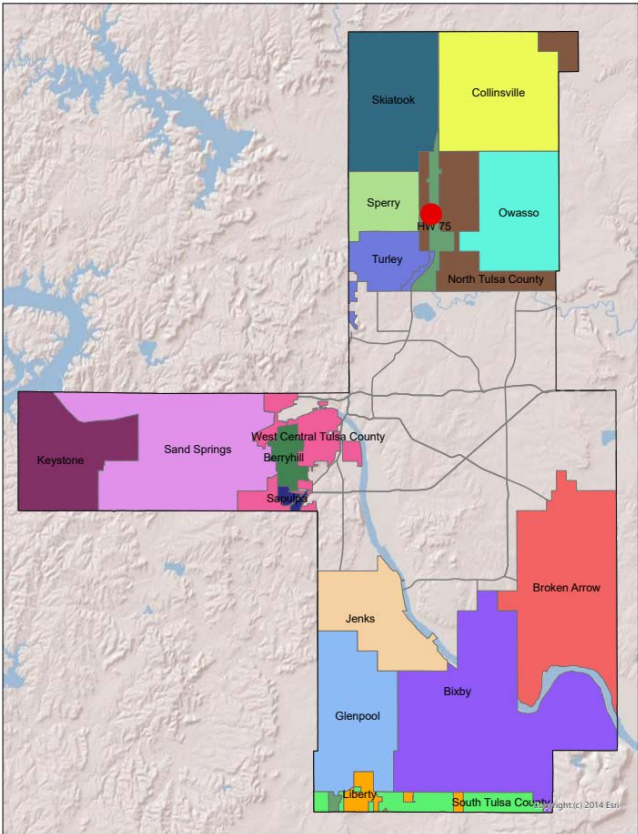


| | | |
|---------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Tulsa Metropolitan Area Planning Commission</p> |  | <p>Case: CZ-585 Hearing Date: April 1, 2026 Prepared by: INCOG Planning Services jrojas@incog.org 918-579-9485</p> |
|---------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Owner and Applicant Information
Applicant: James W. Rusher
Property Owner: Bryant 2023 Trust
Property Location: 9481 N 42 Ave E, Sperry
Tract Size: ±0.52 acres

Location within Tulsa County
(shown with Planning Areas)



Elected Representatives
County Commission: District 1; Stan Sallee

Staff Recommendation
 Staff recommends **approval of CS**

Request Summary
 Rezone subject properties from RE to CS

Zoning
Existing Zoning: RE (Residential Estate), PUD-715
Proposed Zoning: CS (Commercial Shopping), PUD-715

Use
Current Use: Commercial
Proposed Use: Commercial

Comprehensive Plan Considerations

Land Use
Land Use Plan: Commercial

Transportation
Major Street & Highway Plan: None
Transit: None
Existing Bike/Ped Facilities: None
Planned Bike/Ped Facilities: None

Environment
Flood Area: None
Parks & Open Space: None

Exhibits

- Aerial Map
- Tulsa County Comprehensive Plan Land Use Map (Highway 75 Planning Area)
- Zoning Map
- Legal Description from Case File
- Site Plans in Case File

Staff Recommendation

The subject parcel is currently zoned RE. The applicant is requesting rezoning the subject section of the lot from **RE** to **CS**, such that, after the lot line adjustment CLLA-80, this section will be absorbed by the adjoining CS property up north. The Tulsa County Comprehensive Land Use Plan identifies the site within the Highway 75 Planning Area.

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: *Highway 75 Planning Area*

The subject property is located within the *Highway 75 Planning Area* of the Tulsa County Comprehensive Plan. This designation has, as some of its goals, to promote growth between commercial, residential, and industrial zones, to encourage higher density commercial, light industrial, and mixed-use development, and to provide a framework for land use development on property near and abutting Highway 75 into a key economic planning area (instead of a disjointed set of developments). The Highway 75 amendment to the Tulsa County Comprehensive Land Use Plan (TCCP-14) designates OL, OM, OMH, **CS**, CG, CG, IR, IL, and IM zoning as compatible with the Highway 75 Planning Area established by said amendment.

Surrounding Properties:

| <u>Location</u> | <u>Existing Zoning</u> | <u>Existing Land Use Designation</u> | <u>Existing Use</u> |
|-----------------|------------------------|--------------------------------------|---------------------|
| North | CS | Highway 75 Planning Area | Commercial |
| East | CS | Highway 75 Planning Area | Commercial |
| South | RE | Highway 75 Planning Area | Residential |
| West | AG | Highway 75 Planning Area | Residential |

Transportation

Major Street & Highway Plan: None

Transit: None

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Environmental Considerations

Flood Area: None

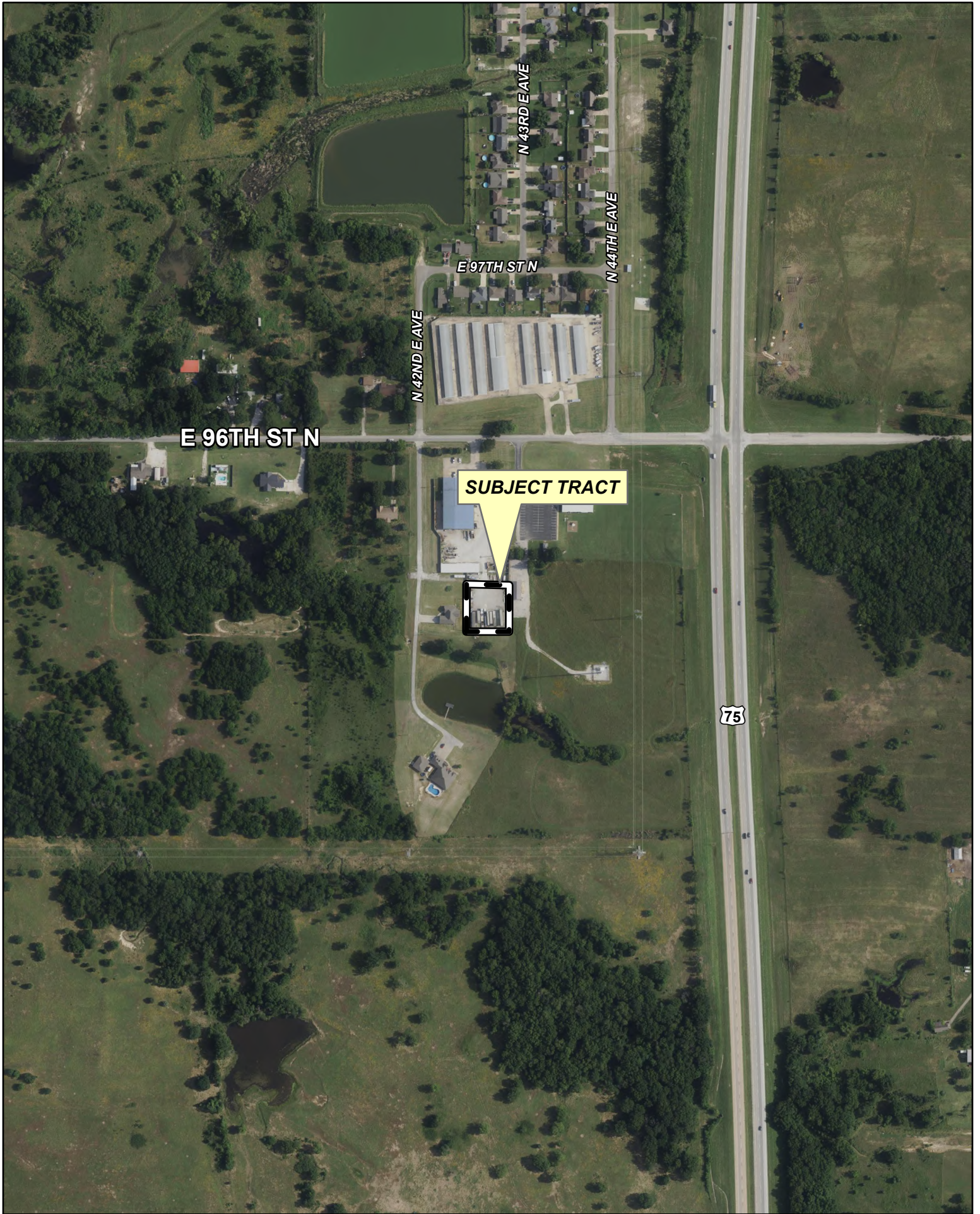
Parks & Open Space: None

Zoning History

CMF #20241854, dated September 30, 2024, established zoning for the subject property.

Exhibits

- Aerial Map
- Tulsa County Comprehensive Plan Land Use Map (Highway 75 Planning Area)
- Zoning Map
- Legal Description from Case File
- Site Plans in Case File



E 96TH ST N

E 97TH ST N

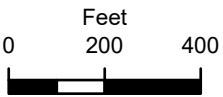
N 43RD E AVE

N 44TH E AVE

N 42ND E AVE

SUBJECT TRACT

75



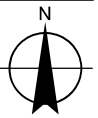
Subject Tract

CZ-585

21 21-13

Note: Graphic overlays may not precisely align with physical features on the ground. 8.4






























Aerial Photo Date: 2024

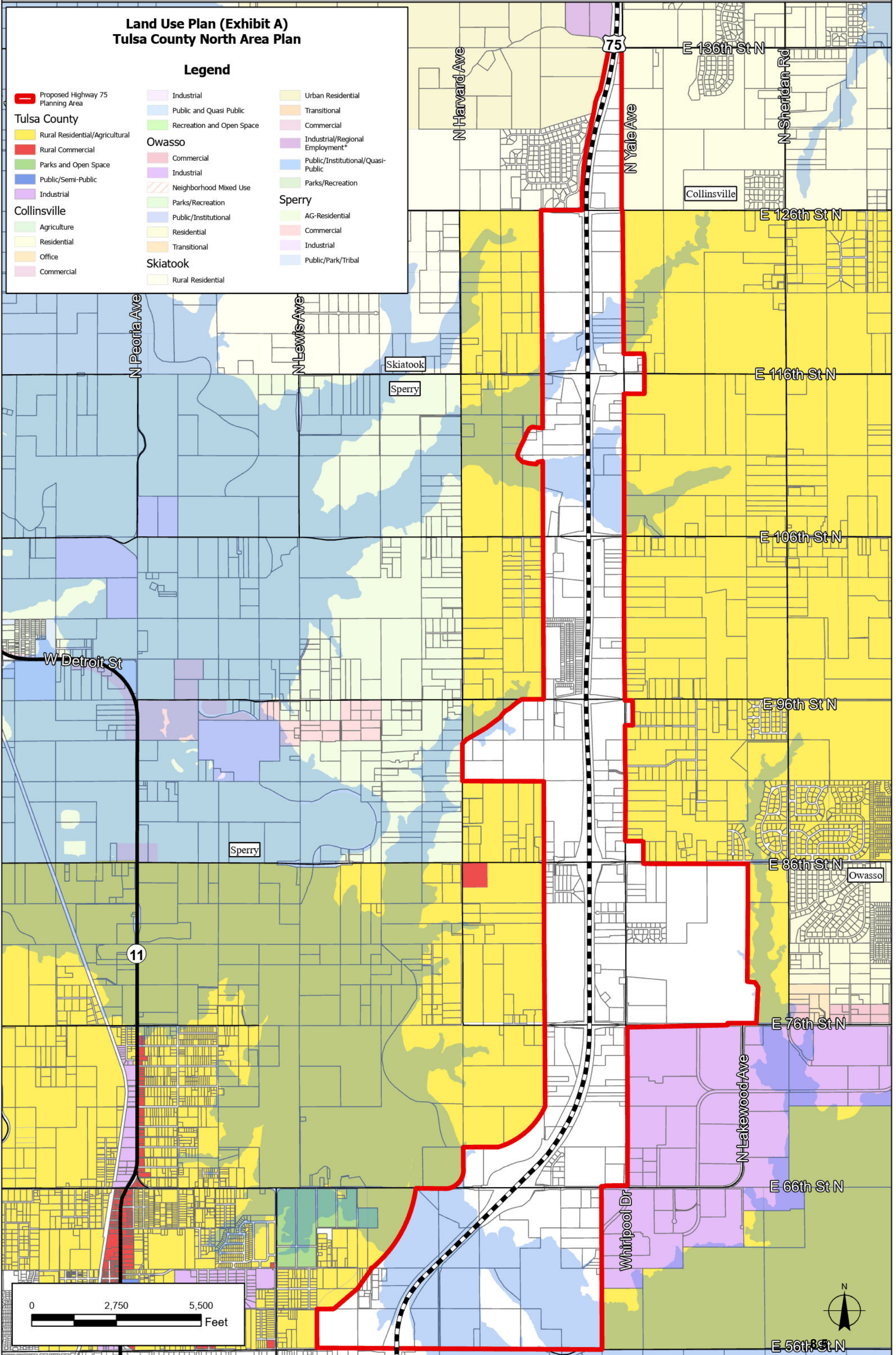


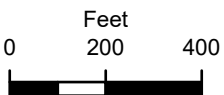
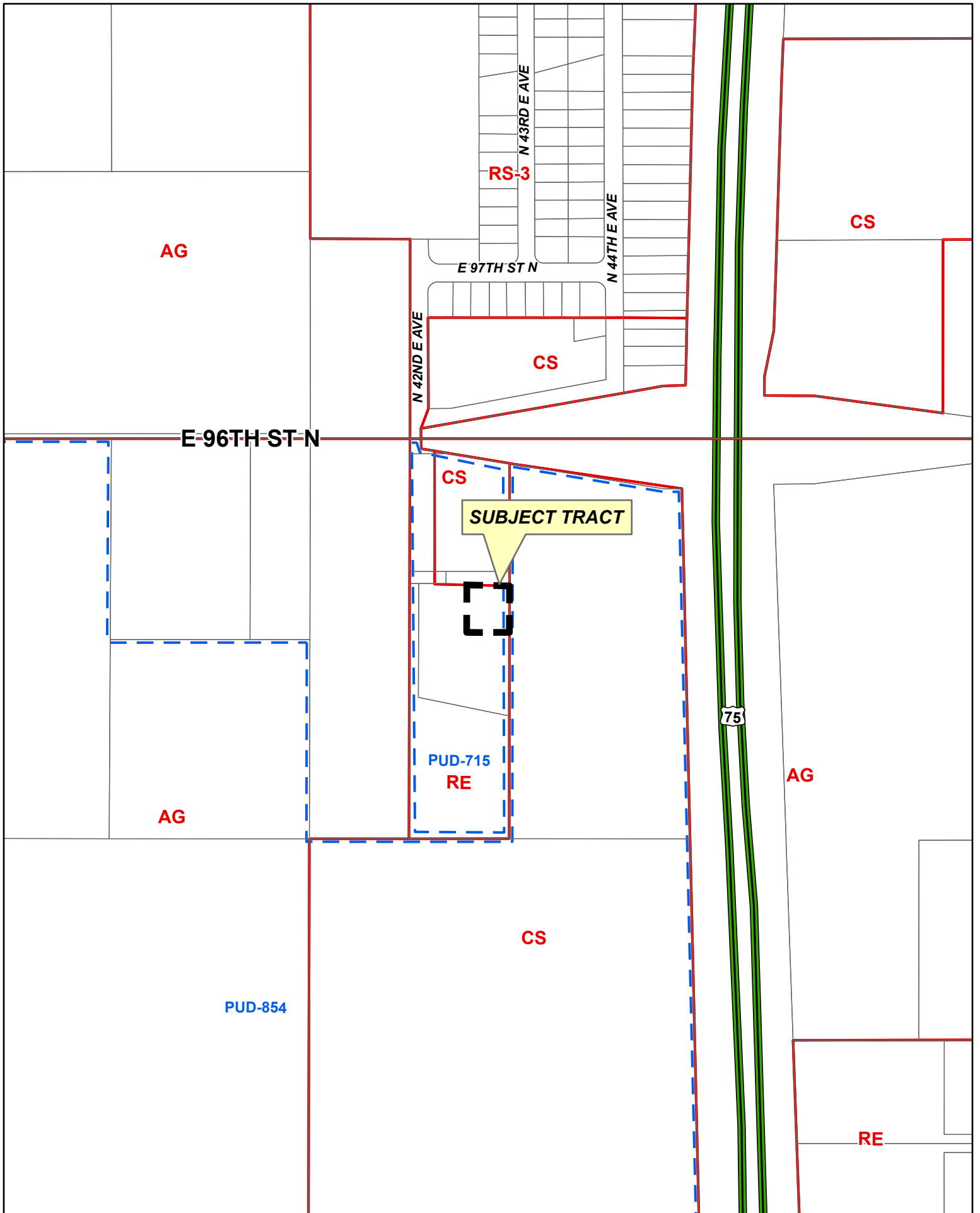
Tulsa County Comprehensive Plan Amendment TCCP-14

Land Use Plan (Exhibit A) Tulsa County North Area Plan

Legend

-  Proposed Highway 75 Planning Area
- Tulsa County**
-  Rural Residential/Agricultural
-  Rural Commercial
-  Parks and Open Space
-  Public/Semi-Public
-  Industrial
- Collinsville**
-  Agriculture
-  Residential
-  Office
-  Commercial
-  Industrial
-  Public and Quasi Public
-  Recreation and Open Space
- Owasso**
-  Commercial
-  Industrial
-  Neighborhood Mixed Use
-  Parks/Recreation
-  Public/Institutional
- Skiatook**
-  Rural Residential
-  Urban Residential
-  Transitional
-  Commercial
-  Industrial/Regional Employment*
-  Public/Institutional/Quasi-Public
-  Parks/Recreation
- Sperry**
-  AG-Residential
-  Commercial
-  Industrial
-  Public/Park/Tribal





CZ-585

21 21-13

8.6



LEGAL DESCRIPTION TRACT TO BE REZONED

PART OF LOT ONE (1), BLOCK ONE (1), DAVCO ESTATES, AN ADDITION IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, DAVCO ESTATES; THENCE S 01°09'47" E, ALONG THE EAST LINE OF SAID LOT 1, FOR 40.00 FEET TO THE POINT OF BEGINNING; THENCE S 01°09'47" E, CONTINUING ALONG SAID EAST LINE, FOR 161.94 FEET THENCE S 89°09'53" W FOR 141.19 FEET; THENCE N 00°48'58" W FOR 161.19 FEET; THENCE N 88°51'26" E FOR 140.21 FEET TO THE POINT OF BEGINNING. CONTAINING A COMPUTED AREA OF 22,731 SQUARE FEET OR 0.52 ACRES, MORE OR LESS.

Basis of bearings is the Oklahoma State Plane Coordinate System NAD 83, North Zone and the East line of DAVCO ESTTES being S 01°09'47" E.

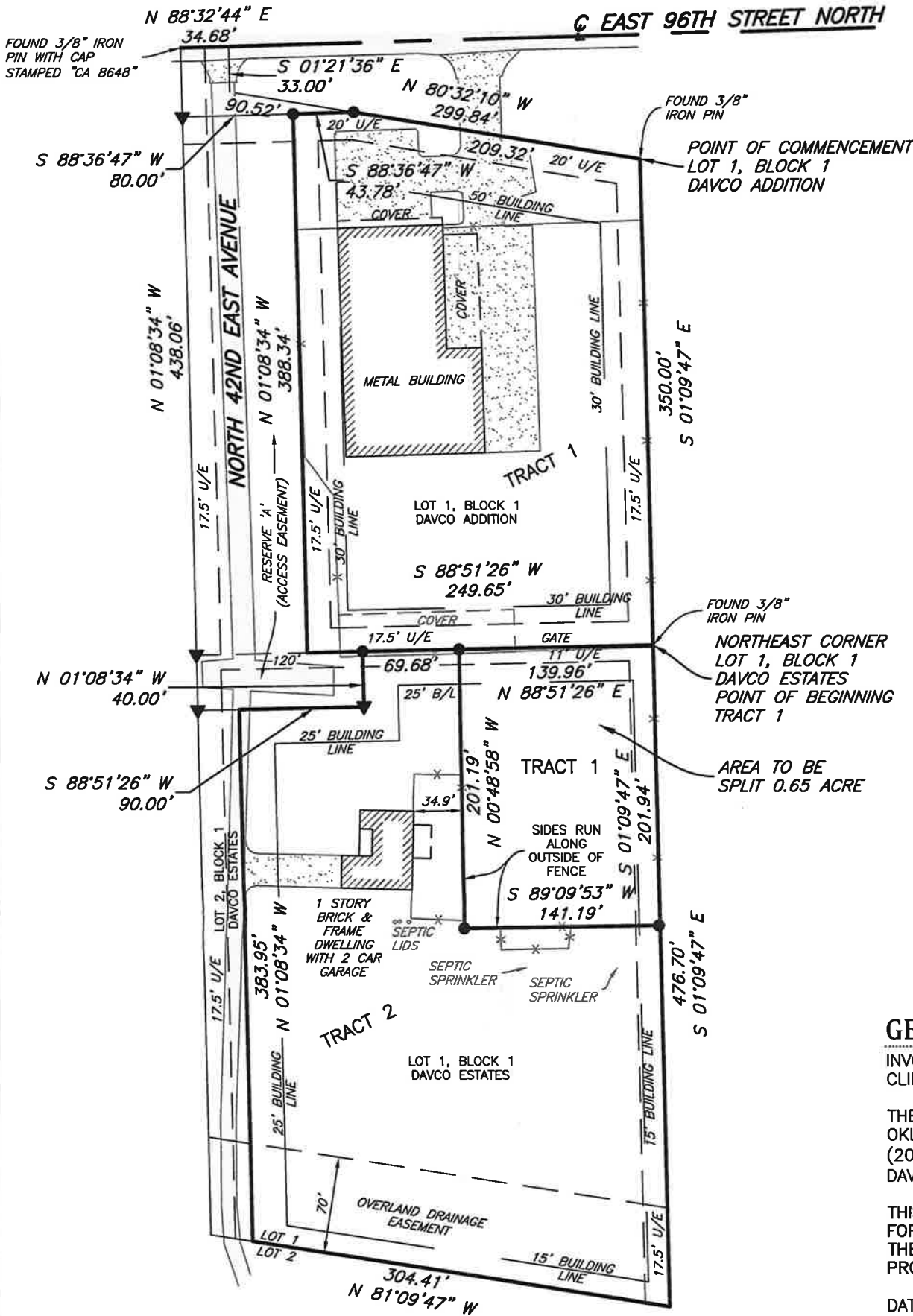
Tract description prepared by John L. Libby, Jr., PLS 1806 on 3/11/2026.



1"=100'

LOT LINE ADJUSTMENT

LOT 1, BLOCK 1, DAVCO ADDITION & LOT 1, BLOCK 1, DAVCO ESTATES, TULSA COUNTY, STATE OF OKLAHOMA

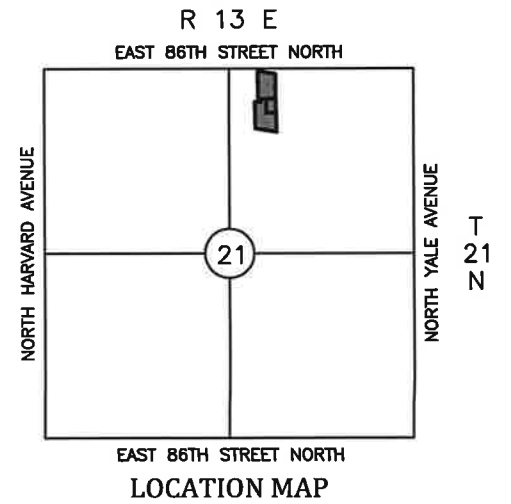


LEGEND

- B/L BUILDING LINE
- ▼ FOUND 3/8" IRON PIN WITH CAP STAMPED "PLS 1627"
- SET 3/8" IRON PIN WITH CAP STAMPED "WHITE CA 1098"



BEFORE YOU DIG,
 CALL OKIE FOR
 LOCATION OF
 UNDERGROUND UTILITIES.
 DIAL 811



GENERAL NOTES

INVOICE NO.: STK 25-532
 CLIENT: ALLBRIGHT, RUSHER & HARDCASTLE

THE BEARINGS SHOWN HEREON ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83 (2011) AND THE EAST LINE OF DAVCO ADDITION AND DAVCO ESTATES BEING S 01'09'47" E.

THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

DATE OF LAST SITE VISIT DECEMBER 10, 2025.

LEGAL DESCRIPTION

EXISTING TRACTS:

LOT ONE (1), BLOCK ONE (1), DAVCO ADDITION, AN ADDITION IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.
 AND
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PROPOSED TRACT 1:

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PROPOSED TRACT 2:

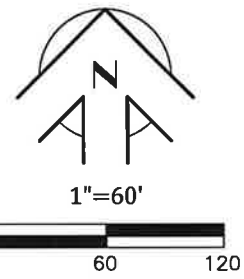
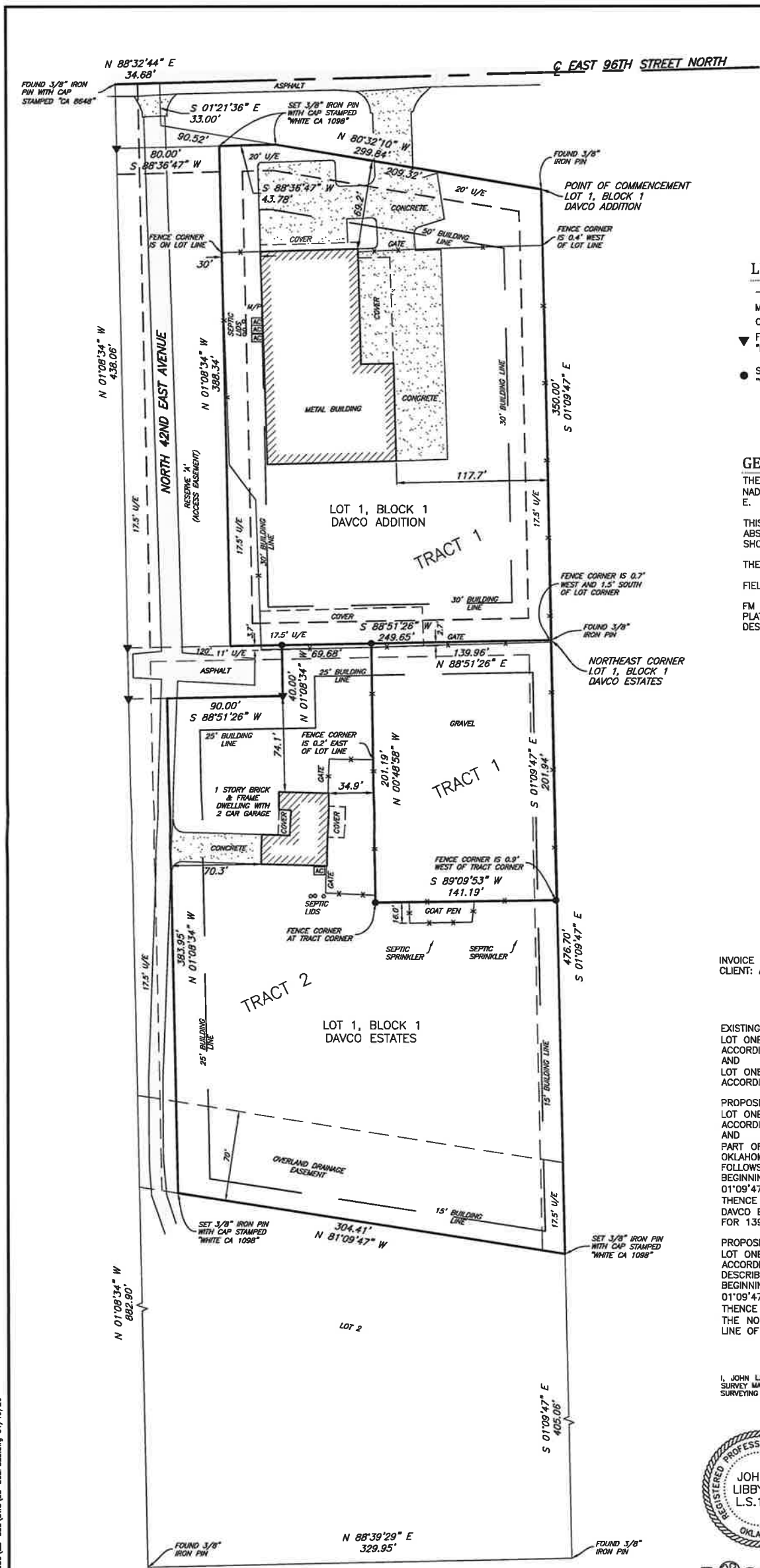
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WHITE SURVEYING COMPANY
 CERTIFICATE OF AUTHORIZATION
 NO. CA1098



BY: *John L. Libby Jr.* DATE: 1/30/2026
 REGISTERED PROFESSIONAL LAND SURVEYOR OKLAHOMA NO. 1806



LEGEND

- x- FENCE
 - M/P METERING POINT
 - CB CHORD BEARING
 - ▼ FOUND 3/8" IRON PIN WITH CAP STAMPED "PLS 1627"
 - SET 3/8" IRON PIN WITH CAP STAMPED "WHITE CA 1098"
 - U/E UTILITY EASEMENT
 - D/E DRAINAGE EASEMENT
 - CONCRETE
 - ASPHALT
- BEFORE YOU DIG, CALL OKIE FOR LOCATION OF UNDERGROUND UTILITIES. DIAL 811

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THE PROPERTY DESCRIBED HEREON CONTAINS 5.15 ACRES, MORE OR LESS.

FIELD WORK COMPLETED DECEMBER 10, 2025.

FM = FIELD MEASURED COURSE.
 PLAT = RECORDED PLAT COURSE.
 DESC = DESCRIBED COURSE.

BOUNDARY SURVEY

INVOICE NO.: STK 25-532
 CLIENT: ALLBRIGHT, RUSHER & HARDCASTLE

LEGAL DESCRIPTION:

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SURVEYOR'S STATEMENT

I, JOHN L. LIBBY, JR., CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

WHITE SURVEYING COMPANY
 CERTIFICATE OF
 AUTHORIZATION NO. CA1098



BY: *John L. Libby Jr.* DATE: 1/30/2026
 REGISTERED PROFESSIONAL LAND
 SURVEYOR OKLAHOMA NO. 1806

WHITE SURVEYING COMPANY
 providing land surveying services since 1940
 9936 E. 55th Place • Tulsa, OK 74146 • 918.663.6924 • 918.664.8366 fax

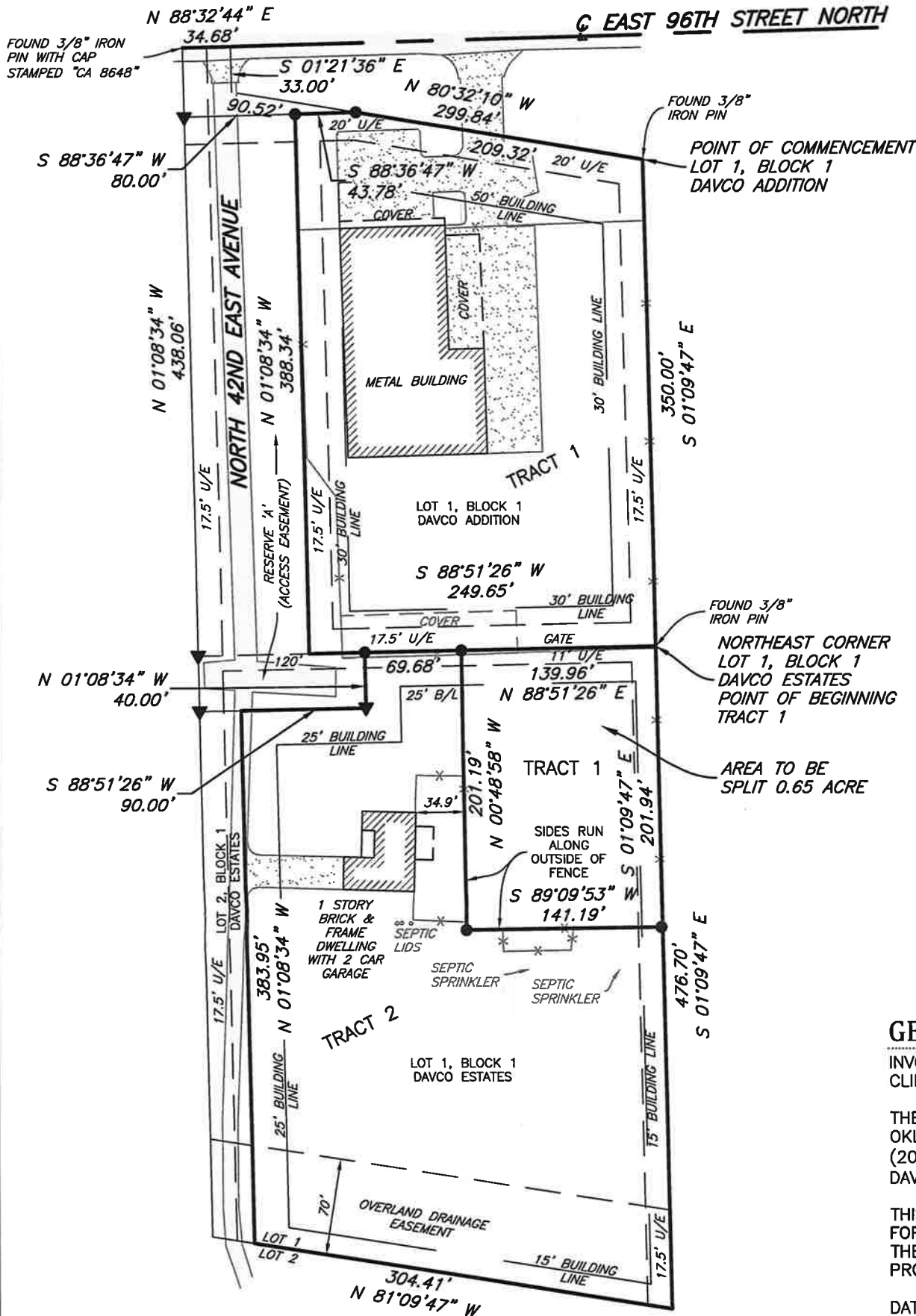
MA - S:\09955\25-532\DWG\25-532P252.dwg 01/19/26



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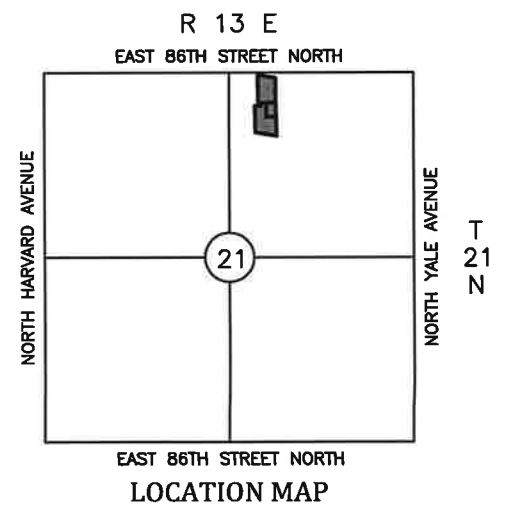


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GENERAL NOTES

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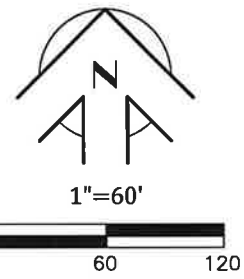
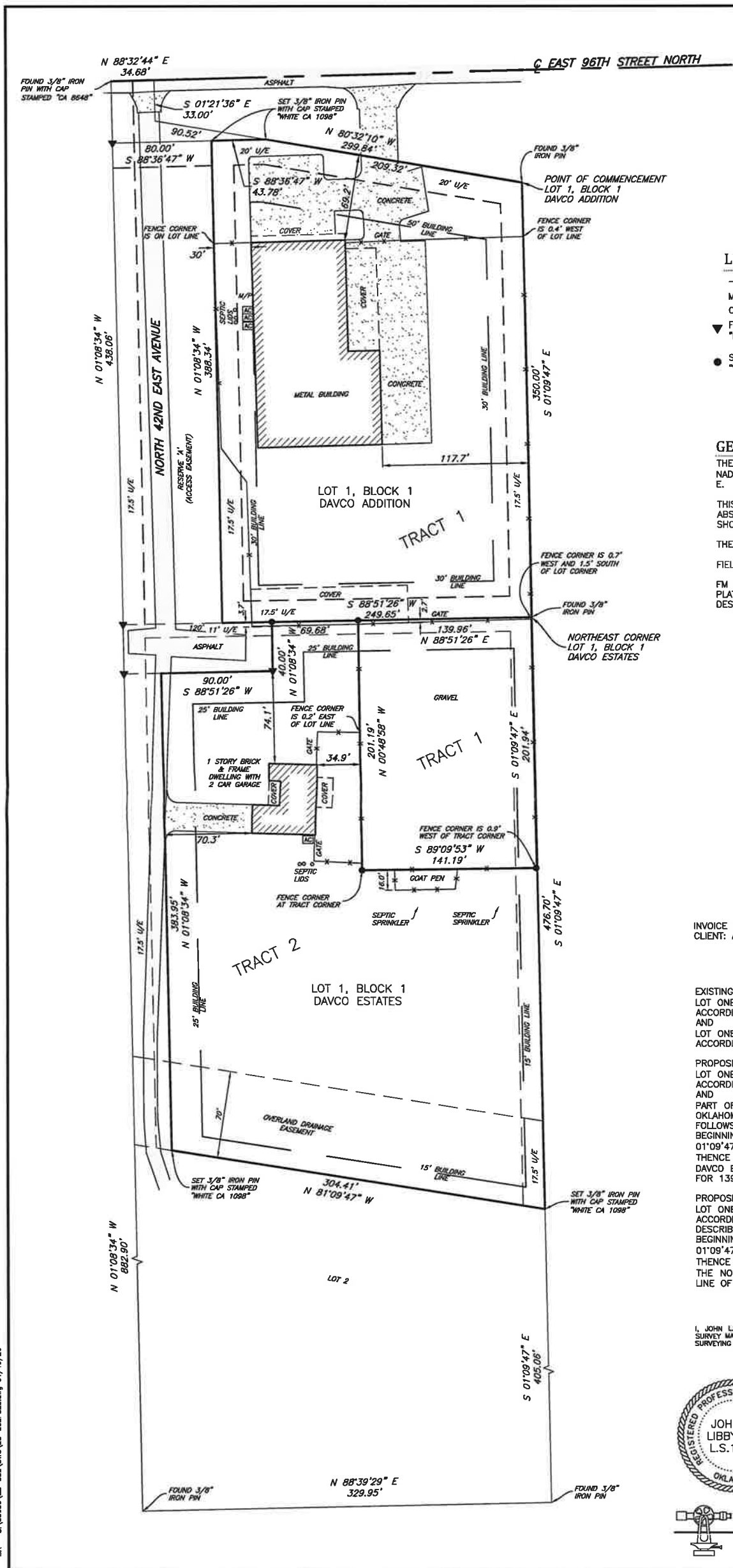
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 BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, DAVCO ESTATES, THENCE S 01'09'47" E ALONG SAID EAST LINE FOR 201.94 FEET; THENCE S 89'09'53" W FOR 141.19 FEET; THENCE N 00'48'58" W FOR 201.19 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1, BLOCK 1, DAVCO ESTATES; THENCE N 88'51'26" E ALONG NORTH LINE OF SAID LOT 1, BLOCK 1, DAVCO ESTATES FOR 139.96 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S STATEMENT

I, JOHN L. LIBBY, JR., CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

WHITE SURVEYING COMPANY
 CERTIFICATE OF
 AUTHORIZATION NO. CA1098



BY: *John L. Libby Jr.* DATE: 1/30/2026
 REGISTERED PROFESSIONAL LAND
 SURVEYOR OKLAHOMA NO. 1806

WHITE SURVEYING COMPANY
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