site to warrant the proposed amendment; and;
3. How the proposed change will enhance the surrounding area and Tulsa County.

The applicant submitted the following responses:

Justification of Request

The Comprehensive Plan says its objectives are to encourage and promote quality development and utilize existing infrastructure and City services. We believe this project meets these objectives.

While the property is zoned Agricultural, it is no longer a suitable zoning for the site as industrial companies are choosing to locate further north of Tulsa or in or around the existing Cherokee Industrial Park.

However, the subject property is an excellent in-fill location for this multi-building industrial project with convenient access to existing services and utilities. Also, the property is in a central location with excellent access to major roadways and to the several of the premier residential areas to include Owasso, Collinsville, and Sperry. In addition, this project will substantially increase the Property Tax roll value of the property.

Based upon the above and the attached information, the Applicant respectfully request approval of this Rezoning and Comprehensive Plan Amendment. Our team is committed to delivering an unrivaled level of service and communication - and we are committed to the City of Tulsa.

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The applicant has submitted the following additional information:

Request

Van Trust Real Estate, LLC is requesting to rezone the subject property from AG (Agricultural) to IM (Industrial) to allow for the development of a new industrial project. The Future Land Use of the property is Light Industrial and General Commercial.

Site Characteristics & History

The property is under contract by VanTrust Real Estate, LLC. It is currently an undeveloped piece of land located at the northeast corner of East 76th Street North and Whirlpool Drive, approximately 400' east of an existing school building (Cornerstone Christian Academy). There are existing overhead power lines just north and east of the proposed project area.

The proposed project will entail a new industrial site with two buildings. The site area is 38 acres +/- . The total building area is 559,120 SF +/-.

Surrounding Uses

North: Residential area

Zoned: RE & AG

South: Whirlpool Corporation (south side of 76th St N & east of Whirlpool Drive)

Zoned: IM

East: Undeveloped

Zoned: AG

West: Cornerstone Christian Academy (west of Whirlpool Dr)

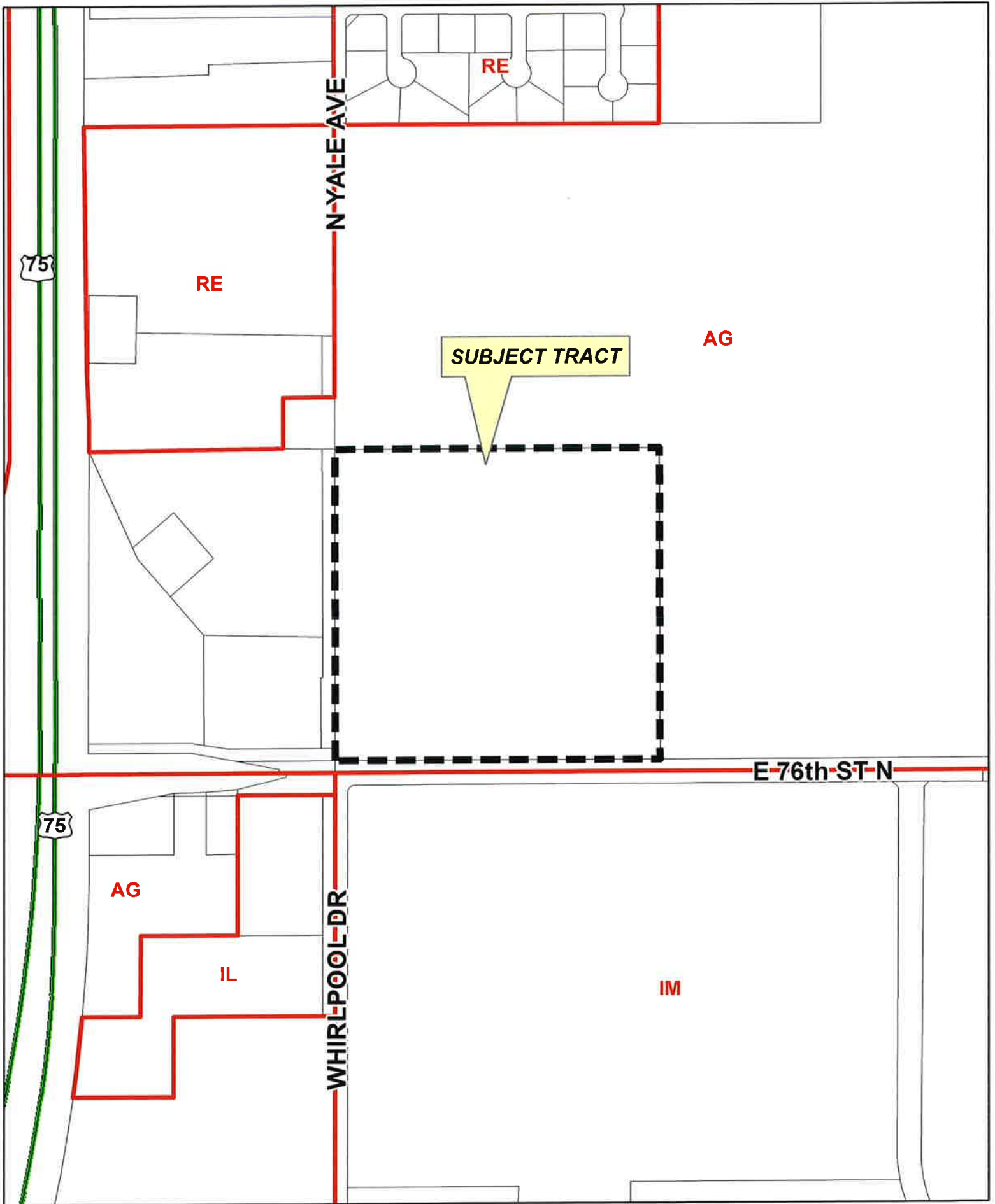
Zoned: AG (school property); RE (north of school)

Staff Summary & Recommendation

The applicant is requesting to amend the land use designation from Rural Residential/Agricultural to Industrial. They have submitted a concurrent request to rezone the property from Agriculture to Industrial Moderate. The proposed rezoning will increase an opportunity for more industrial development opportunities in an area where there are already existing industrial developments. The property is in close proximity to a major transportation network.

Staff recommends **approval** of the Industrial land use designation as requested by the applicant.

8.4



CCPA-1

21-13 27





75

N YALE AVE

N 50 E AVE

N 51 E AVE

N 52 E AVE

E 76th ST N

75

WHIRLPOOL DR



Subject Tract

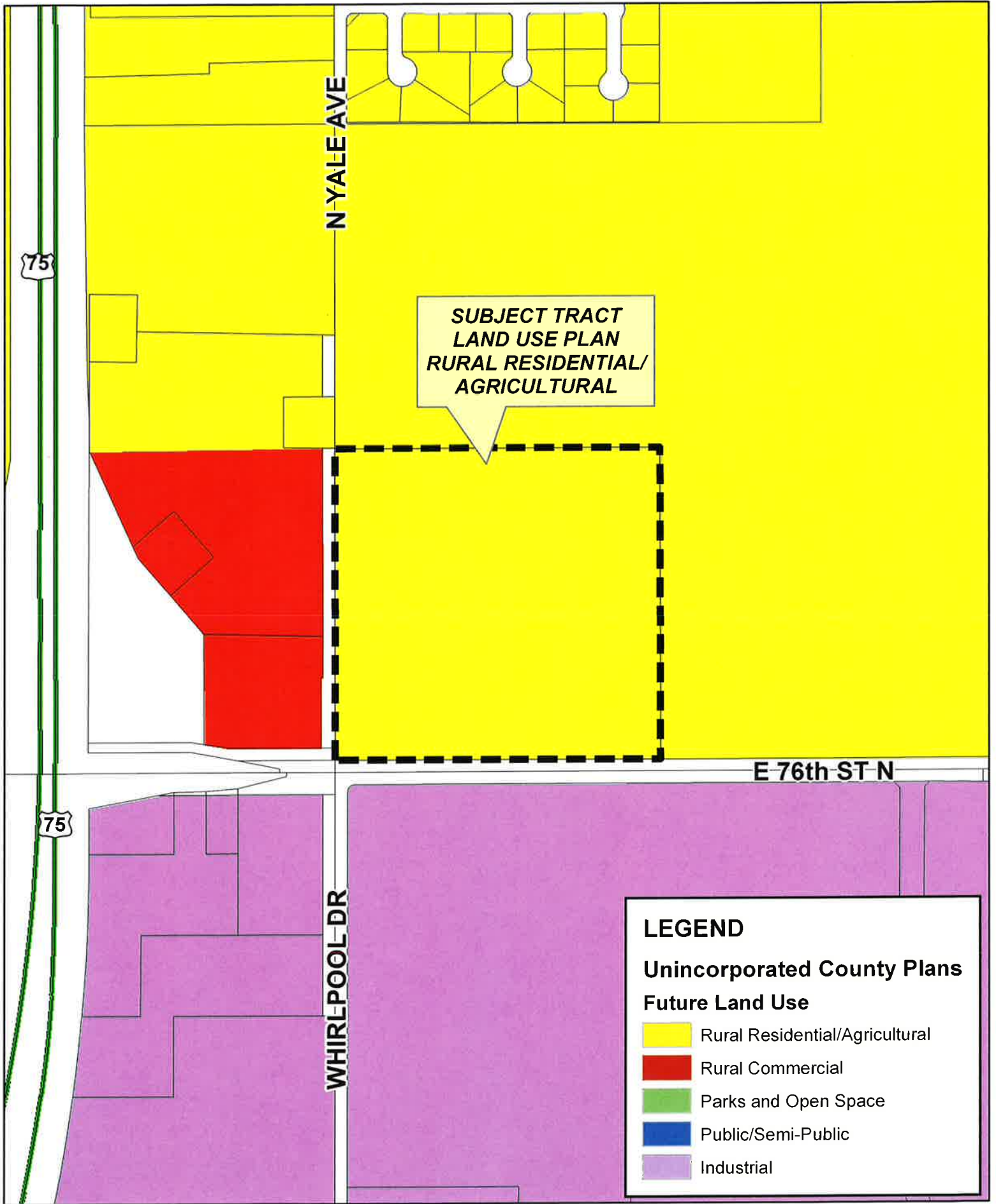
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021





SUBJECT TRACT
 LAND USE PLAN
 RURAL RESIDENTIAL/
 AGRICULTURAL

LEGEND

**Unincorporated County Plans
 Future Land Use**

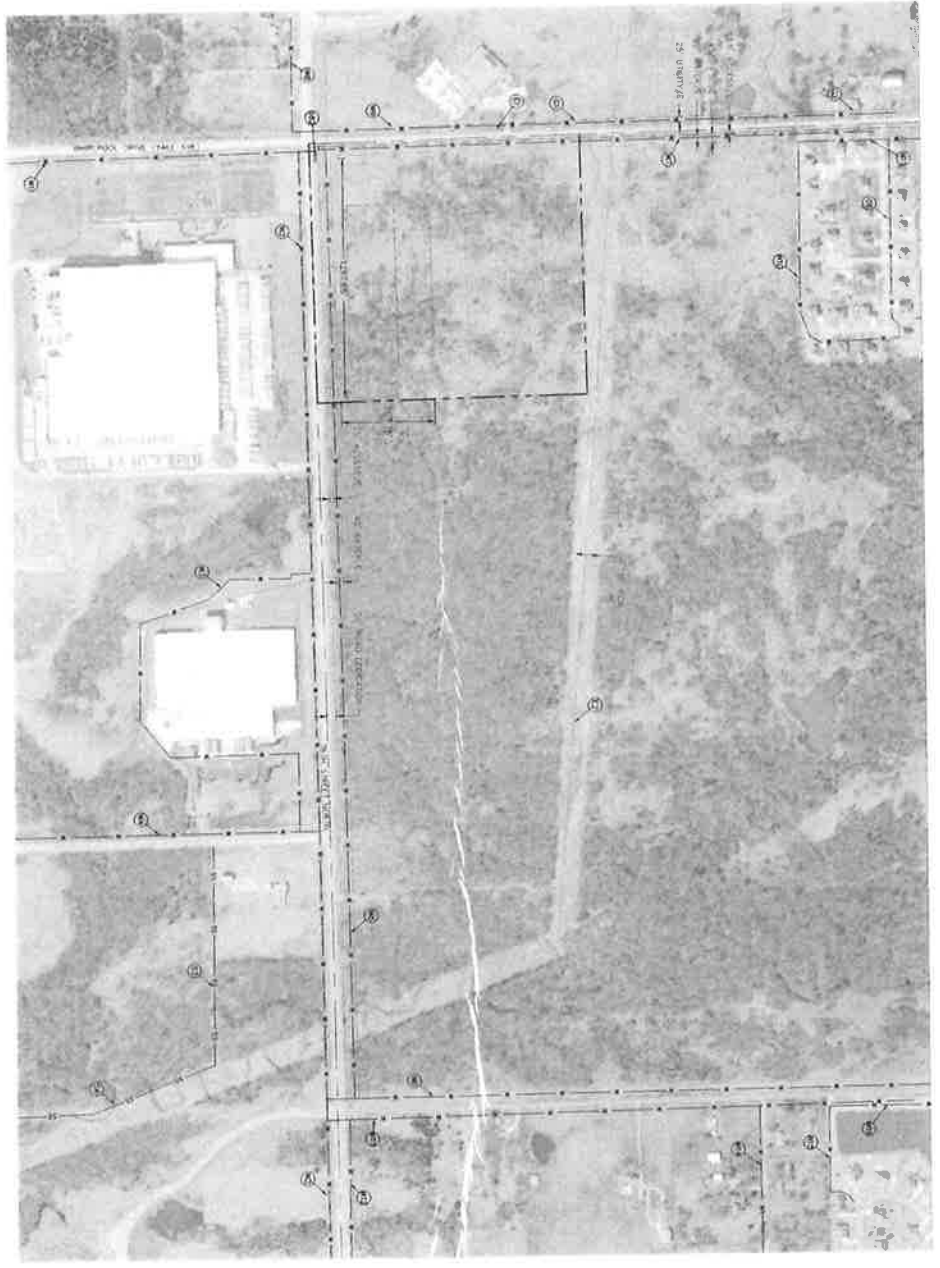
- Rural Residential/Agricultural
- Rural Commercial
- Parks and Open Space
- Public/Semi-Public
- Industrial



CCPA-1

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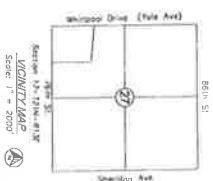
PROJECT DESCRIPTION:
 The Southeast Quarter of the Southeast Quarter (SW/4 SE/4) of Section Twenty-seven (27), Township Twenty-one (21) North, Range Twelve (12) East of the 6th Range and Tenth (10) East Town's 35th of Oklahoma, according to the US Government Survey maps 135 and 135B. The 2001 USGS map.

LEGEND

- PROPERTY LINE
- EXISTING UTILITY FACILITY
- PROPOSED UTILITY FACILITY
- EXISTING GAS MAIN
- EXISTING DIELECTRIC POWER (TRANSMISSION MAIN)
- EXISTING UNDERGROUND POWER (MAIN LINE)
- EXISTING SANITARY SEWER (COLLECTIVE MAIN)
- EXISTING STORM SEWER
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER (COLLECTIVE MAIN)
- PROPOSED STORM SEWER
- PROPOSED WATER MAIN

UTILITY REMOVALS:

- GAS (G)
 - G1 EXISTING 4" GAS MAIN (FC - 40 PSI (ONE GAS))
 - G2 EXISTING GAS MAIN COATED STEEL (ONE GAS)
- SANITARY SEWER (S)
 - S1 EXISTING SANITARY SEWER (12" CITY OF TULSA)
 - S2 EXISTING SANITARY SEWER (18" CITY OF TULSA)
 - S3 EXISTING SANITARY SEWER (12" CITY OF TULSA)
 - S4 EXISTING SANITARY SEWER (18" CITY OF TULSA)
 - S5 EXISTING SANITARY SEWER (24" CITY OF TULSA)
- WATER (W)
 - W1 EXISTING WATER MAIN (24" CITY OF TULSA)
 - W2 EXISTING WATER MAIN (24" CITY OF TULSA)
 - W3 EXISTING WATER MAIN (24" CITY OF TULSA)
 - W4 EXISTING WATER MAIN (24" CITY OF TULSA)
 - W5 EXISTING WATER MAIN (24" CITY OF TULSA)
 - W6 EXISTING WATER MAIN (24" CITY OF TULSA)
 - W7 EXISTING WATER MAIN (24" CITY OF TULSA)
 - W8 EXISTING WATER MAIN (24" CITY OF TULSA)
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 - W10 EXISTING WATER MAIN (24" CITY OF TULSA)
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 - W12 EXISTING WATER MAIN (24" CITY OF TULSA)
 - W13 EXISTING WATER MAIN (24" CITY OF TULSA)
 - W14 EXISTING WATER MAIN (24" CITY OF TULSA)
 - W15 EXISTING WATER MAIN (24" CITY OF TULSA)
 - W16 EXISTING WATER MAIN (24" CITY OF TULSA)
 - W17 EXISTING WATER MAIN (24" CITY OF TULSA)
 - W18 EXISTING WATER MAIN (24" CITY OF TULSA)
- ELECTRICAL (E)
 - E1 EXISTING OVERHEAD POWER (OSPA)
 - E2 EXISTING OVERHEAD POWER (OSPA)



SHEET CS-20	OVERALL UTILITY PLAN NORTH TULSA PRELIMINARY DEVELOPMENT PLAN	TULSA, OKLAHOMA	2021	REVISIONS	REVISIONS DE: CRIPION	<p style="font-size: 8px;">Olsson, Inc., Civil Engineering 1717 South Boulder Ave Suite 600 Tulsa, OK 74119 TEL: 918.438.4294 www.olsson.com</p>
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