



Tulsa Metropolitan Area
Planning Commission

Case Number: TCCP-9 (related to CZ-530)

Hearing Date: April 6, 2022

Case Report Prepared by:

Robi Jones

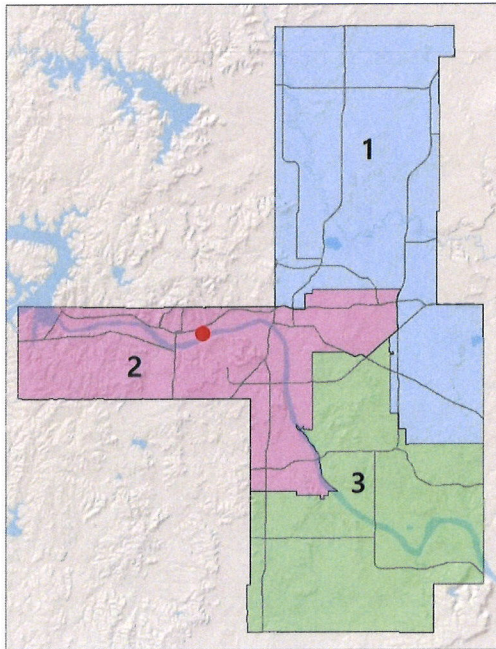
Owner and Applicant Information:

Applicant: Donald Leblanc

Property Owner: SEMPER IRREV TRUST C/O
MURIEL CATHERINE LEBLANC

Location Map:

(Shown with County Commissioner Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Wrecker Service

Present Land Use Designation: Residential

Proposed Land Use Designation:
Industrial/Regional Employment

Tract Size: 0.64 \pm acres

Location: Southeast corner of South 81st West
Avenue & West 18th Street South

Zoning:

Existing Zoning: RM-2

Proposed Zoning: IM

Comprehensive Plan:

Fenceline: Sand Springs

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 1327
CZM: 17

City Council District: n/a

Councilor Name: n/a

County Commission District: 2

Commissioner Name: Karen Keith

6.1

TMAPC Staff Report
TCCP-9
County Comprehensive Plan Amendment

Property Information and Land Use Request

The subject property is a 0.64-acre, unplatted tract of land on the Southeast corner of South 81st West Avenue and West 18th Street South. The applicant has submitted the following Comprehensive Plan amendment request to amend the land use designation of the of the subject property from *Residential* to *Industrial/Regional Employment*. This request is accompanied by a concurrent rezoning request (CZ-530), which proposes a zoning change on the subject tract from RM-2 to IM in order to allow an industrial use for a wrecker business.

Background

The parcel subject to this Comprehensive Plan amendment request is located within the fenceline of Sand Springs and abuts IM (Industrial Moderate) zoning and uses to the north, west, and south. It abuts RS zoning to the east with a residential use. The abutting properties to the north, west, and south have a land use designation of Industrial/Regional Employment. The land use designation for the property to the east is Residential.

The land use designation of the subject property was designated as Residential in the 2030 Sand Springs Land Use Master Plan which was adopted June 26, 2017. It was later adopted on October 7, 2020 (Resolution 2817:1015) by Tulsa Metropolitan Area Planning Commission and approved by the Board of County Commissioners on October 26, 2020, as part of the Tulsa County Comprehensive Land Use Plan.

The Major Street and Highway Plan designates South 81st West Avenue as a Residential Collector. US Highway 412 lies approximately 2000 feet to the north and is designated as a Freeway. The subject property is located in the 500-year floodplain. The subject area is located within the Sand Springs Public Schools District.

Existing Land Use Designation (Tulsa County Comprehensive Land Use Plan)

“The **Residential** designation is defined in both the 2030 Sand Springs Master Land Use Plan and the Tulsa County Land Use Plan as follows: 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 use category is buffered from higher intensity uses such as Commercial with the Transitional use district.

Sewer is the dependent variable in terms of the type of density the neighborhood may have. Densities within future developments within the Residential category will depend greatly on the availability of sanitary sewer service. Most of the higher density single family neighborhoods can be found near available sanitary sewer service. One area of concern is the need to expand or extend sewer services into areas of potential growth to allow for more development options and densities to occur. Other areas of the fenceline area may not develop to densities any greater than 1 or 2 dwelling units per acre because of the expense of bringing sewer to these locations. As a result of the many variables involved, the Residential category was not broken apart into two different categories, such as rural or urban.

Land availability can be an issue within Sand Springs as large parcels of land are owned by various entities, trusts, and individuals. However, there is available land for development, but unlike other communities, Sand Springs does have some geological, topographical, and developmental challenges.

None of which are insurmountable but do require additional prep work and design considerations compared with other communities in the Tulsa Metropolitan Area.

In some instances, duplexes or townhomes may be appropriate in the Residential land use category. The use of these residential densities can provide for more housing stock while utilizing less land in more developed areas. These uses can serve as good transitional housing when located near higher intensity uses or provide for redevelopment/infill housing opportunities when located in proper locations. Considering this, duplex and townhome uses may be appropriate in some locations within the Residential land use district.”

Proposed Land Use Designation (Tulsa County Comprehensive Land Use Plan)

The applicant is proposing the *Industrial/Regional Employment* land use designation for the entirety of the subject property:

“The **Industrial/Regional Employment** designation is defined in both the 2030 Sand Springs Master Land Use Plan and the Tulsa County Land Use Plan as follows: 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.

There are numerous areas located within the City of Sand Springs fenceline that might be appropriate for additional industrial development or that are currently being used for Industrial purposes. These properties have been displayed on the Land Use Map for the purpose of identifying additional areas of industrial growth.”

Zoning and Surrounding Uses

Location	Existing Zoning	Existing Land Use Designation	Existing Use
N	IM	Industrial/Regional Employment	Fabrication Welding Shop
S	IM	Industrial/Regional Employment	Vacant (previously automotive scrap yard)
E	RM-2	Residential	Single-family home
W	IM	Industrial/Regional Employment	Asphalt Plant (City of Sand Springs)

Applicant’s Justification

As part of the amendment application, the applicant is asked to justify their amendment request. Specifically, they are asked to provide a written justification to address:

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1. How conditions on the subject site have changed, as well as those on adjacent properties and immediate area.
2. How changes have impacted the subject site to warrant the proposed amendment.
3. How the proposed change will enhance the surrounding area and Tulsa County.

The applicant submitted the following responses:

Justification of Request

“While the property is zoned RM-2, it is no longer a suitable zoning for the site as the surrounding area has turned mostly industrial as the area has become dilapidated with burnt out and junk single-family homes and mobile home trailers. However, the property is in a tremendous location for a wrecker service to service the Sand Springs area with city services around the corner, Sand Springs animal welfare, Sand Springs water treatment Center and a Sand Spring maintenance yard for city vehicles. The zoning change will increase property tax roll value.”

Additional Information provided by the applicant:

Request

Request to rezone the subject property from RM-2 to IM to allow the development of property to be a Wrecker Service to service Sand Springs and tow for the Sand Springs Police Department.

Site History

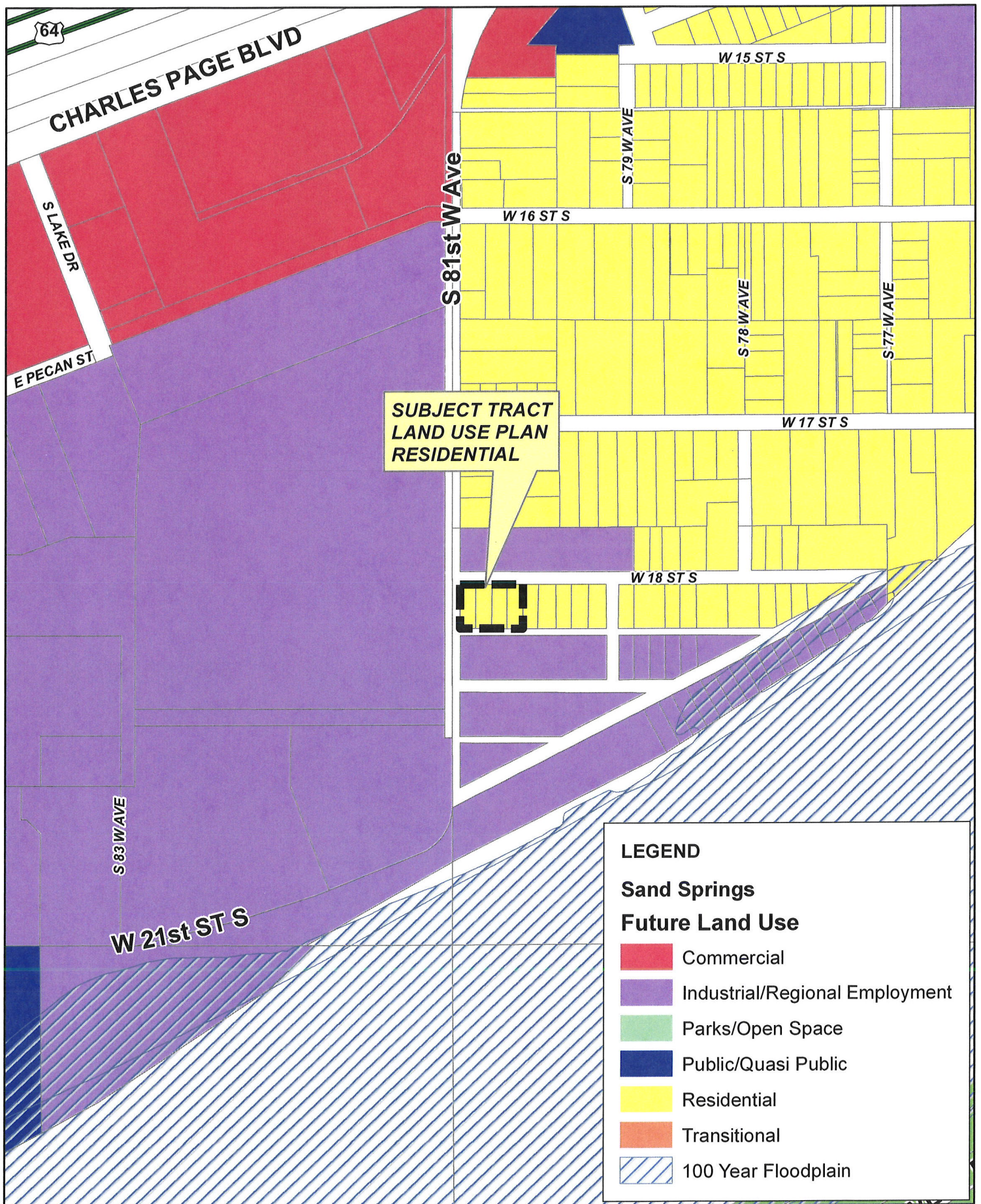
The property is owned by Semper Irrevocable Trust. It was bought in late 2021 from William Brian Wickett. The previous owner lived on the property in multiple mobile home trailers. They decided to sell the property after the last two mobile home trailers they had on the property had fires resulting in total losses from each fire.

Staff Summary & Recommendation

The applicant is requesting to amend the land use designation from Residential to Industrial/Regional Employment. They have submitted a concurrent request to rezone the property from Residential to Industrial Moderate. Staff contacted the Planning Director in Sand Springs, Brad Bates, for comments. Mr. Bates reviewed the request and stated that The City of Sand Springs did not have any issues with the proposed change. The conditions surrounding the subject site have changed over time into more of an industrial area. The proposed rezoning will increase an opportunity for an industrial development where there are already existing industrial uses.

Staff recommends **approval** of the Industrial/Regional Employment land use designation as requested by the applicant.

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0 Feet
200
400



Subject
Tract

TCCP-9

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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0 50 100
Feet



Subject
Tract

TCCP-9

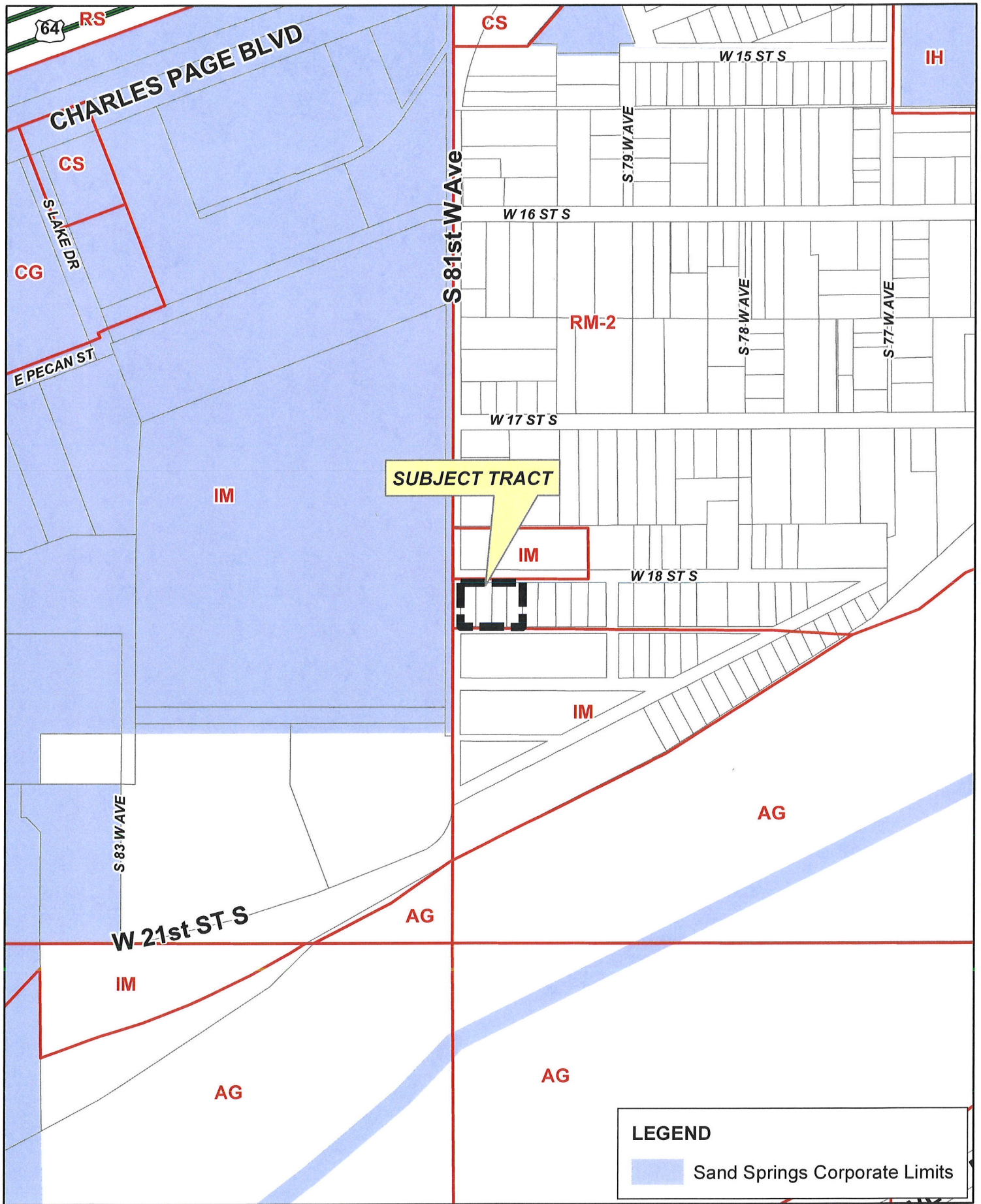
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Aerial Photo Date: 2020/2021



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TCCP-9

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