



Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-481
(amended 11/29/18)

Hearing Date: December 5, 2018

Case Report Prepared by:

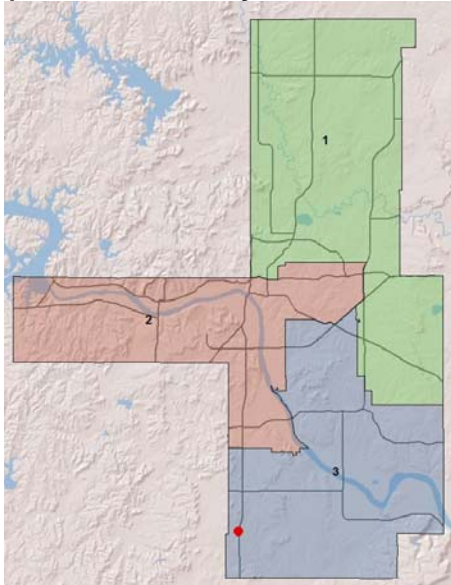
Jay Hoyt

Owner and Applicant Information:

Applicant: Tork Investments

Property Owner: TRUE LIFE TABERNACLE

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Retail Sales

Concept summary: Rezone to CS to permit seasonal sales.

Tract Size: 4 ± acres

Location: North of the northwest corner of West 181st Street South & Highway 75

Zoning:

Existing Zoning: AG

Proposed Zoning: CS

Comprehensive Plan:

Land Use Map: N/A

Stability and Growth Map: N/A

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 7234

CZM: 65

Atlas: n/a

County Commission District: 3

Commissioner Name: Ron Peters

SECTION I: CZ-481

DEVELOPMENT CONCEPT: Rezone from RE to CS to permit seasonal sales. These sales would include fireworks, Christmas sales, a pumpkin patch and other similar seasonal commercial activities as permitted within the CS zone.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Applicant Exhibits:
 - Exhibit B.1 – Tract Description
 - Exhibit B.2 – Lot Split Exhibit

DETAILED STAFF RECOMMENDATION:

CZ-481 is non injurious to the existing proximate properties and;

CZ-481 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends Approval of CZ-481 as outlined in Section I above.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: This area is outside of the City of Tulsa Comprehensive Plan area. This site is located adjacent to the City of Glenpool, and is within the Highway 75 Corridor, which commercial zoning would be compatible with.

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: Highway 75 is designated as a Freeway

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 vacant agricultural land and does not vary greatly in elevation.*

Environmental Considerations: A small portion of the lot, located in the SE corner, adjacent to Hwy 75 is located in the 100 year floodplain. The developer would need to work with Tulsa County to mitigate any issues if development were to occur within the small floodplain area.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
Highway 75	Freeway	Per ODOT	4

Utilities:

The subject tract has municipal water available. **Sewer is not currently available on the site. A septic or similar system would be needed, unless sewer is extended from the City of Glenpool. This would require annexation by the City of Glenpool.**

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	AG	N/A	N/A	Metal Fabrication Facility
South	AG	N/A	N/A	Vacant/Church
East	AG	N/A	N/A	Hwy 75
West	IL	N/A	N/A	Vacant/Self-Storage

SECTION III: Relevant Zoning History

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

Subject Property:

CBOA-2703 July 2018: The Board of Adjustment **approved** a *special exception* to allow a fireworks stand (Use Unit 2) in an AG District; and **approved** a *variance* of the all-weather surface material requirement for parking. The approval will have a five-year time limit, on property located north of the northwest corner of West 181st Street south and HWY 75.

CBOA-1810 January 2001: The Board **approved** a *special exception* to allow church and related uses in an IL zoned district and **approval** of previously approved site plan per amendments on AG tract on property located north of the northwest corner of West 181st Street South and HWY 75.

Surrounding Property:

CBOA-2286 January 2008: The Board of Adjustment **approved** a *variance* to permit warehousing and processing of metal in an existing metal salvage yard in an AG district, on property located north of the northwest corner of West 181st Street South and HWY 75.

CBOA- November 1991: The Board of Adjustment **approved** a *special exception* to permit a church use in an IL and AG district; per plot plan; finding church use to be compatible with the surrounding area, on property located at the northwest corner of West 181st Street South and HWY 75.

12/5/2018 1:30 PM

Hoyt, Jay

From: Erik Enyart <eenyart@tannerbaitshop.com>
Sent: Thursday, November 29, 2018 1:19 PM
To: Hoyt, Jay
Cc: Lynn Burrow; Wesley Richter; City Planner; Ricky Jones
Subject: FW: County Rezoning Case Adjacent to Glenpool (CZ-481)
Attachments: Glenpool Comprehensive Plan Map 2030 (PDF).pdf

Hi Jay:

Tanner Consulting is assisting the City of Glenpool with planning services at this time. We have received your email to Lynn Burrow and a similar one to the City Planner email account. Lynn and I have coordinated our response to both email inquiries and have the following response:

Tanner Consulting assisted the Applicant, Tork Investments, LLC, with their application for Lot-Split and Lot-Combination (Lot Line Adjustment case # LLA-40) in the past few months. Tork Investments, LLC has filed their own rezoning application and Tanner Consulting is not representing them for the rezoning or further planning or engineering exercises, at this point.

1. The Glenpool Comprehensive Plan (map attached) designates the property as within U.S. 75 Corridor. Per my previous research, I have not observed anything that would cause the commercial rezoning to conflict with the U.S. 75 Corridor designation.
2. Sanitary sewer is not presently available; when extended to this area, City policy would require them to be annexed in order for them to tap into Glenpool services.
3. ODOT improvement plans for U.S. Hwy 75 include changes to access, which may become an issue regarding left turns onto the highway from this tract.

Copy: Community Development Director Lynn Burrow, PE, PLS, CFM
Public Works Director Wes Richter
Ricky Jones, AICP, Principal, Tanner Consulting, LLC
City Planner email

Erik Enyart, AICP, CFM

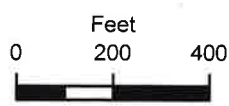
918.745.9929 Office

www.tannerbaitshop.com



From: Hoyt, Jay <JHoyt@incog.org>
Sent: Tuesday, November 27, 2018 9:25 AM
To: Lynn Burrow <burrow@cityofglenpool.com>
Subject: County Rezoning Case Adjacent to Glenpool (CZ-481)

Mr. Burrow,



CZ-481

17-12 34



LEGEND

 Glenpool Corporate Limits

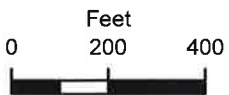


75

75

W 181st ST S

S 22 W AVE



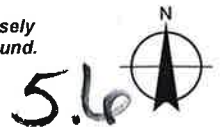
Subject Tract

CZ-481

17-12 34


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

Aerial Photo Date: February 2018





0 Feet 50 100



Subject Tract

CZ-481

17-12 34

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

Aerial Photo Date: February 2018



Exhibit "B.1"

Lot Split Description

Description

A TRACT OF LAND THAT IS PART OF THE NORTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (N/2 E/2 SW/4 SE/4) OF SECTION THIRTY-FOUR (34) TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID N/2 E/2 SW/4 SE/4, THENCE SOUTH 88°49'58" WEST AND ALONG THE NORTH LINE OF SAID N/2 E/2 SW/4 SE/4 FOR A DISTANCE OF 32.20 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 75 AS RECORDED MARCH 11, 1957, IN DEDICATION DEED, BOOK 2768, PAGE 273, COUNTY OF TULSA RECORDS, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 2°19'04" EAST AND ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 276.12 FEET; THENCE SOUTH 88°51'21" WEST FOR A DISTANCE OF 634.27 FEET TO A POINT ON THE EAST LINE OF LOT 4 BLOCK 1 "COTTON CREEK MINI STORAGE" ACCORDING TO THE RECORDED PLAT THEREOF, PLAT NO. 6582 CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA; THENCE NORTH 1°08'39" WEST AND ALONG SAID EAST LINE FOR A DISTANCE OF 275.81 FEET TO A POINT ON THE NORTH LINE OF SAID N/2 E/2 SW/4 SE/4 SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 4; THENCE NORTH 88°49'58" EAST AND ALONG SAID NORTH LINE FOR A DISTANCE OF 628.62 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 174,238 SQUARE FEET, OR 4.000 ACRES.

Basis of Bearing

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

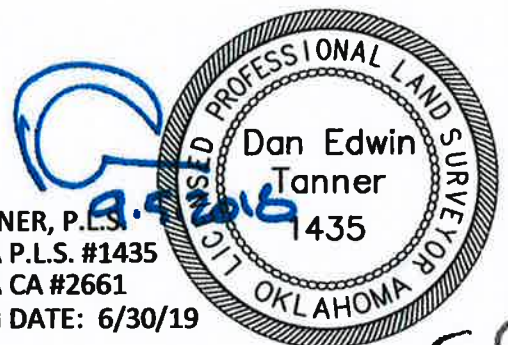
- (1) 3/8" IRON PIN FOUND AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER(SW/4 SE/4) OF SECTION 34;
- (2) 3/8" IRON PIN WITH YELLOW PLASTIC CAP STAMPED "COLLINS" FOUND AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 SE/4);

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 1°08'39" WEST.

Certification

I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

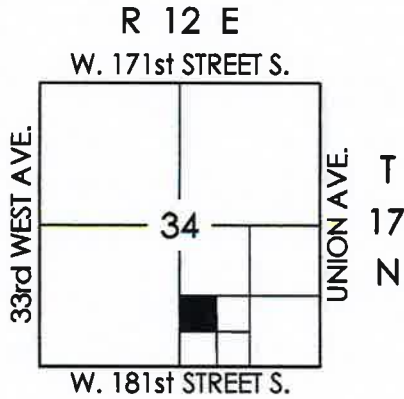
DAN E. TANNER, P.L.S.
OKLAHOMA P.L.S. #1435
OKLAHOMA CA #2661
EXPIRATION DATE: 6/30/19



 **Tanner Consulting LLC** 5.8
5323 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6539 | 918.745.9929

Exhibit "B.2"

Lot Split Exhibit



Location Map

POC
NE CORNER N/2 E/2 SW/4 SE/4
SECTION 34, T-17-N R-12-E

Unplatted
WEAVER LIVING TRUST

N 88°49'58" E
628.62'

NORTH LINE SW/4 SE/4

POB

32.2'

S 219°04" E
276.12'

EAST LINE N/2 E/2 SW/4 SE/4

US Highway 75

STATE OF OKLAHOMA
DEDICATION DEED
BOOK 2768 PAGE 273

26.6'

4.00 ACRES

634.27'
S 88°51'21" W

Unplatted
TRUE LIFE TABERNACLE

Cotton Creek
Mini Storage

LOT 4 BLOCK 1
PLAT NO. 6582

N 1°08'39" W
275.81'

65

LEGEND

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT

THE ILLUSTRATION SHOWN HEREON IS INTENDED TO DEPICT THE LAND DESCRIPTION TO WHICH IT IS ATTACHED AND DOES NOT REPRESENT A LAND OR BOUNDARY SURVEY PLAT AS DEFINED BY THE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.