



Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-513

Hearing Date: July 7, 2021

Case Report Prepared by:

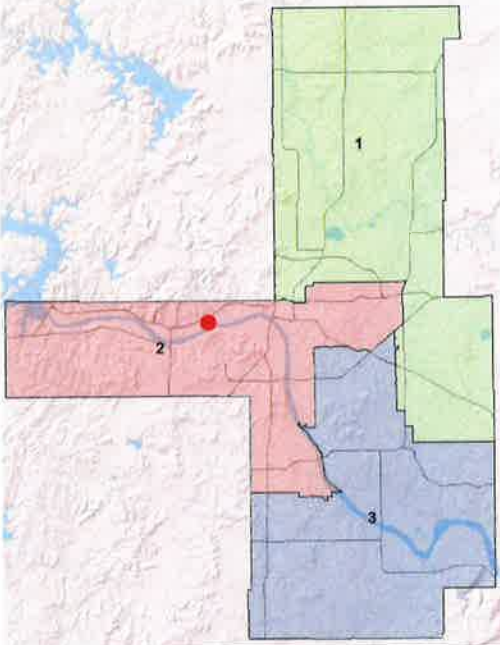
Jay Hoyt

Owner and Applicant Information:

Applicant: Dewayne & Tara Mills

Property Owner: Same

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Truck Parking

Concept summary: Rezone from AG/IM to IM to permit truck parking on the subject tract

Tract Size: 2 ± acres

Location: North of the Northeast corner of West 16th Street South & South 74th West Avenue

Zoning:

Existing Zoning: AG/IM

Proposed Zoning: IM

Comprehensive Plan:

Land Use Map: Industrial/Regional Employment

Stability and Growth Map: N/A

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9207
CZM: 35

County Commission District: 2

Commissioner Name: Karen Keith

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SECTION I: CZ-513

DEVELOPMENT CONCEPT: The applicant is proposing to rezone from AG/IM to permit a truck parking facility on the subject lot. The site is located within the Industrial/Regional Employment Land Use designation of the Tulsa County Comprehensive Plan and City of Sand Springs 2030 Land Use Master Plan. This designation represents the highest intensity land use within the Sand Springs Plan area and calls for industrial activity to be targeted around existing patterns of industrial activity. The general pattern adjacent to the subject lot are current industrial uses. The proposed truck parking facility would be compatible with this pattern and the surrounding uses.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Comprehensive Plan Land Use Map

DETAILED STAFF RECOMMENDATION:

CZ-513 is non-injurious to surrounding proximate properties;

CZ-513 is compatible with the Industrial/Regional Employment Land Use designation of the Tulsa County Comprehensive Plan;

CZ-513 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends Approval of CZ-513 to rezone property from AG/IM to IM.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is located within the fenceline of the City of Sand Springs and is designated as Industrial/Regional Employment. The City of Sand Springs 2030 Land Use Master Plan was adopted as part of the Tulsa County Comprehensive Plan on October 26, 2020. At the beginning of the update, the City of Sand Springs Planning Department embarked on a community outreach effort to engage citizens in the Comprehensive Planning process. They initiated a community survey that was available in electronic format via social media and the City's website. The survey was also available in a hard copy that citizens could acquire at several locations. A web based Interactive map was launched to obtain citizen participation in creating the Plan. In addition to citizens, significant landowners, political leaders, city staff, the real estate community, Sand Spring Public Schools, and other stakeholders gave their input into the creation of the Sand Springs 2030 Land Use Master Plan.

Land Use Vision:

Land Use Plan map designation: Industrial/Regional Employment

The Industrial/Regional Employment Land Use District represents the highest intensity of Land use in Sand Springs. The Plan calls for industrial uses to be targeted around existing patterns of industrial activity. Most of Sand Springs' current industrial activity includes light industrial, warehousing, storage facilities, small manufacturing shops, and numerous larger manufacturing and industrial uses. Some of

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the larger uses are in the manufacturing of steel pipes, fabrication, and oil refinement industries. Historically, Sand Springs has been a manufacturing community full of industry, but with economic, technological, and numerous other factors, the community has seen a downturn in industrial industry jobs in recent years. Some higher intensity commercial uses may be appropriate in the Industrial/Regional Employment Use District. These may include higher intensity auto and truck repair, truck rental facilities, lumber yards, etc., but other commercial uses, when located in appropriate areas, should be considered as many industrial areas are being cleared for redevelopment or are being underutilized.

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: The subject tract is accessed by S 74th W Ave, which does not have a designation.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The subject tract is currently vacant.*

Environmental Considerations: The site is located within the Tulsa Count 500 year floodplain.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
S 74 th W Ave	None	N/A	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	IM	Industrial/Regional Employment	N/A	Fiberglass Pool Supplier
South	AG	Industrial/Regional Employment	N/A	Vacant
East	IM	Industrial/Regional Employment	N/A	Metal Recycling
West	IH	Industrial/Regional Employment	N/A	Auto Salvage/Parts

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SECTION III: Relevant Zoning History

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

Subject Property:

No Relevant History.

Surrounding Property:

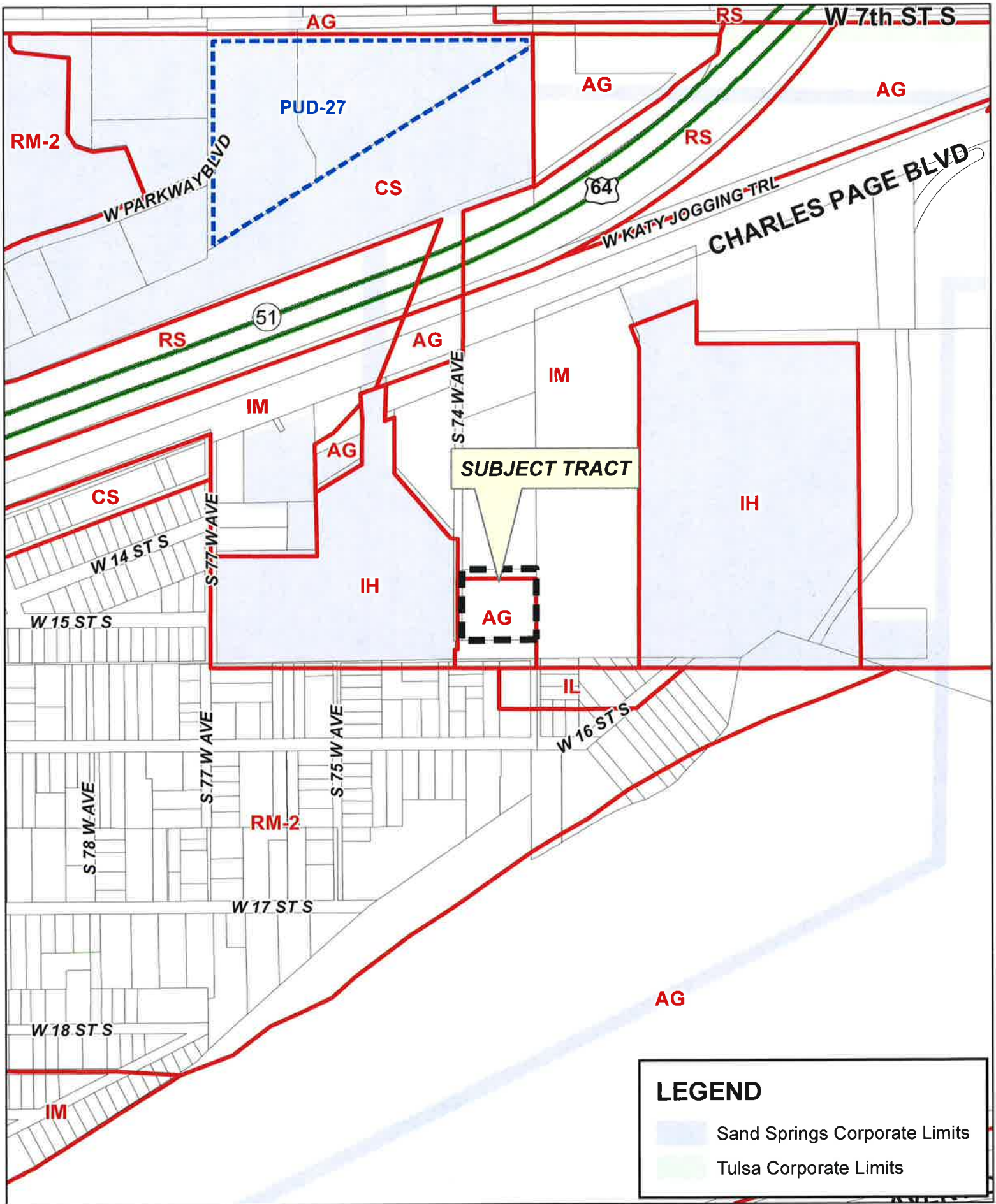
Z-4877 June 1976: All concurred in **approval** of a request for *rezoning* a 2.89+ acre tract of land from RM-2 to IL for a welding shop, on property located at the northwest corner and north and east of the northeast corner of West 16th Street and South 73rd West Avenue.

CBOA-01356 July 1995: The Board of Adjustment **approved** a *Special Exception* to permit a single-wide mobile home in an RM-2 district permanently, subject to a building permit and Health Department approval, and subject to skirting and tie-downs being installed, finding the use to be appropriate for the area, on property located at 1504 South 74th West Avenue.

CBOA-00654 May 1986: The Board of Adjustment **approved** a *Special Exception* to permit a mobile home in an RM-2 zoned district, subject to Building Permit and Health Department approval, subject to skirting being installed, finding that there are other mobile homes in the neighborhood and that the granting of the special exception will not cause substantial detriment to the area, on property located at the northeast corner of South 74th West Avenue and 16th Street South.

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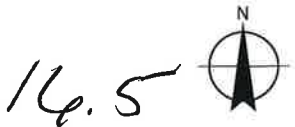
LEGEND

- Sand Springs Corporate Limits
- Tulsa Corporate Limits



CZ-513

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W 7th ST S

W PARKWAY BLVD

64

W KATY JOGGING TRL

51

CHARLES PAGE BLVD

S74 WAVE

W 14 ST S

W 15 ST S

S77 WAVE

W 16 ST S

S78 WAVE

S75 WAVE

W 17 ST S

W 18 ST S



Subject Tract

CZ-513

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

Aerial Photo Date: February 2018

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S74 WAVE



Subject Tract

CZ-513

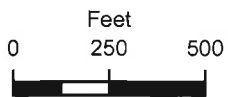
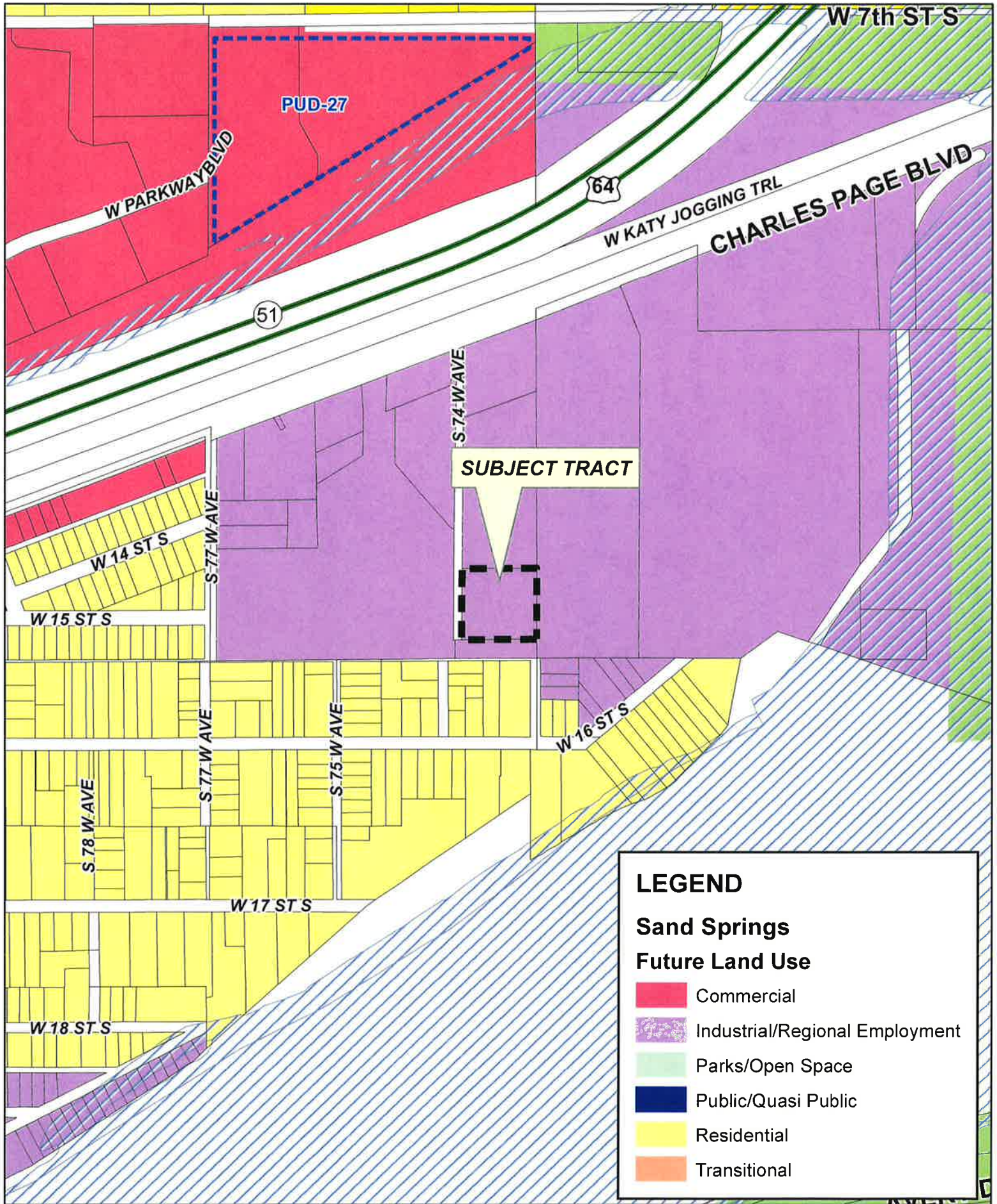
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Aerial Photo Date: February 2018

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CZ-513

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