



Tulsa Metropolitan Area  
Planning Commission

**Case Number:** CZ-465

**Hearing Date:** December 6, 2017

**Case Report Prepared by:**

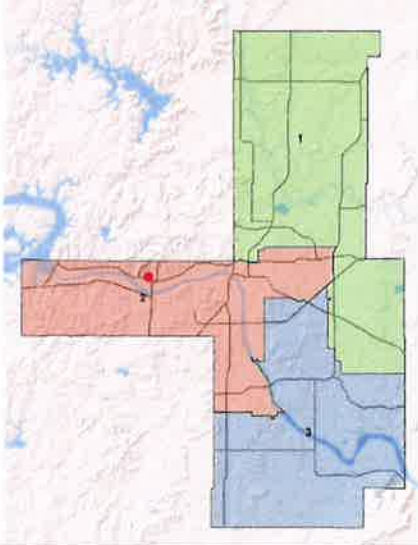
Jay Hoyt

**Owner and Applicant Information:**

*Applicant:* Earl Holcomb

*Property Owner:* HOLCOMB, EARL & BETTY JO

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



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Commercial Shopping

*Concept summary:* Rezone from RS to CS to permit metal building sales.

*Tract Size:* 0.66 ± acres

*Location:* West of the northwest corner of West 2<sup>nd</sup> Street South & North Industrial Avenue

**Zoning:**

*Existing Zoning:* RS

*Proposed Zoning:* CS

**Comprehensive Plan:**

*Land Use Map:* N/A

*Stability and Growth Map:* N/A

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 9110

CZM: 76

Atlas: 0

**County Commission District:** 2

*Commissioner Name:* Karen Keith

26.1

## **SECTION I: CZ-465**

### **DEVELOPMENT CONCEPT:**

The applicant has requested CS zoning in order to permit metal building sales on the site. They have indicated that the site would be used for display and sales only and not for construction of buildings.

### **EXHIBITS:**

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

### **DETAILED STAFF RECOMMENDATION:**

CS zoning is non injurious to the existing proximate properties and;

CS is consistent with the City of Sand Springs Comprehensive Plan;

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

**Staff recommends Approval of CZ-465 to rezone property from RS to CS.**

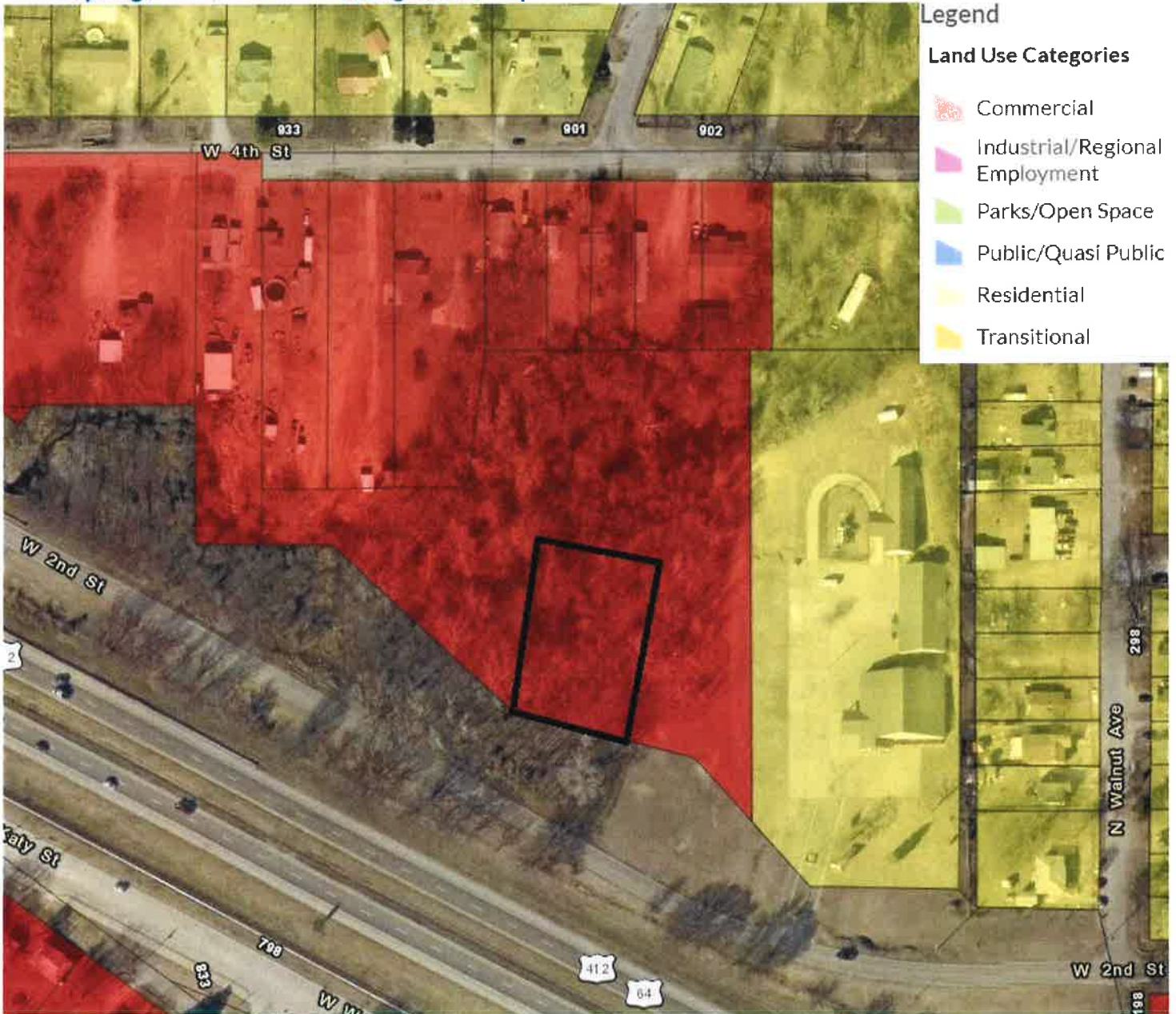
## **SECTION II: Supporting Documentation**

### **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

*Staff Summary: The subject parcel is located within the Commercial designation of the City of Sand Springs 2030 Comprehensive Plan. The plan lists CS as one of the zoning districts that are best suited for the Commercial District.*

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## Sand Springs 2030 - Land Use Designation Map



### Land Use Vision:

*Land Use Plan map designation:* Commercial District (City of Sand Springs 2030 Comprehensive Plan)

*Areas of Stability and Growth designation:* N/A

### Transportation Vision:

*Major Street and Highway Plan:* W 2<sup>nd</sup> St does not have a MSHP designation in this area.

*Trail System Master Plan Considerations:* The site is located across Hwy 64/412 from the Katy Trail.

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Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is currently vacant, forested land.*

Environmental Considerations: A small portion of the northwest corner of the lot, approximately 800 sf in area, lies within the Tulsa County 100 year flood plain. The applicant will need to work with Tulsa County to mitigate any flood issues if development is proposed for the small area within the flood plain.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
West 2 <sup>nd</sup> Street	None	None	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<b>Location</b>	<b>Existing Zoning</b>	<b>Existing Land Use Designation</b>	<b>Area of Stability or Growth</b>	<b>Existing Use</b>
North	CS	Commercial (Sand Springs 2030)	N/A	Vacant
South	RS	None	N/A	Vacant / ODOT ROW
East	CS	Commercial (Sand Springs 2030)	N/A	Vacant
West	RS	Commercial (Sand Springs 2030)	N/A	Vacant

**SECTION III: Relevant Zoning History**

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

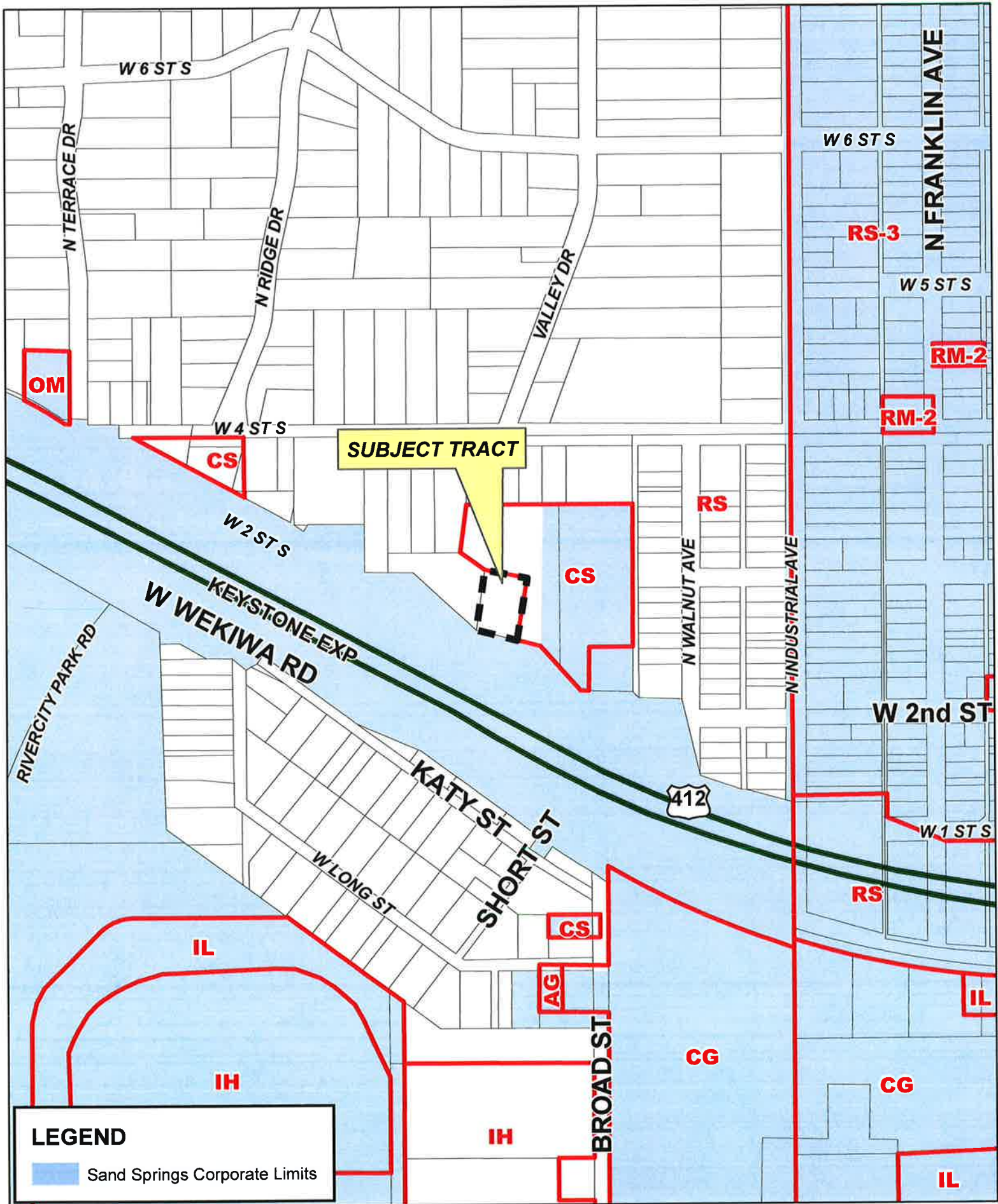
***Subject Property:***

No relevant history.

***Surrounding Property:***

No relevant history.

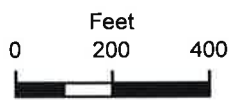




**SUBJECT TRACT**

**LEGEND**

Sand Springs Corporate Limits



**CZ-465**

19-11 10

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 Subject Tract

**CZ-465**

19-11 10

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

Aerial Photo Date: February 2016



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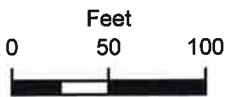




W2 ST S

KEYSTONE EXP

W WEKIWA RD



Subject Tract

**CZ-465**

19-11 10

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