



Tulsa Metropolitan Area  
Planning Commission

**Case Number: CZ-464**

**Hearing Date: December 6, 2017**

**Case Report Prepared by:**

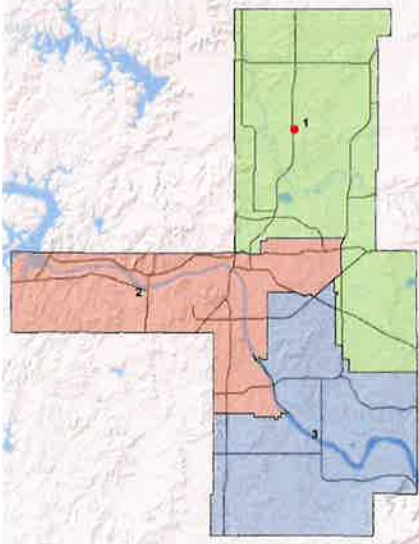
Jay Hoyt

**Owner and Applicant Information:**

*Applicant:* Ron Gales

*Property Owner:* GOODHILE, TROY N & MARIA  
FE CHUA

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



**Applicant Proposal:**

*Present Use:* vacant

*Proposed Use:* RV sales & Service

*Concept summary:* Rezone to CG to permit RV  
sales and service

*Tract Size:* 16.48 ± acres

*Location:* North of the northwest corner of East 96<sup>th</sup>  
Street North & North Yale Avenue

**Zoning:**

*Existing Zoning:* AG

*Proposed Zoning:* CG

**Comprehensive Plan:**

*Land Use Map:* N/A

*Stability and Growth Map:* N/A

**Staff Recommendation:**

**Staff recommends denial of CG zoning**

**Staff recommends approval of CS zoning**

**Staff Data:**

TRS: 1316

CZM: 10

Atlas: 0

**County Commission District: 1**

*Commissioner Name:* John Smaligo

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## SECTION I: CZ-464

### DEVELOPMENT CONCEPT:

The applicant has requested CG zoning to allow for an RV sales and service facility.

### EXHIBITS:

INCOG Case map  
INCOG Aerial

### DETAILED STAFF RECOMMENDATION:

The requested CG zoning is not compatible with the existing surrounding zoning. CS zoning, however does exist nearby and would be more consistent with the surrounding uses and intensities. The uses allowed by right in the CS zone are less intense than those allowed in the CG zone.

With CS zoning, the applicant would be required to receive Special Exception approval from the County Board of Adjustment in order for RV Sales and Service to be allowed.

Staff recommends **denial** of CZ-464 request to rezone property from AG to CG and **approval** to rezone property from AG to CS.

## SECTION II: Supporting Documentation

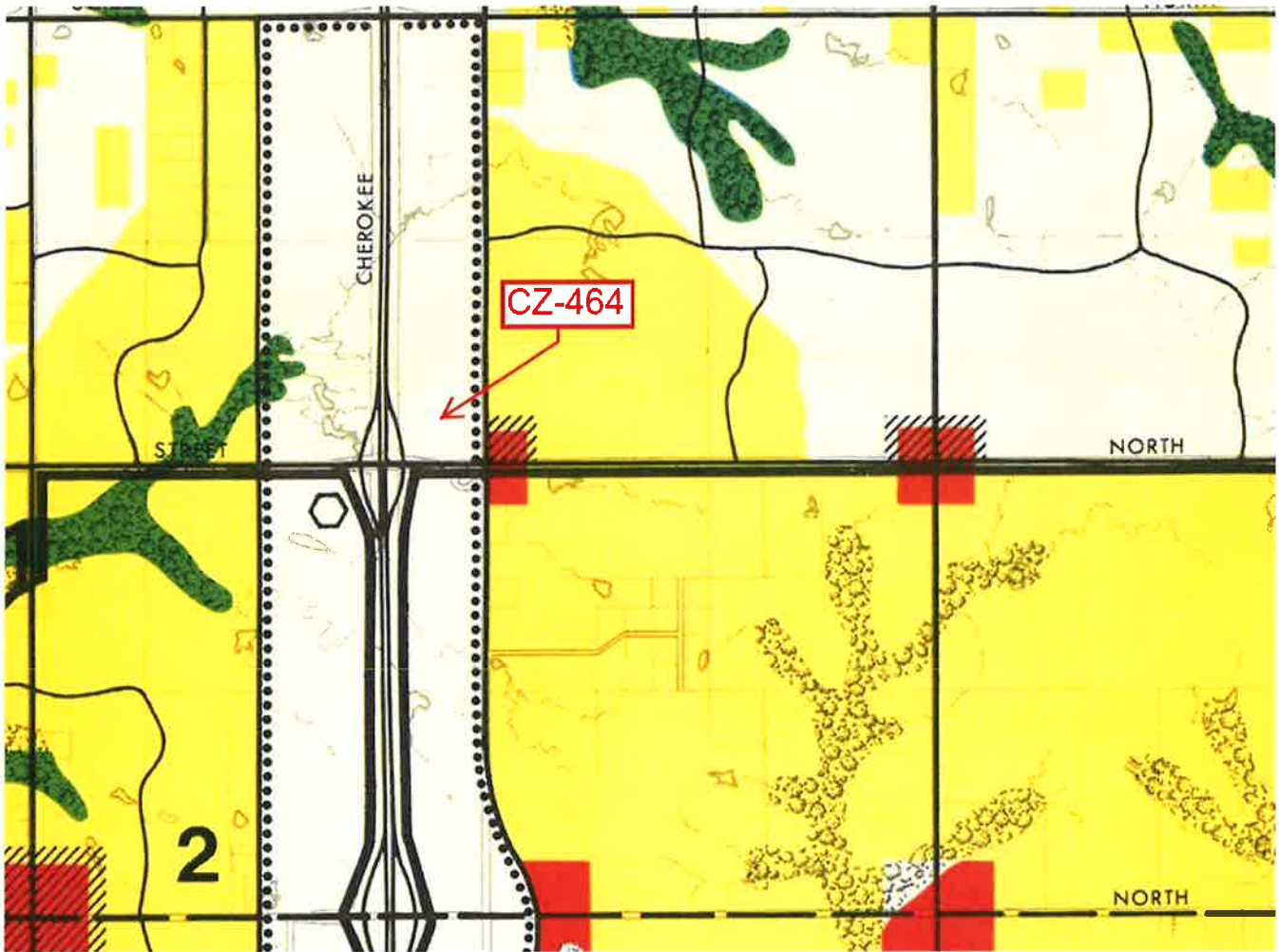
### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

#### Staff Summary:

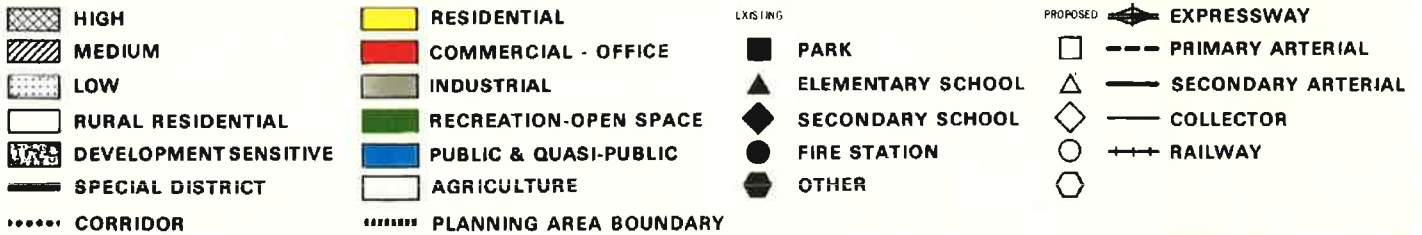
*No current comprehensive plan contains a designation for CZ-464 however it is designated as Corridor in the North Tulsa County Comprehensive Plan 1980-2000.*

*Corridors are defined as specific areas located along expressways and are to contain major employment and region serving functions in concert with a relatively high residential use.*

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**LAND USE PLAN 1980-2000**  
 NORTH TULSA COUNTY COMPREHENSIVE PLAN



Transportation Vision:

*Major Street and Highway Plan:* North Yale Avenue is designated as a secondary arterial.

*Trail System Master Plan Considerations:* None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary:* The site is located on East 96<sup>th</sup> Street North between Highway 75 and North Yale Avenue. The site is currently vacant farmland.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 96 <sup>th</sup> Street North	Secondary Arterial	100 feet	2

Utilities:

The subject tract has municipal water. A state approved septic system is anticipated for this site.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use Designation</u>	<u>Area of Stability or Growth</u>	<u>Existing Use</u>
North	AG	N/A	N/A	Vacant
South	AG/CS	N/A	N/A	Vacant
East	AG	N/A	N/A	Single-Family
West	AG	N/A	N/A	Hwy 75

### **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-2570 March 2016:** The County Board of Adjustment **approved** a request for a *special exception* to permit mini-storage (Use Unit 16) in the CS District subject to the two buildings adjacent to the entrance and the far southwest building having a masonry wainscot with stucco fascia above the masonry, on property located at on the northeast corner of East 96<sup>th</sup> Street North and North Highway 75 and abutting the subject property.

**CZ-444 September 2015:** A request for rezoning a 14.74± acre tract of land from AG to CG to allow for a mini-storage facility (see CBOA-2570) on property located on the northwest corner of North Yale Avenue and East 96<sup>th</sup> Street North. All concurred in **approval** of the CS zoning for the western half of the property as measured along the north property line of CZ-444 and recommended **denial** of the CS zoning for the eastern portion of the property.

**CBOA-2414 December 2011:** The County Board of Adjustment **approved** a request for a *special exception* to permit a mobile home dwelling in an R District, subject to a time limit of 5 years from the date of the issued permit; and approved a variance to permit a second dwelling unit per lot of record in an R district, on property located at east of the southeast corner of East 96<sup>th</sup> Street North and North Highway 75.

**CZ-357/ PUD-715 July 2005:** All concurred in **approval** of a request for rezoning a 9.6± acre tract of land from AG to RE/CS and a proposed Planned Unit Development for mechanical and plumbing

business and single-family use, on property located west of the southwest corner East 96<sup>th</sup> Street North and Highway 75 North.

**CBOA-1841 April 2001:** The County Board of Adjustment **approved** a request for a *special exception* to permit mini-storage (Use Unit 16) in the CS District; and a *special exception* to permit a dwelling unit in a CS district to provide security for a mini-storage, on property located at west of the northwest corner of East 96<sup>th</sup> Street North and North Highway 75.

**CZ-264 May 2000:** A request was made for rezoning a 3.8± acre tract of land from RS to CS, for a min-storage facility, on property located on the northwest corner of East 96<sup>th</sup> Street North and North Highway 75. All concurred in **approval** of CS zoning on the south 150' of the subject tract and **denial** of CS on the remainder of the tract.

**CBOA-1492 March 1997:** The County Board of Adjustment **approved** a request for a *special exception* to permit a 150' PCS monopole antenna in an AG district. SECTION 220. HEIGHT EXCEPTIONS – Use 4; subject to the 150' PCS monopole antenna being located as specified by the applicant; subject to the removal if abandoned for 180 days; subject to the monopole tower being designed for collocation; finding that the approval of this application will not be injurious to the neighborhood on property located north of the northwest corner of North Yale Avenue and East 96<sup>th</sup> Street North.

**CBOA-1389 November 1995:** The County Board of Adjustment **denied** a request for a *variance* of lot area from 2 acres to 1.18 acres, and land area from 2.2 acres to 1.77 acres on Tract A; a *variance* of lot area from 2 acres to 1.42 acres and land area from 2.2 acres to 1.77 acres on Tract B – SECTION 330 BULK AND AREA REQUIREMENTS IN THE AGRICULTURAL DISTRICTS on property located on the northeast corner of North Yale Avenue and East 96<sup>th</sup> Street North.

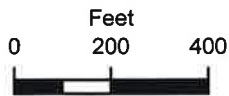
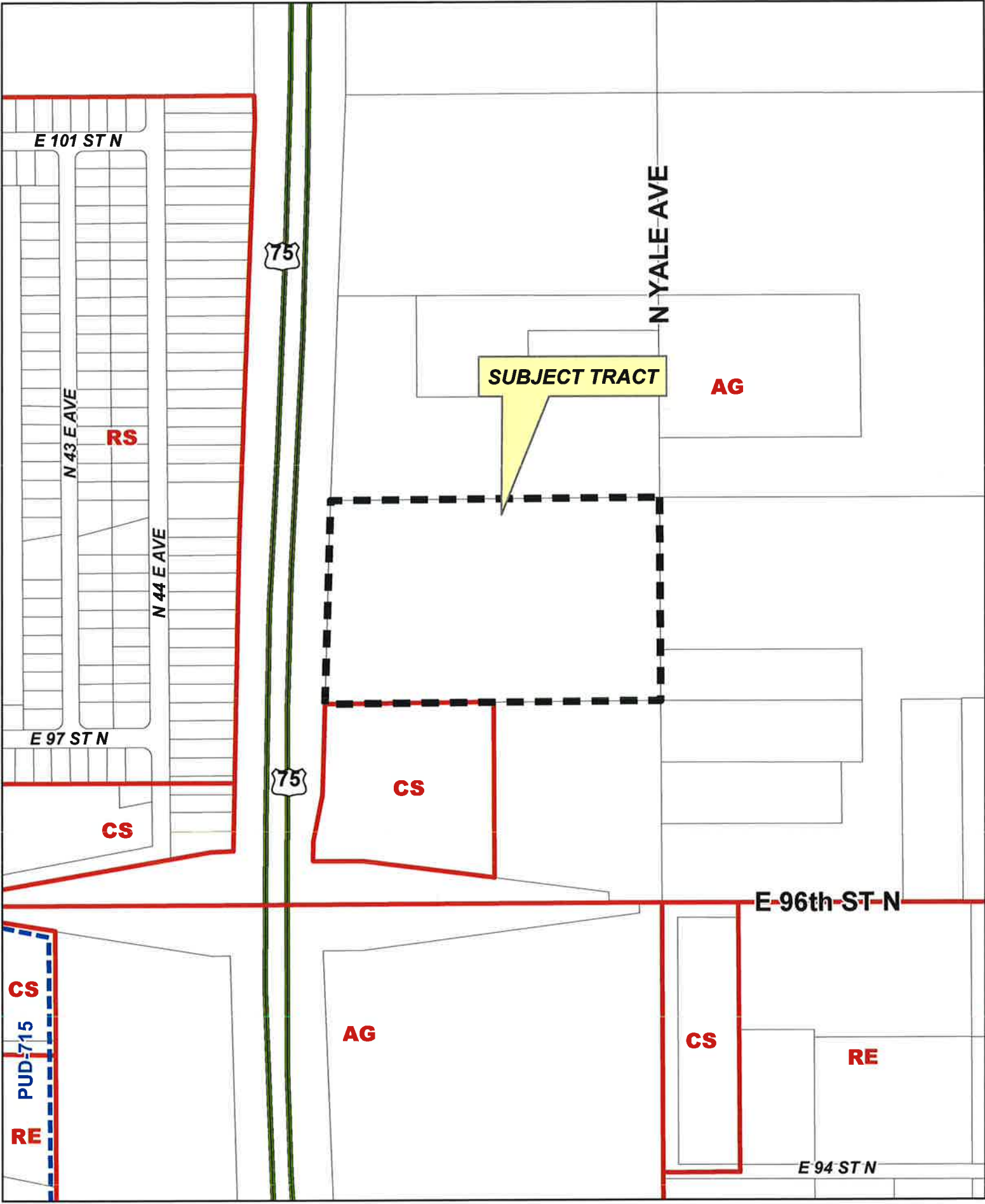
**CZ-56 August 1982:** A request for rezoning a 60± acre tract of land from RE and CS to RMH on property located in the northwest corner of East 96<sup>th</sup> Street North and North Highway 75 was filed. The applicant amended the request by re-advertising for a change from RE and CS to RS. All concurred in **approval** of the requested RS zoning, leaving the CS portion of the tract.

**CZ-29 August 1981:** A request for rezoning a 60± acre tract of land from RE to CG and RMH on property located in the northwest corner of East 96<sup>th</sup> Street North and North Highway 75 was filed. All concurred in **approval** of rezoning the 10 acres at the immediate intersection on the southeast corner of the tract to CS and **denial** of the balance.

**CZ-7 February 1981:** All concurred in **denial** of a request for rezoning a 5± acre tract of land from RE to IM for a concrete ready mix plant, on property located on the northwest corner of East 96<sup>th</sup> Street North and North Highway 75.

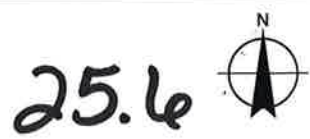
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**CZ-464**

21-13 16





E 101 ST N

75

N YALE AVE

N 43 EAVE

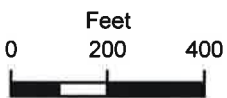
N 44 EAVE

E 97 ST N

75

E 96th ST N

E 94 ST N



Subject Tract

**CZ-464**

21-13 16

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

Aerial Photo Date: February 2016



