



Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-519

Hearing Date: October 6, 2021

Case Report Prepared by:

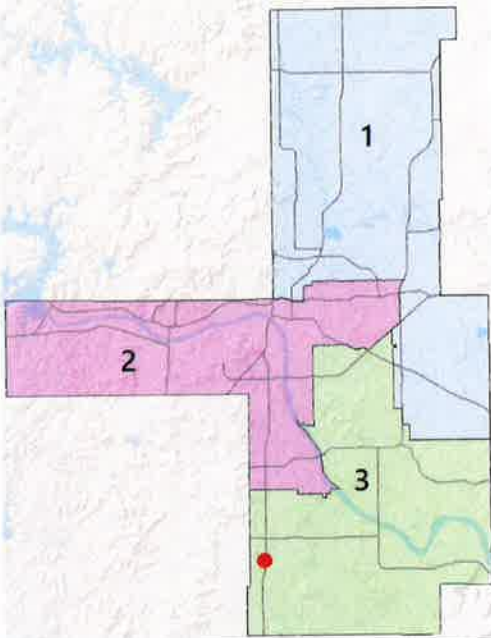
Jay Hoyt

Owner and Applicant Information:

Applicant: Nathalie Cornett

Property Owner: COUNTRY INVESTMENTS LLC
& SHARP MORTGAGE

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Present Use: AG

Proposed Use: IM

Concept summary: Rezone from AG to IM to permit industrial uses on the subject lot

Tract Size: 7.78 ± acres

Location: NW/c of W. 166th St. S & Highway 75

Zoning:

Existing Zoning: AG

Proposed Zoning: IM

Comprehensive Plan:

Land Use Map: US 75 Corridor

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 7227
CZM: 65

County Commission District: 3

Commissioner Name: Ron Peters

12.1

SECTION I: CZ-519

DEVELOPMENT CONCEPT: The applicant is proposing to rezone the subject lot from AG to IM to permit industrial uses. The site is immediately south of existing IM zoning. The Tulsa County Comprehensive Plan and the City of Glenpool Comprehensive Plan designate this site and the sites immediately north of the existing industrial zoned lots adjacent to the subject lot, as well as those to the east of US Highway 75 and those to the south as US 75 Corridor. This designation is intended to encourage industrial and commercial development along US Highway 75, which this proposed rezoning would be compatible with.

EXHIBITS:

INCOG Case map
INCOG Aerial
Tulsa Comprehensive Plan Land Use Map

DETAILED STAFF RECOMMENDATION:

CZ-519 is non-injurious to surrounding proximate properties;

CZ-519 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends Approval of CZ-519 to rezone property from AG to IM.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is located within the fenceline of the City of Glenpool and is designated as US 75 Corridor. The City of Glenpool Comprehensive Plan – The Glenpool 2030 Plan was adopted as part of the Tulsa County Comprehensive Plan on August 15, 2019. The Glenpool 2030 PLAN was officially adopted (Resolution Number 10-07-01) on July 6, 2010 with an Interim Update adopted (Resolution Number 17013) on November 14, 2017. The Comprehensive Plan is meant to serve as the general policy guide for future physical and economic development of the City based on present and future needs.

Land Use Vision:

Land Use Plan map designation: US 75 Corridor

The following is language from the 2017 Supplemental Report from the Interim Update of the Glenpool 2030 Plan:

- The relatively underdeveloped US-75 Corridor from SH-67 (151st Street) south to 201st Street is incrementally being recognized and utilized for its commercial and light industrial potential.
- Glenpool is also seeking to attract industrial growth and business, as well as highway-oriented commercial and potential office development, as a part of its economic development program.

Areas of Stability and Growth designation: None

12.2

Transportation Vision:

Major Street and Highway Plan: US Hwy 75 is designated as a Freeway. The MSHP shows a potential Residential Collector running towards the western portion of the subject lot. No street currently exists in this area.

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 site is currently vacant, with a cellular tower located on the western side of the subject lot

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
W 166 th St S	None	50 feet	2
US Hwy 75	Freeway	Per ODOT requirements	4

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	IM	None	N/A	Industrial
South	CG	US 75 Corridor	N/A	Vacant
East	CG	US 75 Corridor	N/A	Vacant
West	RS-3	Suburban Residential	N/A	Shale Extraction

SECTION III: Relevant Zoning History

History:

ZONING ORDINANCE: Ordinance number 11841 dated June 26, 1970, established zoning for the subject property.

Subject Property:

12.3

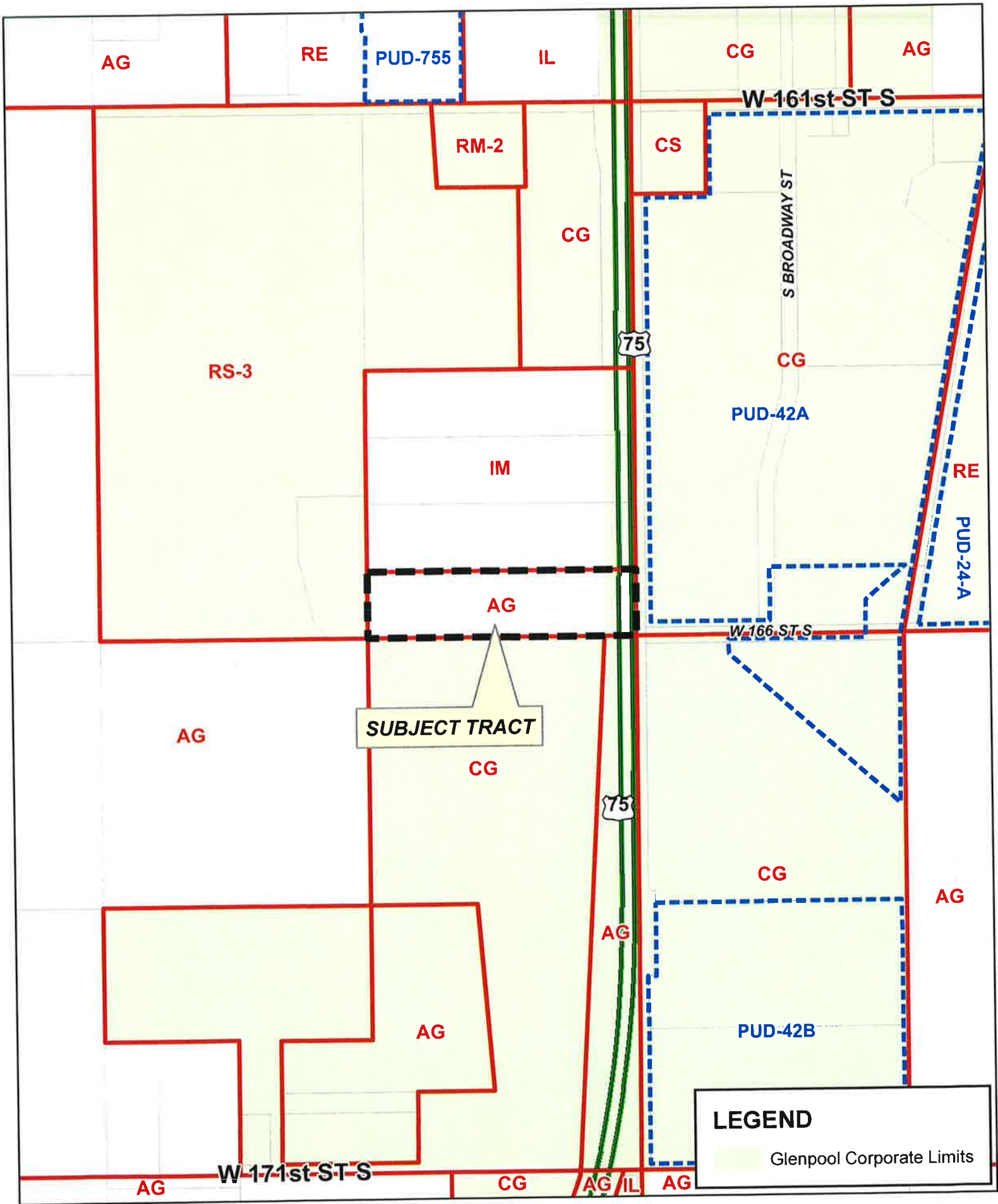
CBOA-1452 September 1996: The Board of Adjustment approved a Special Exception to permit a telecommunications tower 150' in height; Use Unit 4; per plan submitted, on property located at South of 161st Street South and West of U.S. 75.

Surrounding Property:

CZ-451 March 2017: All concurred in approval of a request for *rezoning* a 30± acre tract of land from AG to IM on property located S. Hwy 75 and W. 161st St. South.

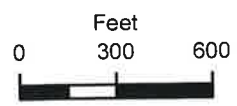
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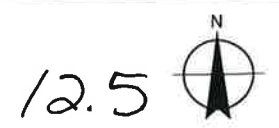
SUBJECT TRACT

LEGEND
 Glenpool Corporate Limits



CZ-519

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W 161st ST S

S BROADWAY ST

75

W 166 ST S

75

W 171st ST S



Subject Tract

CZ-519

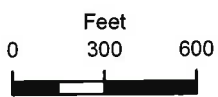
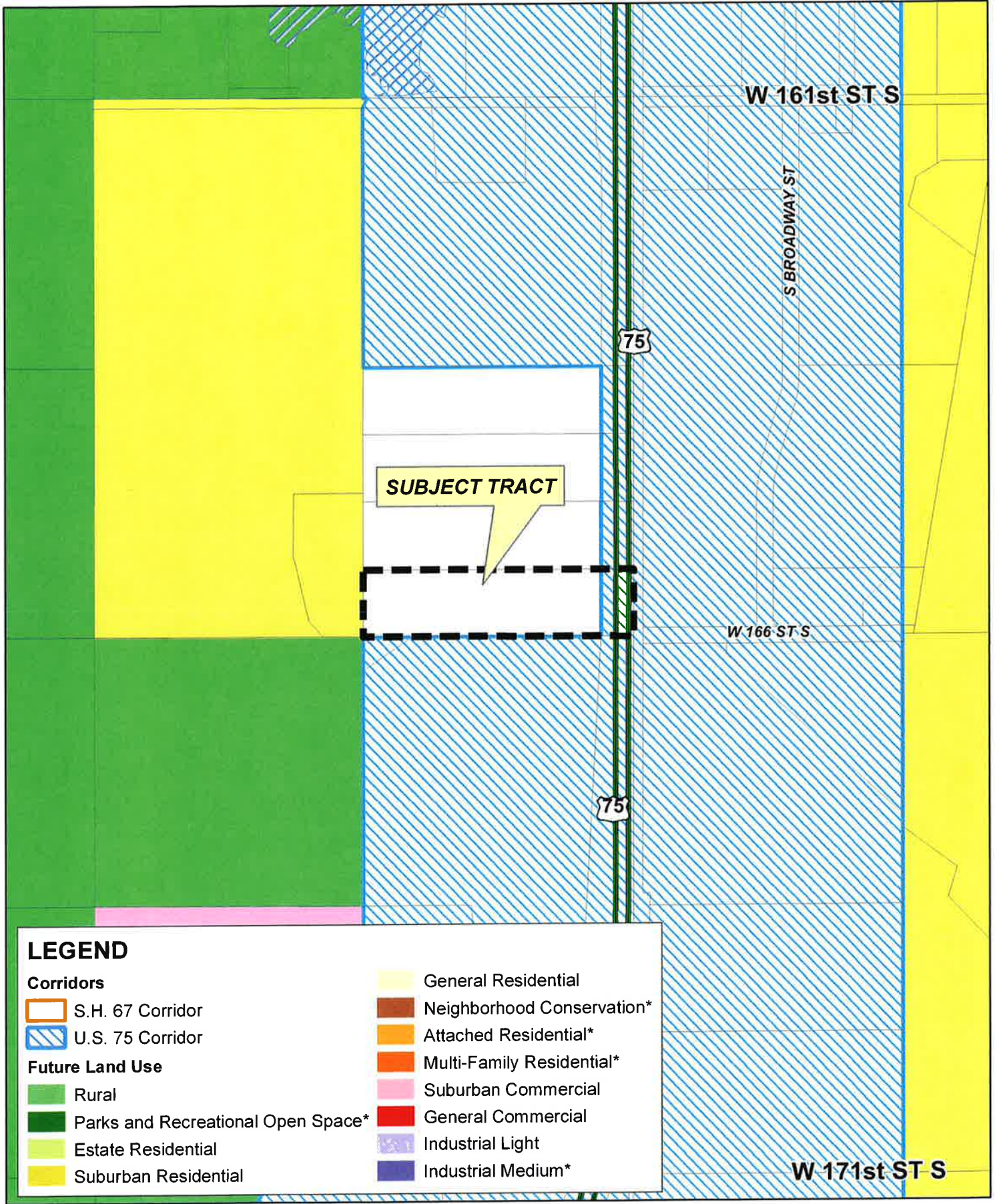
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021



12.4



CZ-519

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