



Tulsa Metropolitan Area  
Planning Commission

**Case Number:** CZ-507

**Hearing Date:** November 4, 2020

**Case Report Prepared by:**

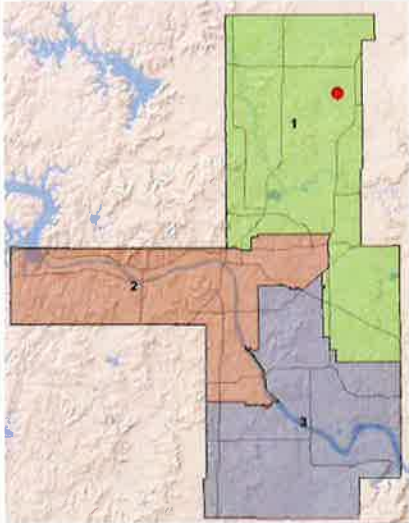
Jay Hoyt

**Owner and Applicant Information:**

*Applicant:* Brad Avedon

*Property Owner:* Avedon Properties LLC

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



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Self-Storage

*Concept summary:* Rezone from IL/AG to IL to permit a self-storage facility

*Tract Size:* 6.94 ± acres

*Location:* South & East of the Southeast corner of East 126th Street North & North Garnett Road

**Zoning:**

*Existing Zoning:* IL/AG

*Proposed Zoning:* IL

**Comprehensive Plan:**

*Land Use Map:* N/A

*Stability and Growth Map:* N/A

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 1405

CZM: 12

**County Commission District:** 1

*Commissioner Name:* Stan Sallee

## **SECTION I: CZ-507**

**DEVELOPMENT CONCEPT:** The applicant is proposing to rezone from IL/AG to IL to permit the construction of a new self-storage facility. This would be an extension of an existing self-storage facility located on the lot immediately to the west. The site is located within the Commercial Land Use designation of the Tulsa County Comprehensive plan and the City of Owasso Comprehensive Plan. Based on this designation, the proposed IL zoning for a self-storage use would be compatible with the long term land use plans for the immediate area.

The City of Owasso has indicated that they do not have an issue with the proposed development. They have requested that, when constructed, screening be provided along the eastern boundary of the subject lot, since the lot to the east is designated as a Transition Zone in the Comprehensive Plan, which may contain residential uses. This is not a Tulsa County Zoning Code requirement for the use or the existing adjacent zoning, but has been requested by the City of Owasso based on possible future uses of the adjacent lot.

### **EXHIBITS:**

- INCOG Case map
- INCOG Aerial
- Email from City of Owasso Planning

### **DETAILED STAFF RECOMMENDATION:**

CZ-507 is non-injurious to surrounding proximate properties;

CZ-507 is compatible with the Commercial Land Use designation of the Tulsa County Comprehensive Plan;

CZ-507 is consistent with the anticipated future development pattern of the surrounding property therefore;

**Staff recommends Approval of CZ-507 to rezone property from IL/AG to IL.**

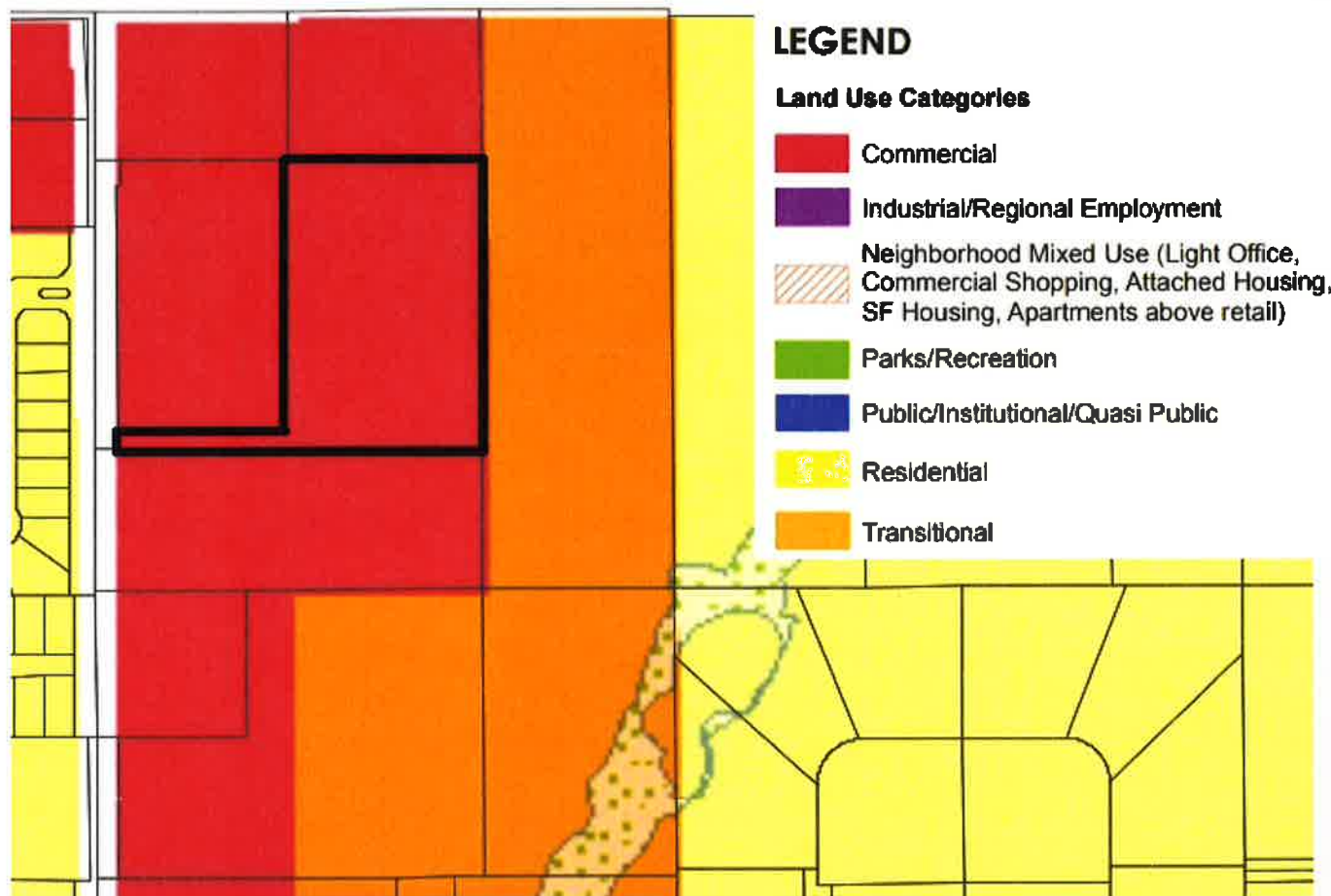
## **SECTION II: Supporting Documentation**

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

*Staff Summary: The subject property is located within the fenceline of Owasso. The Tulsa County Comprehensive Land Use Plan (adopted July 2019) and the Owasso Comprehensive Plan (adopted in 2014 and amended in 2016 and 2018) designates the land use as Commercial. This designation is meant to serve as a guide for planners and related decision-*

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making bodies. The Commercial designation supports retail trade and services, which this proposal is compatible with.



Land Use Vision:

*Land Use Plan map designation:* Commercial

*Areas of Stability and Growth designation:* N/A

Transportation Vision:

*Major Street and Highway Plan:* N 113<sup>th</sup> East Ave is designated as a Secondary Arterial.

*Trail System Master Plan Considerations:* None

Small Area Plan: N/A

Special District Considerations: N/A

Historic Preservation Overlay: N/A

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site currently contains a single family residence.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
N 113 <sup>th</sup> East Ave	Secondary Arterial	100 Feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use Designation</u>	<u>Area of Stability or Growth</u>	<u>Existing Use</u>
North	AG	N/A	N/A	Single Family
South	AG	N/A	N/A	Single Family
East	AG	N/A	N/A	Agriculture
West	IL	N/A	N/A	Self-Storage

### SECTION III: Relevant Zoning History

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

***Subject Property:***

No Relevant History.

***Surrounding Property:***

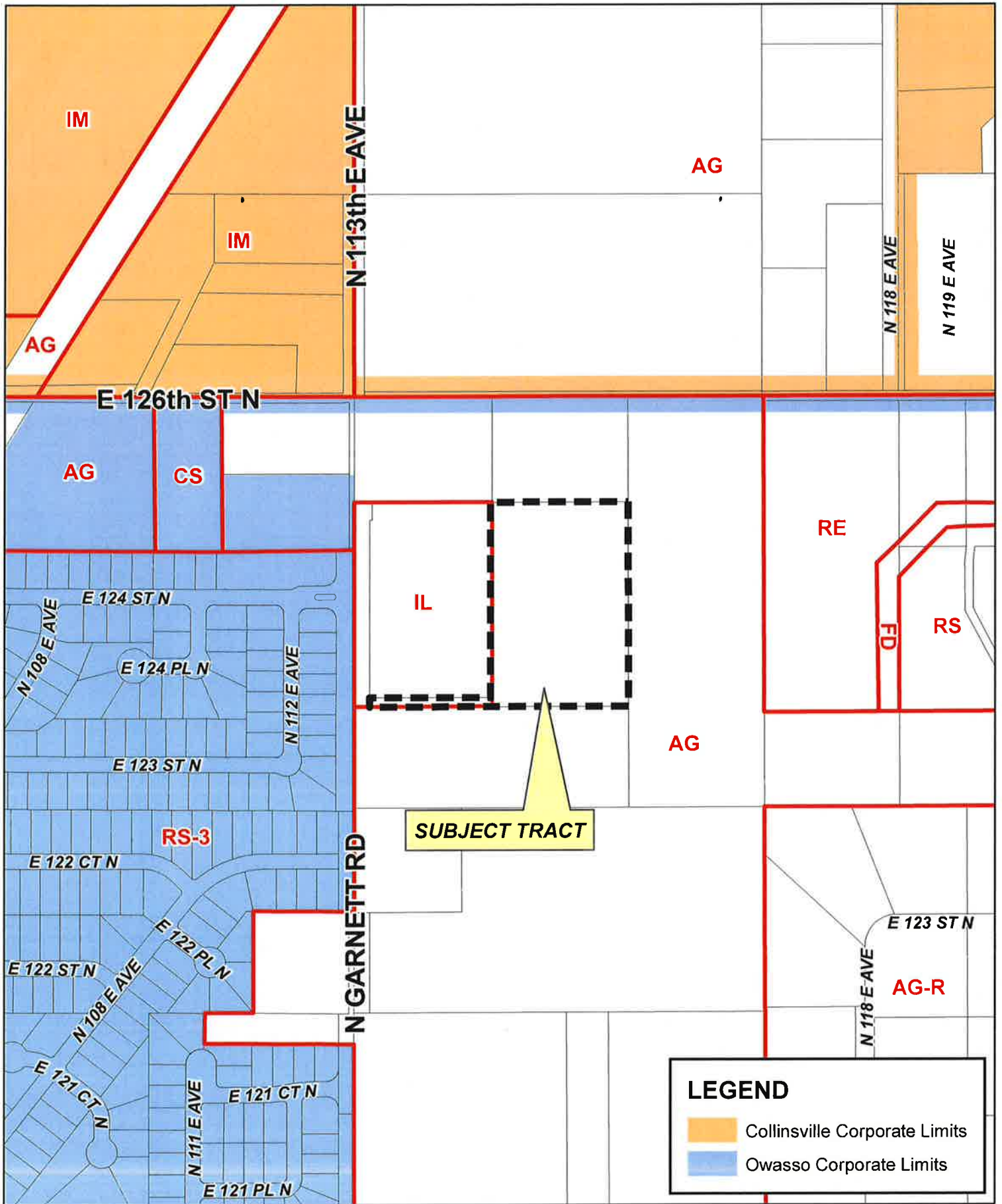
**CBOA-01303-A November 2012:** The County Board of Adjustment **approved** a *Modification* to previously approved Special Exception (CBOA-1303) to permit a church in an AG District for proposed expansion of existing Sanctuary for new Fellowship Hall and to adopt the conceptual site plan as submitted as the new governing document for future growth, on property located at 12215 North Garnett Road East.

**CBOA-01721 May 2000:** The County Board of Adjustment **approved** a *Special Exception* to permit a home occupation (beauty shop) in an AG district, on property located at 12505 North 113<sup>th</sup> East Avenue.


**CBOA-01662 July 1999:** The County Board of Adjustment **approved** a *Special Exception* to allow a seasonal sales (outdoor) fireworks stand in an AG zoned district, on property located at north of the northeast corner of East 121<sup>st</sup> Street North and North Garnett.

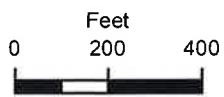
**CBOA-01303 October 1994:** The County Board of Adjustment **approved** a *Special Exception* to permit a church in an AG zoned district and a *Variance* to permit gravel parking, per plan submitted, subject to platting, building permit and Health Department approval, and temporary gravel parking being permitted for one year after church opening, on property located at north of the northeast corner of North Garnett Road and East 121<sup>st</sup> Street North.

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**LEGEND**

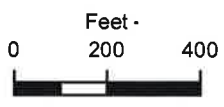
-  Collinsville Corporate Limits
-  Owasso Corporate Limits



**CZ-507**

21-14 05





Subject Tract

**CZ-507**

21-14 05

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

Aerial Photo Date: February 2018



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**Hoyt, Jay**

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**From:** Fritschen, Karl <kfritschen@CityOfOwasso.com>  
**Sent:** Monday, October 26, 2020 11:38 AM  
**To:** Hoyt, Jay  
**Cc:** Beemer, Alexa; Dempster, Brian  
**Subject:** CZ-507

**Importance:** High

Jay,

Owasso's Land Use Plan identifies this tract for commercial uses and it appears this is an expansion of a current similar use. Therefore we do not have any issues with this case regarding the appropriateness. However, we would asked that screening be provided along the east boundary in the form of a of 6 foot opaque fence, as the property to the east is called out for transitional uses and could at some point contain apartments or attached housing of some kind. Thank you.

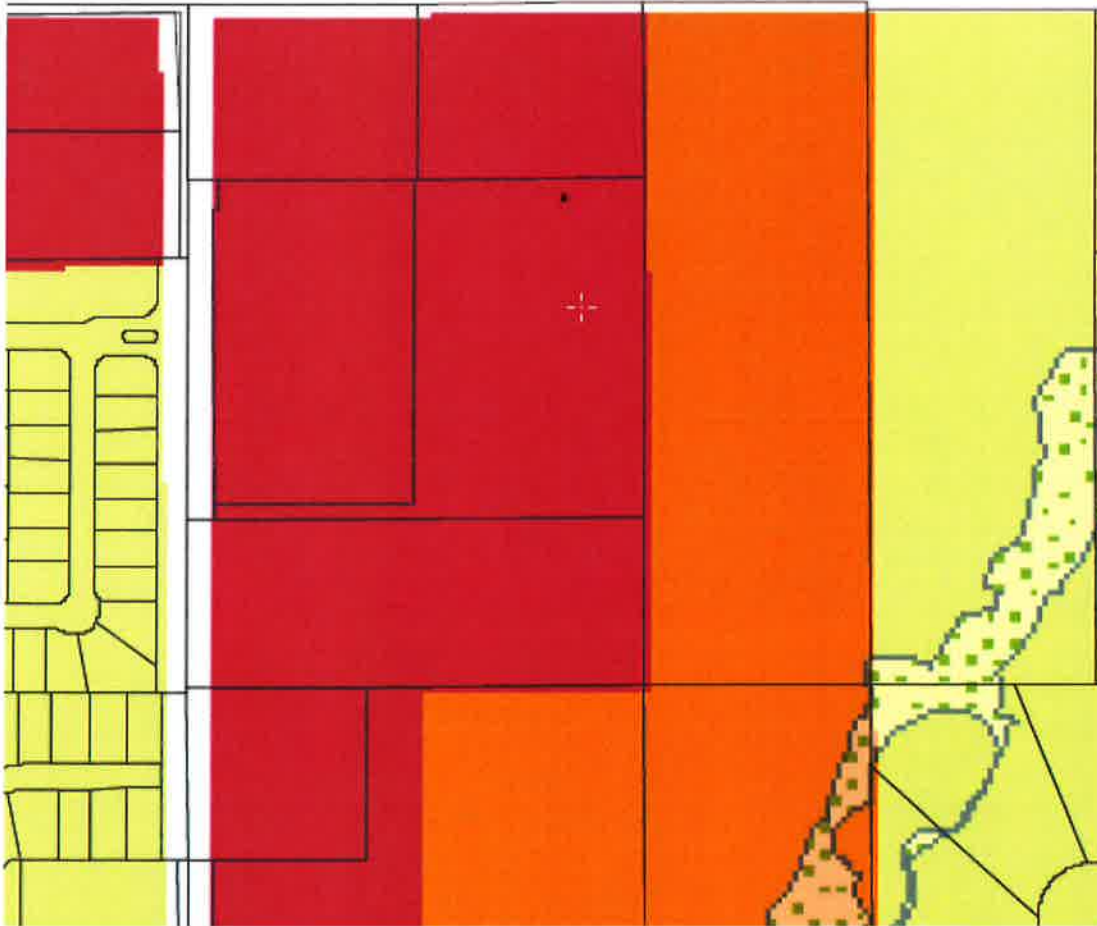
Regards,

Karl A. Fritschen, MRCP, AICP, RLA  
*Planning Manager*

200 S. Main  
*City of Owasso, OK 74055*  
918.376.1545

*"the truth is out there"*





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