



Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-478
(Related to Case PUD-850)

Hearing Date: October 17, 2018

Case Report Prepared by:

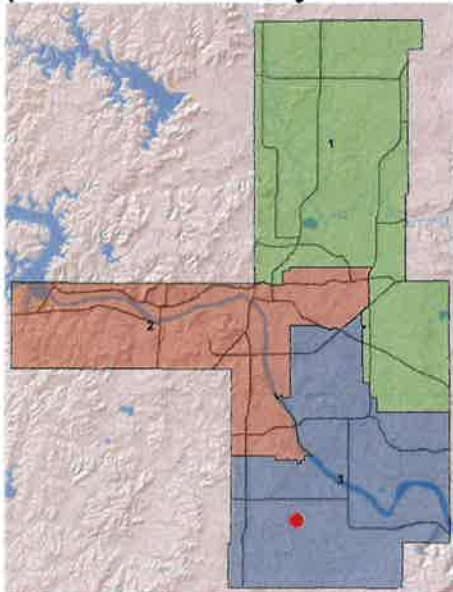
Jay Hoyt

Owner and Applicant Information:

Applicant: Old Sod Associates

Property Owner: TULSA COUNTY

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Commercial/light industrial

Concept summary: Rezone from AG to CG/PUD-850 to permit a propane storage facility.

Tract Size: 1.25 ± acres

Location: SW/c of N. Lewis Ave. & E. 146th St. N.

Zoning:

Existing Zoning: AG

Proposed Zoning: CG

Comprehensive Plan:

Land Use Map: N/A

Stability and Growth Map: N/A

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 2330

CZM: 6

Atlas: n/a

County Commission District: 1

Commissioner Name: Mike Craddock

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SECTION I: CZ-478

DEVELOPMENT CONCEPT: Rezone from AG to CG/PUD-850 to permit a propane storage facility. No buildings are proposed at this time, only a storage tank and associated equipment.

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

CG zoning is consistent with the anticipated future development pattern of the surrounding property;

CG zoning is consistent with the City of Skiatook Land Use Plan therefore;

Staff recommends Approval of case CZ-478 to rezone property from AG to CG.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: This area is outside of the City of Tulsa Comprehensive Plan area. The City of Skiatook Land Use Plan designates the subject lot as Commercial. This designation calls for the type of uses proposed, if allowed, to provide attractive architecture with masonry facades and outdoor storage should be completely screened with an opaque wood or masonry fence.

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: E 146th St N is a Primary Arterial. N Lewis Ave is a Secondary Arterial

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently a vacant portion of a larger lot containing a single-family residence.

Environmental Considerations: None

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Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
E 146 th St N	Primary Arterial	120 Feet	4

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	AG	N/A	N/A	Vacant
South	AG	N/A	N/A	Single-Family
East	AG	N/A	N/A	Vacant/Single-Family
West	AG	N/A	N/A	Vacant

SECTION III: Relevant Zoning History

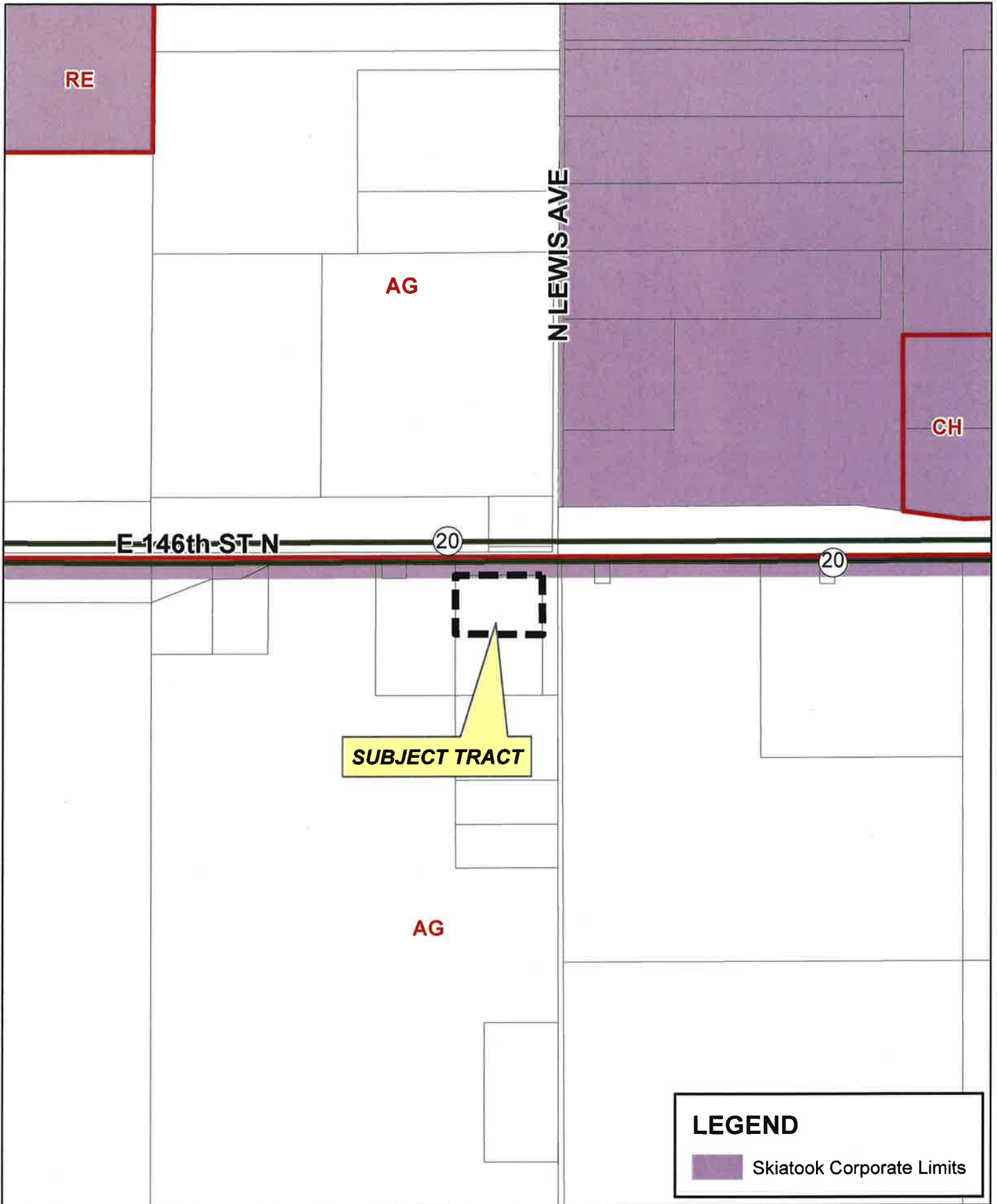
ZONING ORDINANCE: Ordinance number 98254 dated September 15, 1980, established zoning for the subject property.

Subject Property: No relevant history

Surrounding Property:

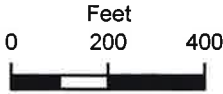
CBOA-2178 October 2005: The Board of Adjustment approved a variance of lot area from 2 acres to 1.08 acres; variance of land area from 2.1 acres to 1.08 acres; and a variance of average lot width from 150 feet to 142 feet, on property located south of the southwest corner of East 146th Street North and North Lewis Avenue.

10/17/2018 1:30 PM

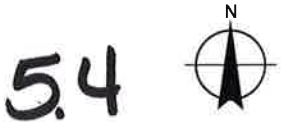


LEGEND

 Skiatook Corporate Limits



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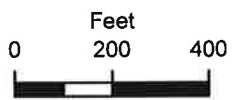


E 146th ST N

N LEWIS AVE

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 Subject Tract

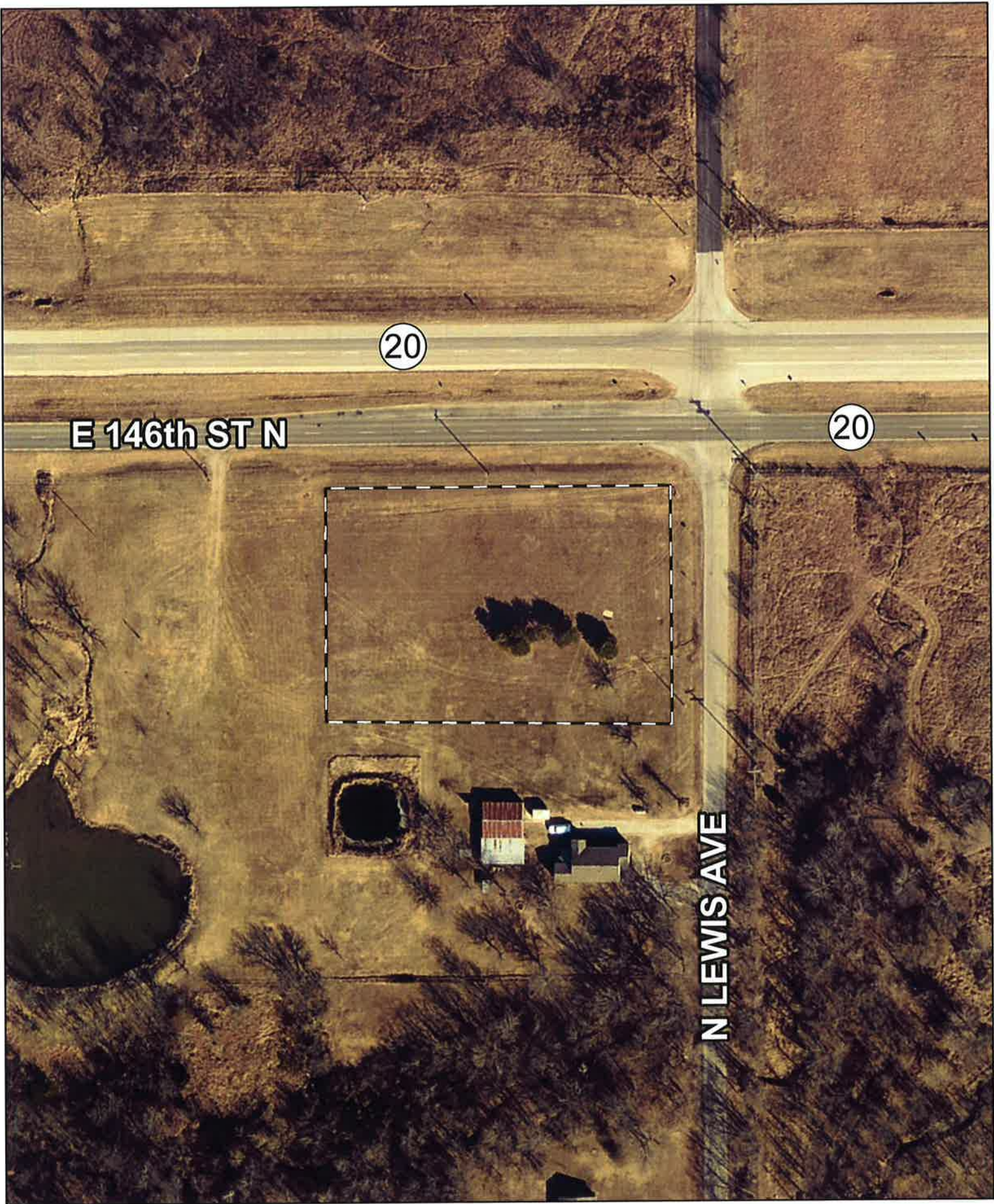
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22-13 30

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

Aerial Photo Date: February 2018



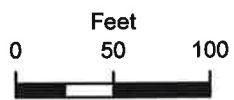


E 146th ST N

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N LEWIS AVE



 **Subject Tract**

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Aerial Photo Date: February 2018

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