

**Tulsa Metropolitan Area
Planning Commission**



Case: CZ-581

Hearing Date: March 4, 2025

Prepared by: INCOG Planning Services

jrojas@incog.org

918-579-9485

Owner and Applicant Information

Applicant: Jered McCaskey

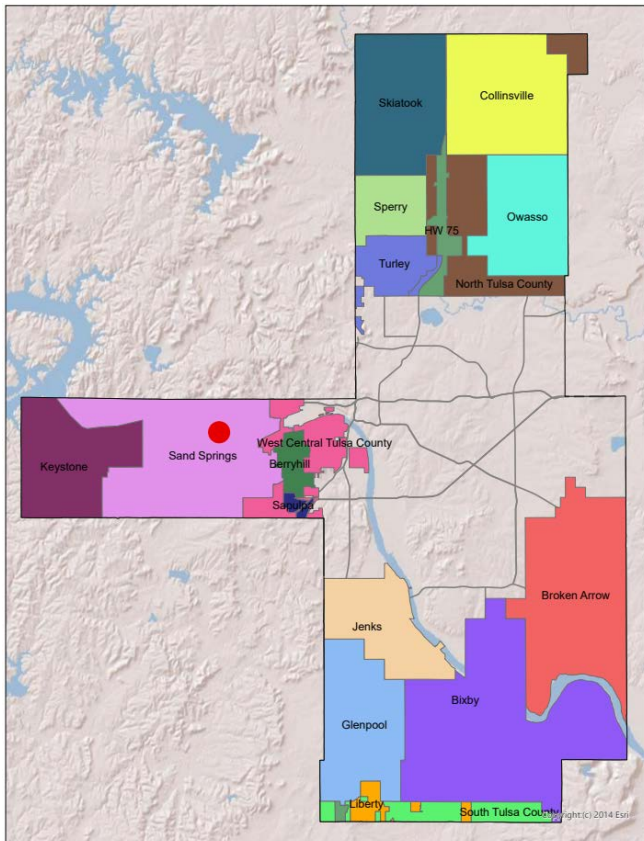
Property Owner: Rodeo Clowns LLC

Property Location: 810 & 816 Katy St, Sand Springs

Tract Size: ±0.38 Acres

Location within Tulsa County

(shown with Planning Areas)



Elected Representatives

County Commission: District 2; Lonnie Sims

Staff Recommendation

Staff recommends **approval of CG**

Request Summary

Rezone subject properties from RS-3 to CG

Zoning

Existing Zoning: RS (Residential Single-Family)

Proposed Zoning: CG (Commercial General)

Use

Current Use: Vacant

Proposed Use: Commercial

Comprehensive Plan Considerations

Land Use

Land Use Plan: Commercial

Transportation

Major Street & Highway Plan: W Wekiwa Rd is classified as a Secondary Arterial

Transit: MTTA Stop ~1/4 mile southeast

Existing Bike/Ped Facilities: River West Trail

Planned Bike/Ped Facilities: Broad St / Morrow Rd sharrow

Environment

Flood Area: None

Parks & Open Space: None

Exhibits

- Aerial Case map
- Tulsa County Comprehensive Plan Land Use Map
- Zoning Map



Staff Recommendation

The applicant is requesting a rezoning from **RS-3** to **CG** to allow office space use.

The Tulsa County Comprehensive Land Use Plan identifies the site within the Sand Springs fence line area and adopted the Sand Springs 2030 Comprehensive Plan’s Land Use map. The land use map designates the land use as *Commercial*, and the subject site is located within an approximately 1/3-mile long enclave of unincorporated Tulsa County surrounded by the City of Sand Springs. This enclave is comprised of lots that correspond to the *Commercial* and *Industrial/Regional Employment* future land use designations.

Staff has reviewed the request and finds that it is non-injurious to the surrounding proximate properties and consistent with the Comprehensive Plan and the anticipated future development pattern of the surrounding area, therefore:

With consideration given to the factors listed herein, staff recommends **approval** of the application.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as: Commercial

The subject property is located within the *Commercial* land use designation of the Tulsa County Comprehensive Plan, which is consistent with the Sand Springs 2030 Comprehensive Plan as adopted by reference. This designation applies to areas strategically located at or near major intersections and corridors with good and safe access to ensure high visibility and better chance of commercial survival.

The commercial designation can accommodate everything from small shops to big-box stores and may even be allowed, where deemed appropriate, to include residential multi-family uses to support commercial areas.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-3	n/a	Expressway
East	RS-3	Commercial	Residential
South	RS-3	Commercial	Residential
West	RS-3	Commercial	Residential; Vacant

Transportation

Major Street & Highway Plan: W Wekiwa Rd is classified as a Secondary Arterial

Transit: MTTA Stop ~1/4 mile southeast

Existing Bike/Ped Facilities: River West Trail



Planned Bike/Ped Facilities: Broad St / Morrow Rd sharrow

Environmental Considerations

Flood Area: None

Parks & Open Space: None

Zoning History

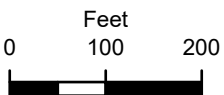
Resolution 98254 dated September 15, 1980, initially established zoning for the subject property. CMF #20241854, dated September 30, 2024, established current zoning for the subject property.

Exhibits

- Case map
- Aerial
- Tulsa County Comprehensive Plan Land Use Map



SUBJECT TRACT



**Subject
Tract**

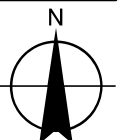
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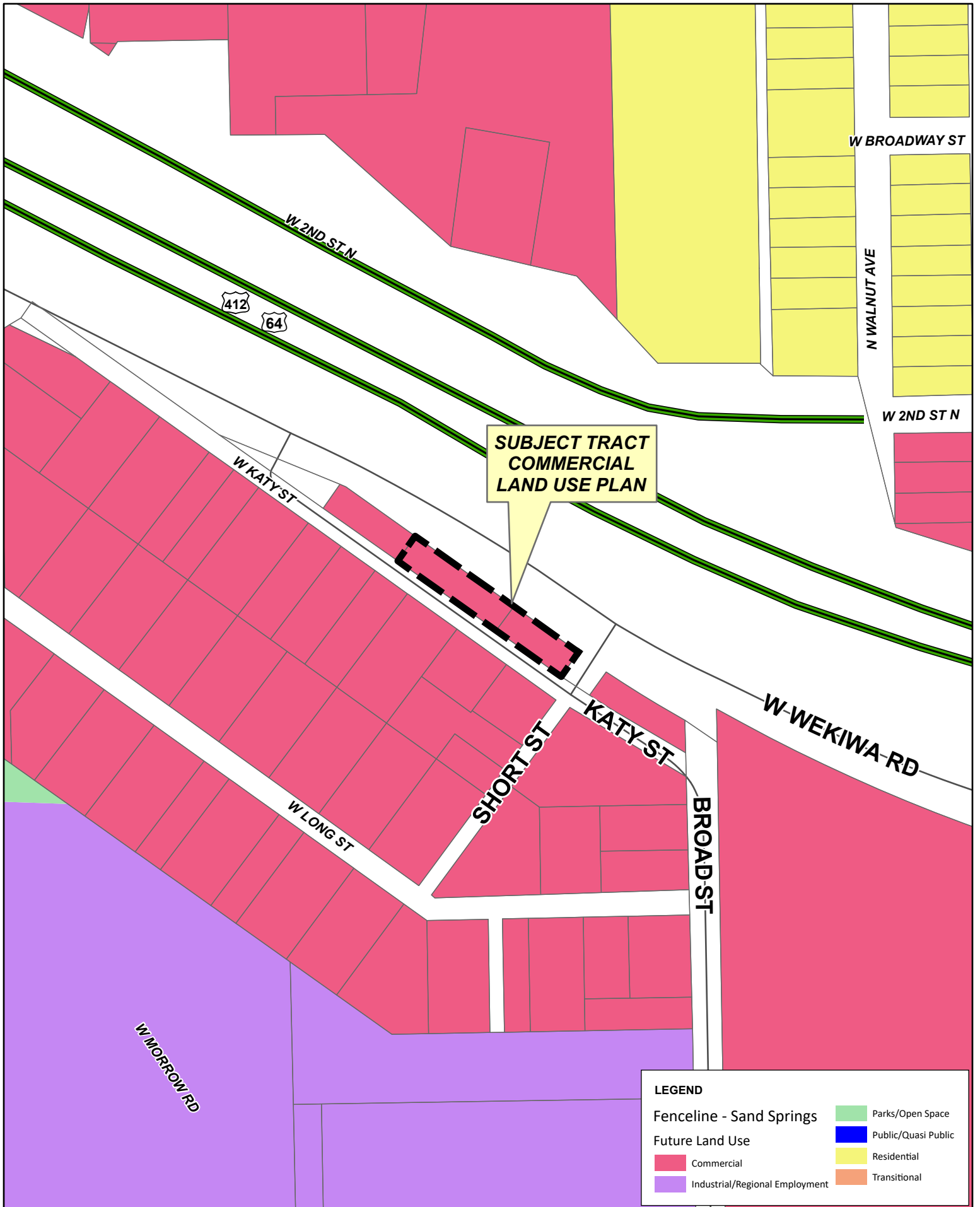
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2024

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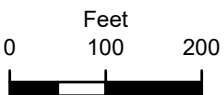




**SUBJECT TRACT
COMMERCIAL
LAND USE PLAN**

LEGEND

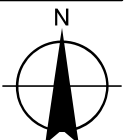
Fenceline - Sand Springs	Parks/Open Space
Future Land Use	Public/Quasi Public
Commercial	Residential
Industrial/Regional Employment	Transitional

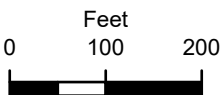
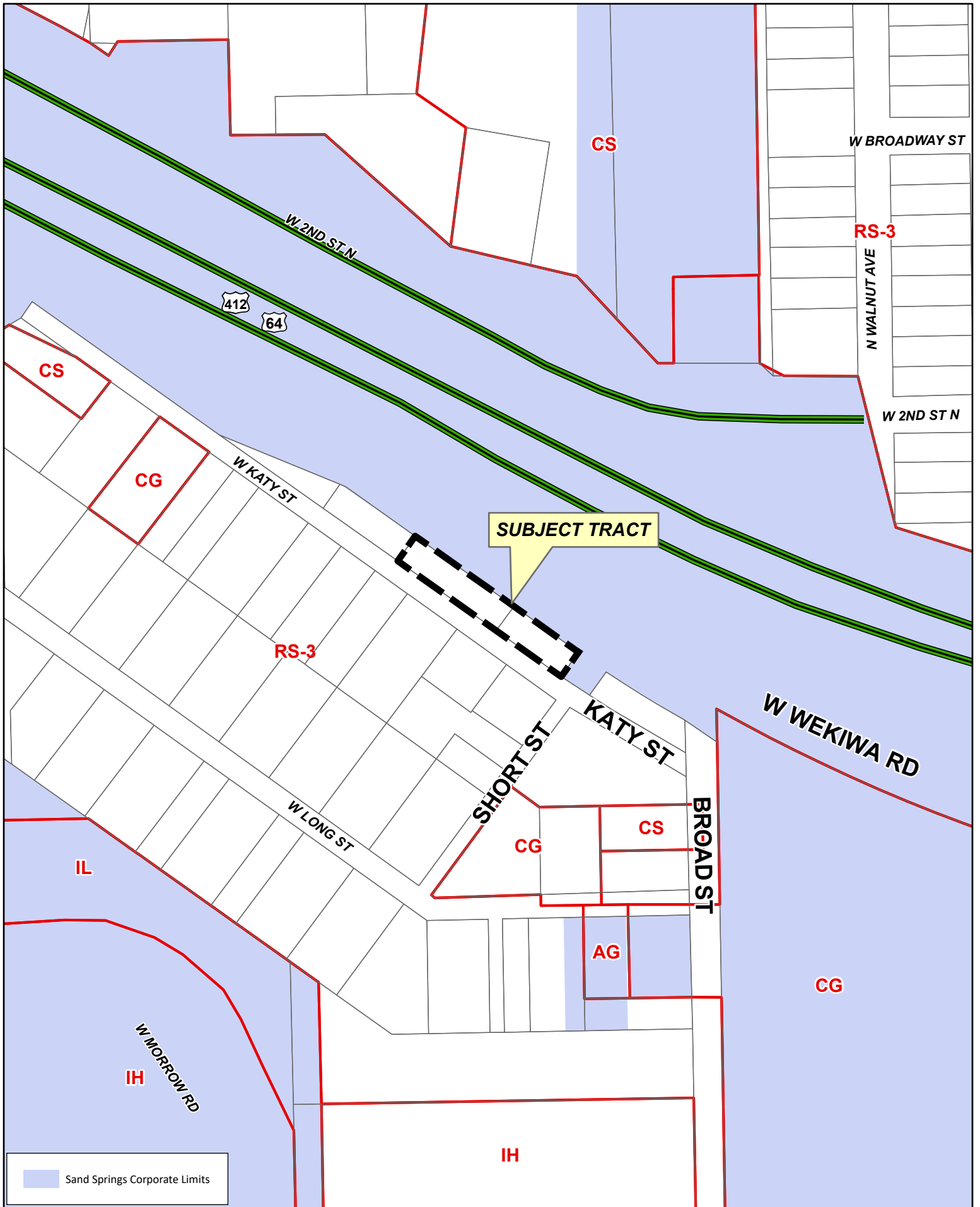


CZ-581

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CZ-581

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