



Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-530
(Related to case TCCP-9)

Hearing Date: April 6, 2022

Case Report Prepared by:

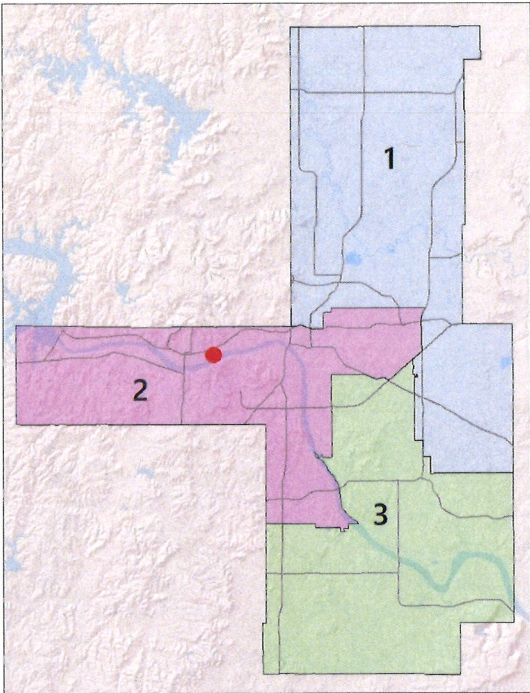
Jay Hoyt

Owner and Applicant Information:

Applicant: Donald Leblanc

Property Owner: SEMPER IRREV TRUST

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Industrial Uses

Concept summary: Rezone from RM-2 to IM to permit a wrecker service.

Tract Size: 0.64 ± acres

Location: 8016 W 18 ST S; 7926 W 18 ST S; 7922 W 18 ST S

SE/c S 81st W Ave and W 18th St S

Zoning:

Existing Zoning: RM-2

Proposed Zoning: IM

Comprehensive Plan:

Land Use Map: Residential (proposed to be revised to Industrial/Regional Employment with case TCCP-9)

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-530

DEVELOPMENT CONCEPT: The applicant is proposing to rezone the subject lots from RM-2 to IM to permit a wrecker service. The site is located within an area of containing multiple industrial uses. The lots to the north, south and west are currently zoned IM. The site is currently designated as Residential in the Tulsa County Comprehensive Plan. While this proposal would not be compatible with this designation, a concurrent Tulsa County Comprehensive Plan Amendment case, TCCP-9, proposes to revise the land use designation of the subject lot to Industrial/Regional Employment. If TCCP-9 is approved, the proposed rezoning to IM would be consistent with that land use designation.

EXHIBITS:

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

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-530 contemplates rezoning this site from RM-2 to IM which is consistent with the surrounding current uses.

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

CZ-530 is not consistent with the current land use designation however the applicant has submitted an amendment to the Tulsa County Comprehensive Plan Amendment, TCCP-9. The applicant has requested revising the land use designation from Residential to Industrial/Regional Employment. Staff supports that request therefore,

Staff recommends Approval of CZ-530 to rezone property from RM-2 to IM.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: *The site is located within the Residential designation of the 2030 Sand Springs Land Use Plan, which was adopted as part of the Tulsa County Comprehensive Land Use Plan on October 26th, 2020. The proposed use would not be compatible with this designation, however a Comprehensive Plan Amendment (TCCP-9) is concurrently proposed for this site, which would change the designation to Industrial/Regional Employment. The proposed rezoning would be compatible with this designation.*

Land Use Vision:

Land Use Plan map designation:

Residential (current designation)

The Residential category is typically comprised of single-family neighborhoods of varying lot sizes and represents the lowest intensity of all the use categories outside of Agricultural Districts. Dwelling unit densities within the Residential category generally range from 2 to 5 units per acre but density can be as little as 1 or fewer per acre. Planned Unit Developments may also be found in the Residential land use category and may contain various intensities of residential housing. In most cases, the Residential

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use category is buffered from higher intensity uses such as Commercial with the Transitional use district.

Industrial/Regional Employment (proposed designation in TCCP-9)

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 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: S 81st W Ave is designated as a Residential Collector. W 18th St S does not have a designation.

Trail System Master Plan Considerations: The Go Plan illustrates a proposed shared use path along the edge of the Arkansas River approximately 1/8th mile to the south and a sidewalk gap along the entire length of S 81st W Ave to the north of the Arkansas River.

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: The site is located within the 500 year flood plain of the Tulsa County Flood Plain Map.

Streets:

<u>Existing Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
S 81 st W Ave	Residential Collector	60 Feet	2
W 18 th St S	No designation	N/A	2

Utilities:

The subject tract has municipal water and sewer available.

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Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	IM	Industrial/Regional Employment	N/A	Fabrication Welding Shop
South	IM	Industrial/Regional Employment	N/A	Vacant (previously automotive scrap yard)
East	RM-2	Residential	N/A	Single-Family Home
West	IM	Industrial/Regional Employment	N/A	Asphalt Plant

SECTION III: Relevant Zoning History

History:

ZONING ORDINANCE: Resolution number 11813 dated June 26, 1970, established zoning for the subject property.

Surrounding Property:

CBOA-2498 May 2004: The Board of Adjustment **approved** a *Special Exception* to permit asphalt refining and manufacturing, concrete repurposing and recycling, and oil, asphalt, and polymer storage (Use Unit 27) in an IM District (Section 910, Table 1), on property located at 1900 South 81st Avenue West.

CBOA-2407 September 2011: The Board of Adjustment **approved** a *Special Exception* to permit a manufactured home (Use Unit 9) in a RM-2 district, on property located at 7912 West 17th Street South.

CBOA-1667 August 1999: The Board of Adjustment **approved** a *Special Exception* to permit one manufactured home on each of three separate lots in the RM district, on property located at 7904-7906-7908 West 18th Street.

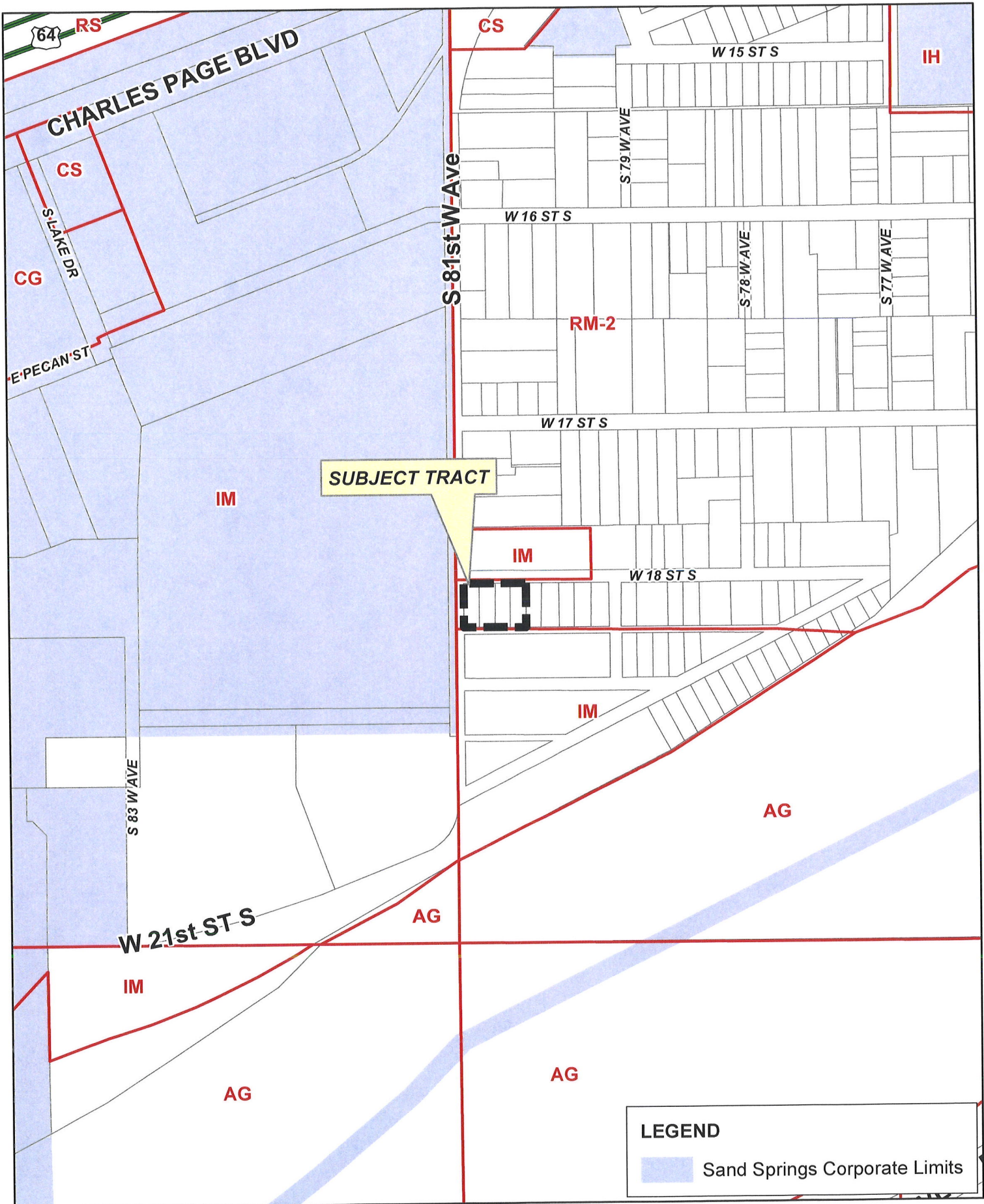
CBOA-784 May 1996: The Board of Adjustment **approved** an Appeal (Section 1650 – Appeals from the Decision of the Building Inspector – Use Unit 1226) an appeal from the decision of the Building Inspector in denying a permit for a Use unit 26; subject to the installation of an 8' screening fence around the entire yard and processing area; finding that the metal processing business is a use similar to those in Use Unit 26 and is to be classified under that Use Unit, on property located at SE/c 19th Street and South 81st West Avenue.

CBOA-636 February 1986: The Board of Adjustment **approved** a *Special Exception* to permit a mobile home in an RM zoned district, on property located at 7906 West 18th Street.

CBOA-360 June 1983: The Board of Adjustment **approved** a *Special Exception* to permit a mobile home in an RM District, on property located at 7830 West 18th Street.

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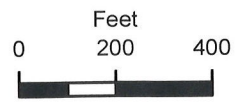
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SUBJECT TRACT

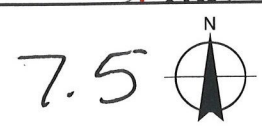
LEGEND

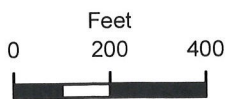
 Sand Springs Corporate Limits



CZ-530

19-12 07





Subject
Tract

CZ-530

19-12 07

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

Aerial Photo Date: 2020/2021

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W 18th St

S 81st W Ave



0 50 100
Feet



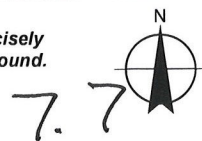
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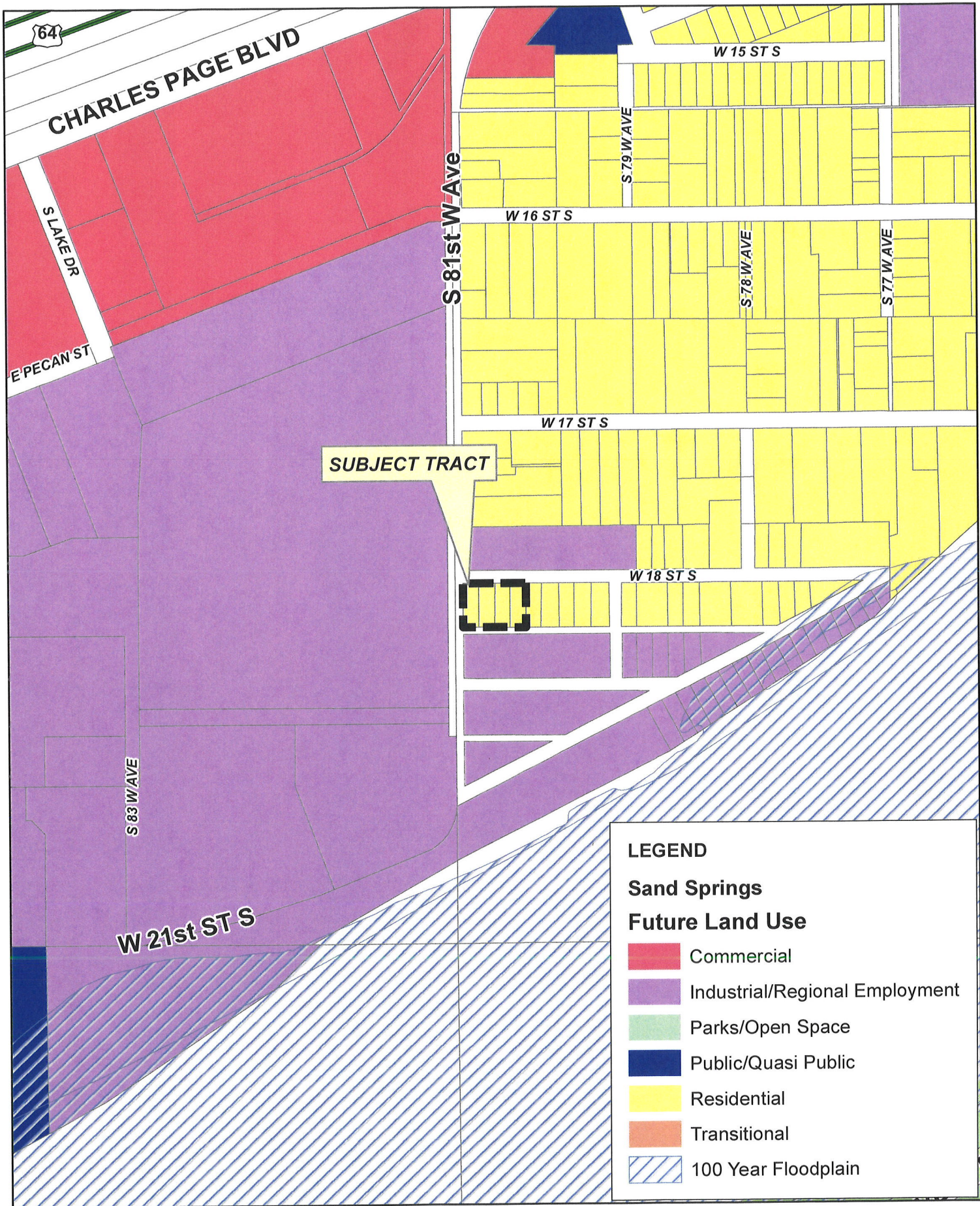
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Aerial Photo Date: 2020/2021





0 200 400
Feet

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