



Tulsa Metropolitan Area
Planning Commission

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

Hearing Date: October 6, 2021

Case Report Prepared by:

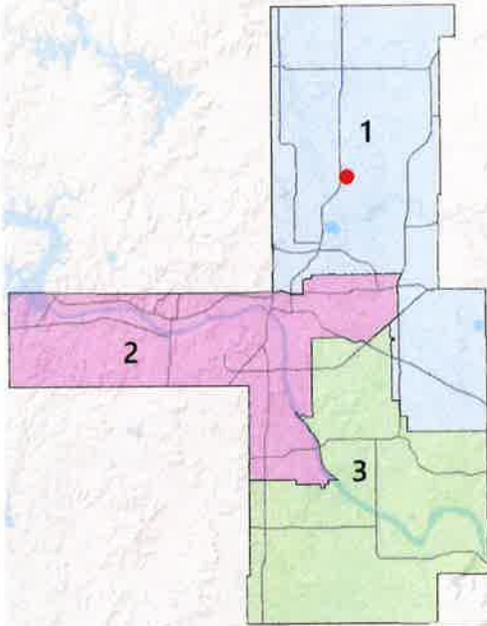
Jay Hoyt

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 Commission Districts)



Applicant Proposal:

Present Use: Agricultural

Proposed Use: Industrial

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

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: Rural Residential/Agricultural
(proposed to be revised to Industrial with case
CCPA-1)

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 1327
CZM: 17

County Commission District: 1

Commissioner Name: Stan Sallee

11.1

SECTION I: CZ-522

DEVELOPMENT CONCEPT: The applicant is proposing to rezone the subject lot from AG to IM to permit industrial uses. The site is located immediately north of a large industrial development area, including Whirlpool, among others. The site is currently designated as Rural Residential / Agricultural in the Tulsa County Comprehensive Plan. While the proposal would not be compatible with this designation, a concurrent County Comprehensive Plan Amendment case, CCPA-1, proposes to revise the land use designation of the subject lot to Industrial. If CCPA-1 is approved, the proposed rezoning to IM would be consistent with that land use designation.

EXHIBITS:

INCOG Case map
INCOG Aerial
Tulsa Comprehensive Plan Land Use Map
Applicant Exhibits:
None included

DETAILED STAFF RECOMMENDATION:

The IM District is designed to group together a wide range of industrial uses, which may produce moderately objectionable environmental influences in their operation and appearance. CZ-522 contemplates rezoning this site from AG to IM which is consistent with the Cherokee Industrial Park immediately south of the site abutting 76th Street North and,

The allowed uses in an IM district will have little environmental impact on surrounding properties and.

CZ-522 is not consistent with the current land use designation however the applicant has submitted an amendment to the Tulsa County Comprehensive Plan Amendment CCPA-1. The applicant has requested revising the land use designation from Rural Residential/Agricultural to Industrial. Staff supports that request therefore,

Staff recommends Approval of CZ-522 to rezone property from AG to IM.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is currently located within the Rural Residential / Agricultural designation of the Tulsa County Comprehensive Plan. The proposed use would not be compatible with this designation, however a Comprehensive Plan Amendment (CCPA-1) is concurrently proposed for this site, which would change the designation to Industrial. The proposed rezoning would be compatible with this designation.

Land Use Vision:

Land Use Plan map designation:

Rural Residential / Agricultural (current designation)

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.

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Industrial (proposed designation in CCPA-1)

This land use 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.

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: E 76th St S and S Yale Ave are designated as Secondary Arterials

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 land*

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
E 76 th St N	Secondary Arterial	100 Feet	4
N Yale 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	Rural Residential/ Agricultural	N/A	Vacant
South	IM	Industrial	N/A	Industrial
East	AG	Rural Residential/ Agricultural	N/A	Vacant
West	AG	Rural Commercial	N/A	School

SECTION III: Relevant Zoning History

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

Subject Property:

Surrounding Property:

CBOA-2502 June 2014: The Board of Adjustment approved a *Variance* to permit the display surface area from 32 square feet to 378 square feet for an accessory identification sign in an AG District (Section 320.2.B. 2); and approve a *Variance* for the sign height from 15 feet to 35 feet in an AG District (Section 320.2B.2), with the hardship being the fact that a 32 foot sign is posted next to a highway rendering it illegible by highway traffic, on property located at 7770 North Whirlpool Drive.

CBOA-1669 July 1999: The Board of Adjustment approved a *Special Exception* to permit a church and related school with a mandatory curriculum (Preschool and K-12) use in an AG and RE District, on property located at NW/c 76th Street North and Whirlpool Dr.

CBOA-1444 August 1996: The Board of Adjustment approved a *Special Exception* to permit a children's day care in an AG zoned district, on property located at 4702 East 76th Street North.

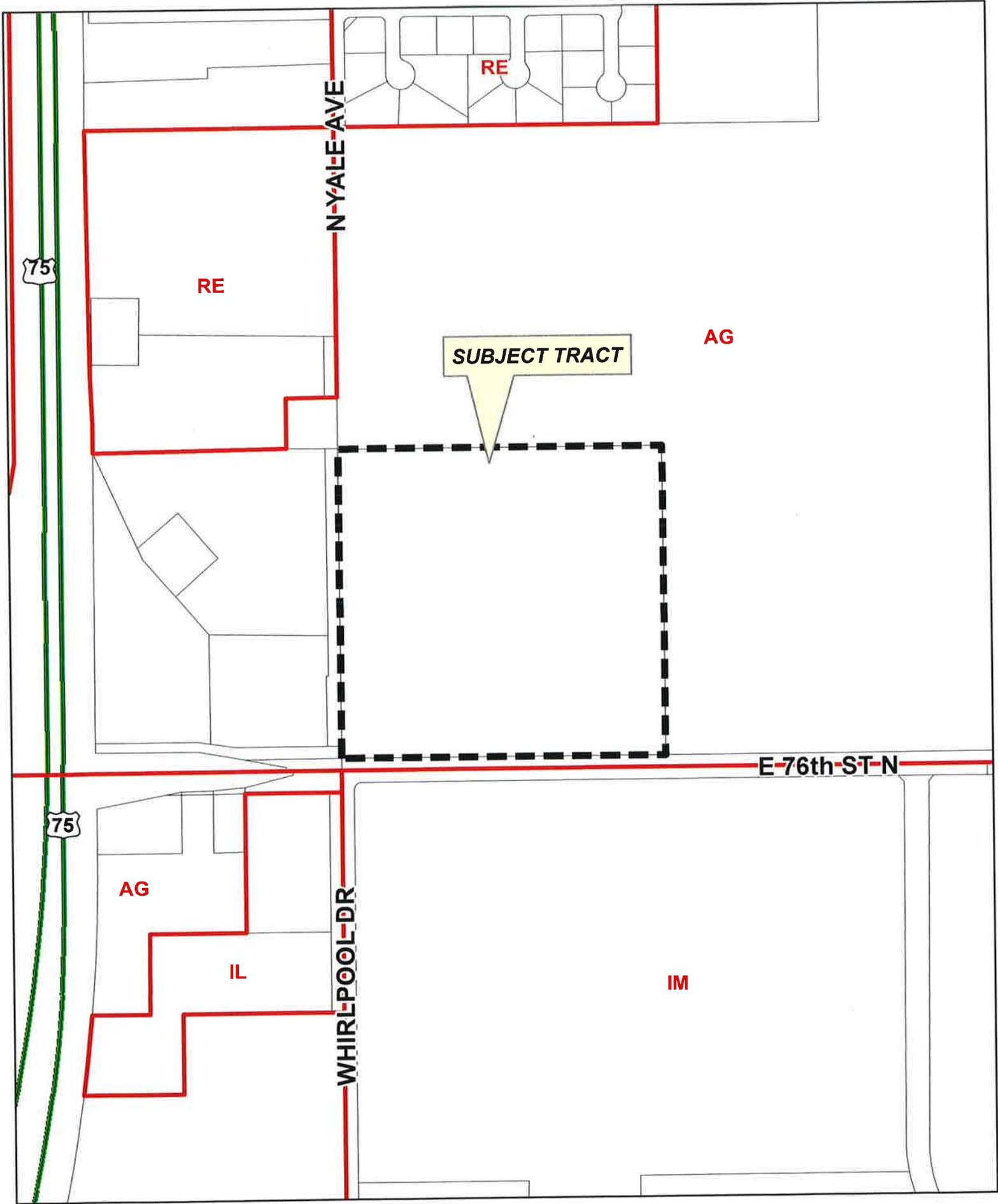
CBOA-1399 February 1996: The Board of Adjustment approved a *Special Exception* to permit a church and school (K through 12) in an AG zoned district, on property located at 8050 North Yale Avenue.

CBOA-1200 November 1993: The Board of Adjustment approved a *Variance* to permit two dwelling units on one lot of record, on property located at 4702 East 76th Street North.

CBOA-535 January 1985: The Board of Adjustment approve a *Variance* to permit two dwelling units (one house, one mobile home) per lot of record in an Ag zoned district; subject to Health Department approval and a Building Permit; and subject to a five-year time limitation, on property located SE/c Hwy. 75 & 76th Street North.

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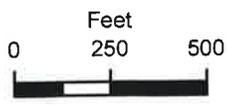
N-YALE-AVE

SUBJECT TRACT

E-76th-ST-N

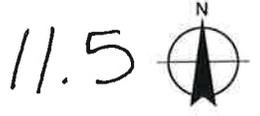
WHIRLPOOL-DR

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N YALE AVE

N 50 E AVE

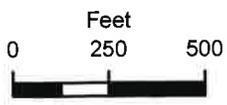
N 51 E AVE

N 52 E AVE

E 76th ST N

WHIRLPOOL DR

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Subject Tract

CZ-522

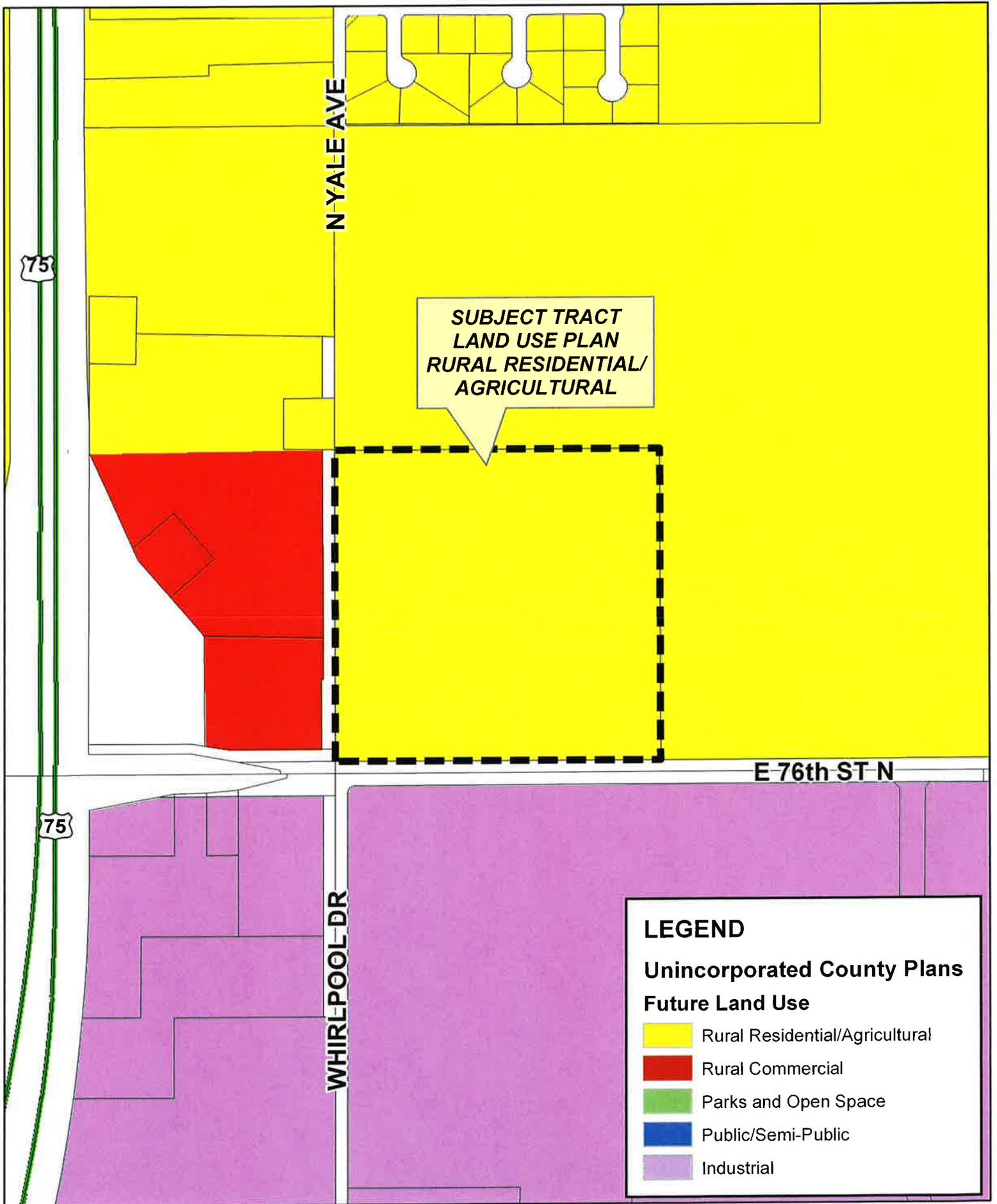
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021

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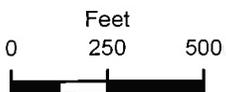


**SUBJECT TRACT
LAND USE PLAN
RURAL RESIDENTIAL/
AGRICULTURAL**

LEGEND

**Unincorporated County Plans
Future Land Use**

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



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