



Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-490

Hearing Date: September 4, 2019

Case Report Prepared by:

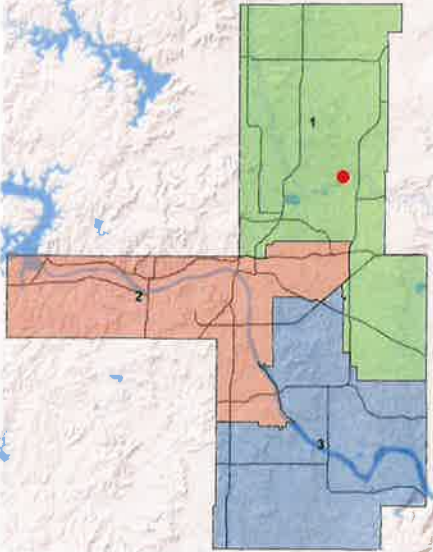
Jay Hoyt

Owner and Applicant Information:

Applicant: Tye Smith

Property Owner: CONWAY, JOHN H JR TRUSTEE

**Location Map:
(shown with County Commission Districts)**



Applicant Proposal:

Present Use: Vacant

Proposed Use: Boat and RV Storage

Concept summary:

Tract Size: 6.52 ± acres

Location: South of the southeast corner of North Mingo Road and East 66th Street North

Zoning:

Existing Zoning: AG

Proposed Zoning: IL

Comprehensive Plan:

Land Use Map: N/A

Stability and Growth Map: N/A

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 0406
CZM: 24

County Commission District: 1

Commissioner Name: Stan Sallee

6.1

SECTION I: CZ-490

DEVELOPMENT CONCEPT: The applicant is proposing to rezone the subject property from AG to IL in order to permit a Boat and RV storage facility.

The subject property is located outside of a comprehensive plan area for Tulsa County or a local jurisdiction. The site is currently vacant agricultural land and is adjacent to IM (Industrial Moderate) zoned land along its western and southern boundaries. The proposed IL (Industrial Light) would be a less intense use, particularly with the proposed Boat and RV storage use intended for this property.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)

DETAILED STAFF RECOMMENDATION:

CZ-490 is non-injurious to surrounding proximate properties;

CZ-490 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends Approval of CZ-490 to rezone property from AG to IL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is located outside of Tulsa County Comprehensive Plans as well of those of neighboring jurisdictions.

Land Use Vision:

Land Use Plan map designation: N/A

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: Mingo Road is designated as a Secondary Arterial

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

6-2

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently vacant agricultural land without existing structures.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
N Mingo Rd	Secondary Arterial	100 Feet	2

Utilities:

The subject tract has municipal water available. Sewer to be provided by a ODEQ septic system.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	AG	N/A	N/A	Agricultural
South	IM	N/A	N/A	Agricultural
East	AG	N/A	N/A	Agricultural
West	IM	N/A	N/A	Agricultural

SECTION III: Relevant Zoning History

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

Subject Property: No relevant history

Surrounding Property:

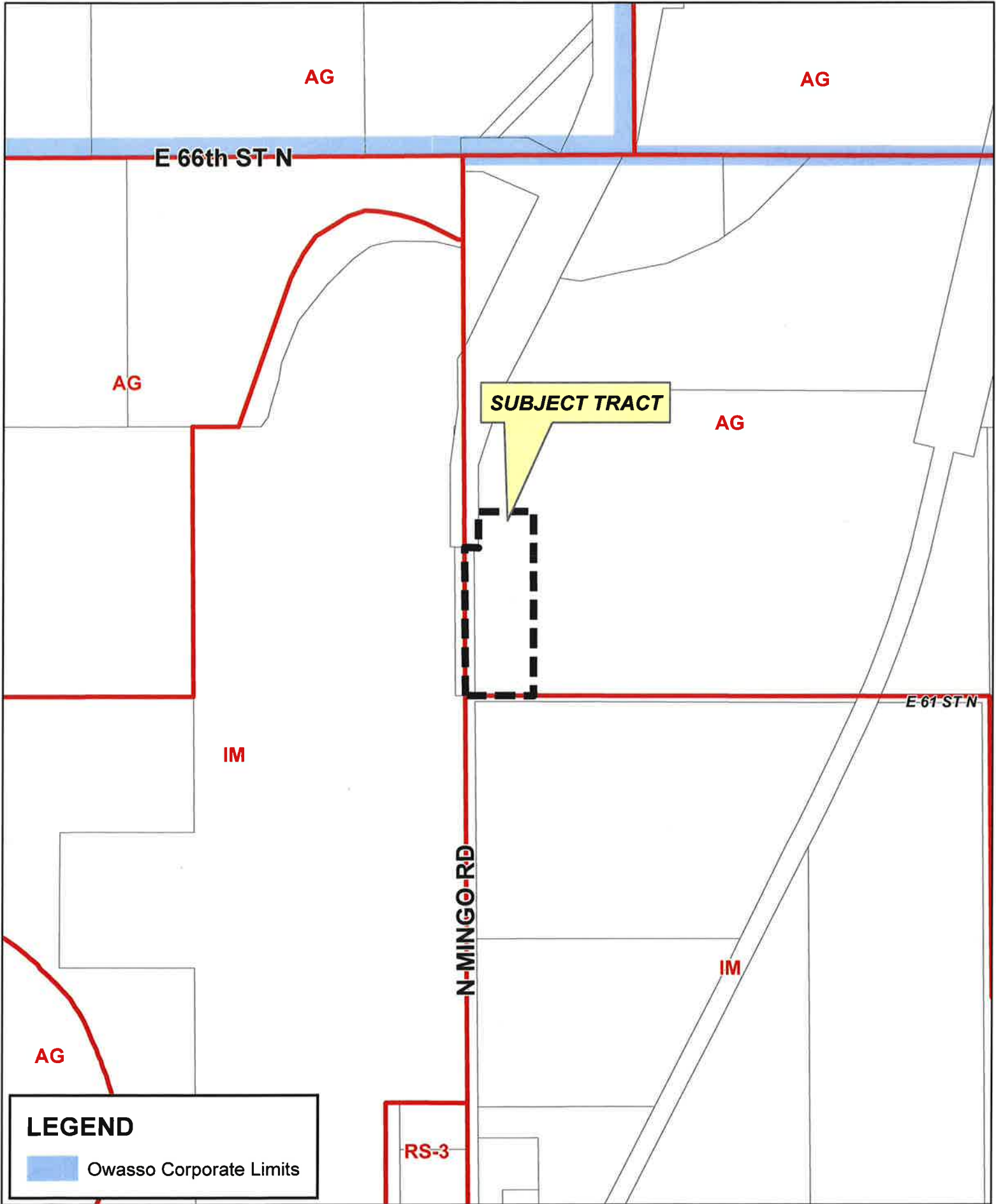
CBOA-2603 October 2016: The Board of Adjustment **approved** a *special exception* to permit surface mining for top-soil and fill dirt (Use Unit 24) in the AG District, on property located east of the southeast corner of East 66th Street North & North Mingo Road East.

CBOA- 2427 March 2012: The Board of Adjustment **approved** a *Special Exception* to allow Use Unit 2 in an IM District to allow open air music festivals; and a *variance* from the requirement that parking (for special events) be on an all-weather surface; and the Board **denied** a *special exception* to permit Use Unit 19a in an IM district to allow a dance hall, on property located at the southeast corner of East 61st Street North & North Mingo Road.

CBOA-2380 July 2010: The Board **approved** a *Special Exception* to permit mining and dirt removal (Use Unit 24) in the AG district; located NE/c of E 66 St N and S Mingo Rd.

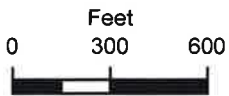
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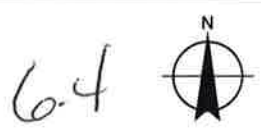
LEGEND

 Owasso Corporate Limits



CZ-490

20-14 06





E 66th ST N

E 61 ST N

N MINGO RD



Subject Tract

CZ-490

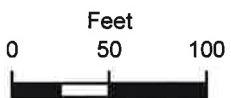
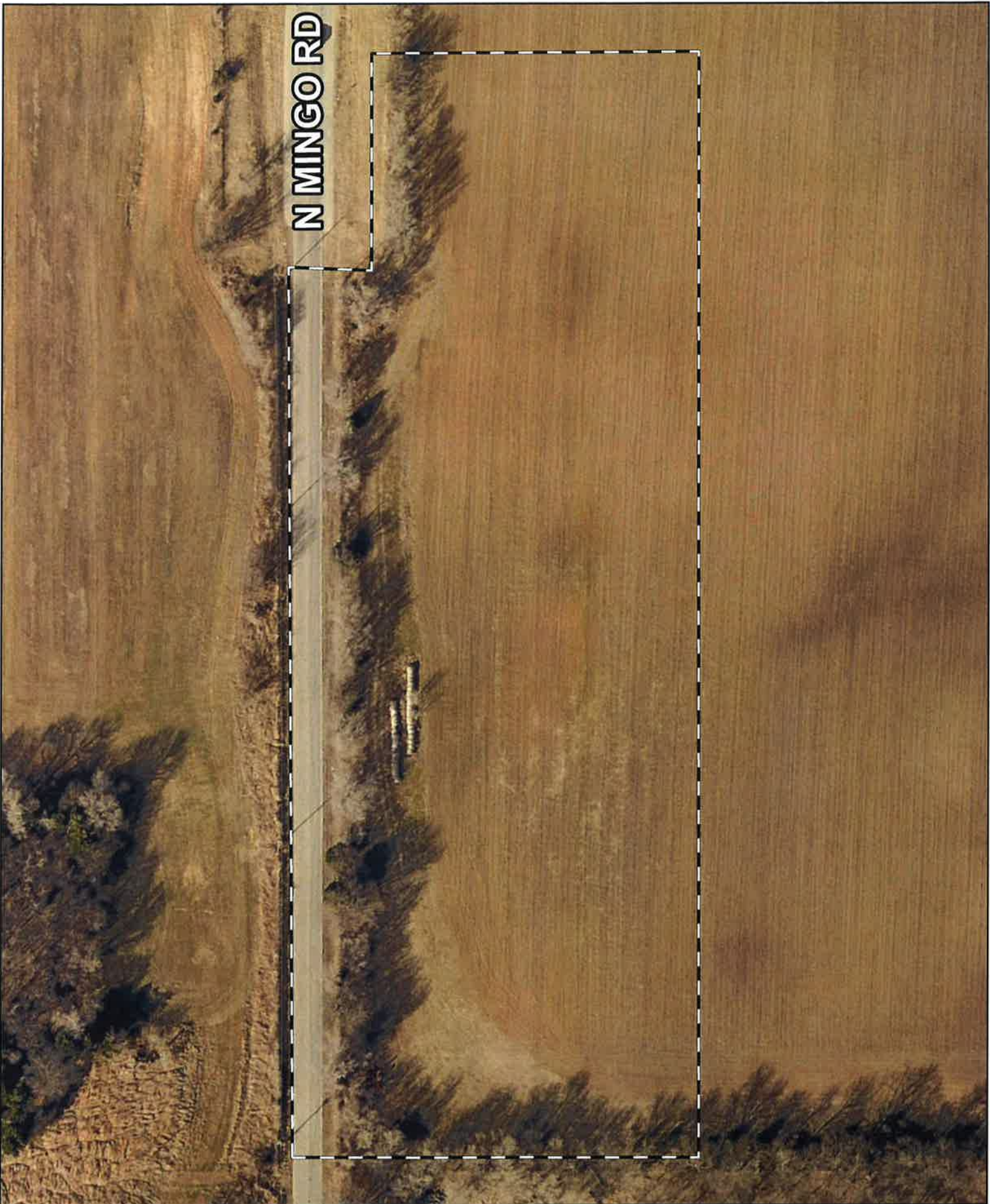
20-14 06

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

Aerial Photo Date: February 2018



N MINGO RD



Subject
Tract

CZ-490

20-14 06

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Aerial Photo Date: February 2018

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