

# **OWASSO PLANNING COMMISSION REGULAR MEETING**

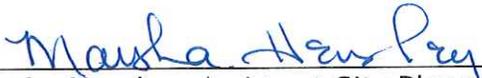


**June 13, 2016  
6:00 PM**

PUBLIC NOTICE OF THE MEETING OF THE  
OWASSO PLANNING COMMISSION

TYPE OF MEETING: Regular  
DATE: June 13, 2016  
TIME: 6:00 PM  
PLACE: Old Central  
109 North Birch  
NOTICE FILED BY: Marsha Hensley  
TITLE: Assistant City Planner

Filed in the office of the Owasso City Clerk and posted at the north entrance to City Hall at 10:00 AM on June 9, 2016.

  
\_\_\_\_\_  
Marsha Hensley, Assistant City Planner

---

OWASSO PLANNING COMMISSION  
Monday, June 13, 2016 at 6:00 PM  
Old Central  
109 North Birch  
AGENDA

1. Call to Order
2. Flag Salute
3. Roll Call
4. Presentation of the Character Trait of the Month - Endurance
5. Approval of Minutes from the May 9, 2016 Regular Meeting.
6. **OZ 16-04, Rezoning - Smalygo Properties** - Consideration and appropriate action relating to the request for the review and acceptance of a rezoning from AG (Agriculture) to RS-3 (Residential Single-family). The subject property is approximately 2.85 acres and is located at 13707 East 96<sup>th</sup> Street North, Owasso, OK.
7. **OLS 16-03, Lot Split, Mill Creek Lumber** - Consideration and appropriate action related to a request for the review and acceptance of a lot split. The proposed lot split will split the southern 50 feet from Tract 1A, pending the filing and recording of lot tie agreements with the tracts further to the east. The property is zoned CG (Commercial General) zoning district and is located at 7801 N Owasso Expressway (Lot 1, Block 19, Elm Creek Estates 1<sup>st</sup>).

8. Community Development Report
  - Report on Monthly Building Permit Activity
  - Director's Update
    - Redbud District
    - GO Plan
9. Report on Items from the May 25, 2016 TAC Meeting
  - Lot Split - Mill Creek Lumber
  - Site Plan - Bank of Oklahoma
10. Report from Planning Commissioners
11. New Business (New Business is any item of business which could not have been foreseen at the time of posting of the agenda)
12. Adjournment

OWASSO PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
Monday, May 9, 2016

The Owasso Planning Commission met in regular session on Monday, May 9, 2016 at Old Central per the Notice of Public Meeting and Agenda posted on the City Hall bulletin board at 10:00 a.m. on May 5, 2016.

ITEM 1. CALL TO ORDER

Dr. Loving called the meeting to order at 6:00 p.m.

ITEM 2. Flag Salute

ITEM 3. Roll Call

PRESENT

David Vines

Dr. Paul Loving

Renee Mowery

Tim Miller

ABSENT

Jennifer Koscelny

A quorum was declared present.

STAFF

Bronce Stephenson

Karl Fritschen

Marsha Hensley

Julie Lombardi

Daniel Dearing

Kyler Hallmark

ITEM 4. Presentation of the Character Trait of the Month – Sincerity

ITEM 5. Approval of Minutes from April 11, 2016 Regular Meeting.

The Commission reviewed the minutes.

Mr. Vines moved, seconded by Mr. Miller, to approve the minutes from the April 11, 2016 meeting. A vote on the motion was recorded as follows:

YEA: Dr. Loving, Miller, Vines, Mowery

NAY: None

Motion carried 4-0.

OWASSO PLANNING COMMISSION

May 9, 2016

Page No. 2

ITEM 6. **OA 16-03, Annexation** - Consideration and appropriate action relating to the request for the review and acceptance of an annexation of approximately 2.8 acres. The subject property is located at 7347 N 115 E Ave, Owasso, OK. Upon annexation the current Tulsa County zoning of IL (Industrial Light) will be applied.

Bronce Stephenson presented the staff report and described the location. The Annexation Committee met on April 27, 2016 and determined that the property could adequately be served by utilities, Police, Fire and EMS services. The committee recommended approval of the request. Staff recommends approval of OA 16-03, the request to annex the subject property into the corporate limits of the City of Owasso with the current Tulsa County zoning of IL (Industrial Light) being applied. A representative from Tanner Consulting was present to answer any questions.

The following are concerns expressed by several surrounding property owners:

David Ream – 7366 N 117 E Ave – He stated that he was not against growth but the finger area (RE zoning) goes by the side of his house. He doesn't want to see 200 cars coming down his street. Doesn't want access into their neighborhood.

Donal Sheerman – 6902 N 117 E Ave – Expressed concerns regarding traffic traveling on 117<sup>th</sup> E Ave. Large trucks are using the street at this time and doesn't want the street destroyed.

Oscar Hicksey – 7450 N 117 E Ave – Concerned that property value will drop.

Florence Sharp – She would like to see a fence go up in order to filter the sounds. She backs up to the subject property. She expressed appreciation for the planning commissioners.

Mr. Vines moved, seconded by Mr. Miller, to approve annexation OA 16-03, with the current Tulsa County zoning of IL (Industrial Light) be applied and subject to the approval of OA 16-04.

YEA: Dr. Loving, Mowery, Vines, Miller

NAY: None

Motion carried 4-0.

ITEM 7. **OA 16-04, Annexation** - Consideration and appropriate action relating to the request for the review and acceptance of an annexation of approximately 13 acres, location at 7400 N Mingo Valley Exp, Owasso, OK. Upon annexation the current Tulsa County zoning of IL (Industrial Light) will be applied.

Kyler Hallmark presented the staff report and described the location. The Annexation Committee met on April 27, 2016 and determined that the property could adequately be served by utilities, Police, Fire and EMS services. The committee recommended approval of the request. Staff recommends approval of OA

OWASSO PLANNING COMMISSION

May 9, 2016

Page No. 3

16-04, the request to annex the subject property into the corporate limits of the City of Owasso with the current Tulsa County zoning of IL (Industrial Light) be applied.

Mr. Vines moved, seconded by Mr. Miller, to approve annexation OA 16-04, with the current zoning of IL (Industrial Light) being applied.

YEA: Dr. Loving, Mowery, Miller, Vines

NAY: None

Motion carried 4-0.

ITEM 8. **Specific Use Permit #16-01, Charity Auto Sales** - Consideration and appropriate action relating to the request for the review and acceptance of a specific use permit to allow for an auto sales facility in a CS (Commercial Shopping) District. The subject property is located at 11595 E 116<sup>th</sup> St N, Owasso, OK.

Bronce Stephenson presented the staff report and described the location. Within CS zoning, an SUP is required for automobile sales, which is requested as a part of this permit. The Technical Advisory Committee reviewed the final plat and site plan for Charity Auto Sales at the March 23, 2016 meeting. All TAC comments have been addressed by the applicant.

Staff recommends approval of the Specific Use Permit, subject to Planning Commission recommendation with the following conditions:

- An 8-foot tall opaque screening fence be required adjacent to the residential properties abutting the subject property on the north and east boundaries. The fence shall be double-sided.
- The only allowable signage shall be a 4-foot tall monument sign or signage on the face of the building.
- Additional mature landscaping be required abutting the residential properties.
- Full brick façade be required on the southern and western building elevations.
- No additional signage, flags, balloons,
- Hours of operation be restricted to 7AM to 8PM.
- Non-essential lot lighting be turned off from 8PM to 7AM.
- At least four planters be required along the building frontage.
- Awnings required above each of the doorways facing south.

Dr. Loving moved, seconded by Mr. Miller, to approve the Specific Use Permit #16-01, subject to the above conditions. Also, subject to any additional signage on the property be per the Owasso zoning code.

YEA: Mowery, Miller, Dr Loving

RECUSE: Vines

NAY: None

Motion carried 3-0.

OWASSO PLANNING COMMISSION

May 9, 2016

Page No. 4

- ITEM 9. Community Development Report
- Report on Monthly Building Permit Activity.
  - Director's Update
- ITEM 10. Report on Items from the April 27, 2016 TAC Meeting - Cancelled.
- ITEM 11. New Business (New Business is any item of business which could not have been foreseen at the time of posting of the agenda)
- ITEM 12. **Adjournment** – Mr. Miller moved, seconded by Ms. Mowery, to adjourn the meeting. A vote on the motion was recorded as follows:
- YEA: Dr. Loving, Mowery, Vines, Miller  
NAY: None

Motion carried 4-0 and the meeting was adjourned at 6:42 PM.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Vice Chairperson

\_\_\_\_\_  
Date



**TO:** Owasso Planning Commission

**FROM:** Bronce L. Stephenson  
Director of Community Development

**SUBJECT:** Rezoning (OZ-16-04) – 13707 E 96<sup>th</sup> St N

**DATE:** June 13, 2015

---

**BACKGROUND:**

The City of Owasso received a rezoning application for a property located at 13707 E. 96<sup>th</sup> St N, one lot west of Christ's Church of Owasso. The property is 2.85 acres in size, and the applicant requests zoning to be changed from AG (Agriculture) to RS-3 (Residential Single-Family).

**SURROUNDING ZONING:**

Direction	Zoning	Use	Land Use Plan	Jurisdiction
North	RE (Residential Estate)	Undeveloped	Residential	City of Owasso
South	RS-2 (Residential Single-Family)	Single Family Homes	Residential	City of Owasso
East	AG (Agriculture)	Single-Family Agriculture/Residential	Residential	City of Owasso
West	AG (Agriculture)	Single-Family Agriculture/Residential	Residential	City of Owasso

**SUBJECT PROPERTY/PROJECT DATA:**

Property Size	2.85 acres
Current Zoning	AG (Agriculture)
Proposed Use	Residential
Lots/Blocks	N/A
Land Use Plan	Residential
Number of Reserve Areas	N/A
Within PUD?	N/A
Within Overlay District?	N/A
Water Provider	City of Owasso
Applicable Paybacks	Storm siren fee of \$35/acre Potential Elm Creek Sanitary Sewer \$1580.00/Acre
Streets (public or private)	N/A

**ANALYSIS:**

The applicant for this property has requested the zoning of RS-3 (Residential Single-Family) zoning be applied to the property which can be done if the proposed zoning conforms to the Owasso 2030 Land Use Master Plan. In this case, the Land Use Master Plan calls for residential uses in this location so applying RS-3 zoning to the property would be appropriate. After reviewing the surrounding area, this proposed residential zoning fits with the area's predominant residential development. Although there are more intense uses in the surrounding area and approved higher density residential development to the east of the subject property, staff believes this type of development will fit well with the residential character of the area. Any development that occurs on the subject property must adhere to all subdivision, zoning, and engineering requirements including but not limited to paved streets, landscaping, and sidewalks. The City of Owasso will provide sanitary sewer and water to the property.

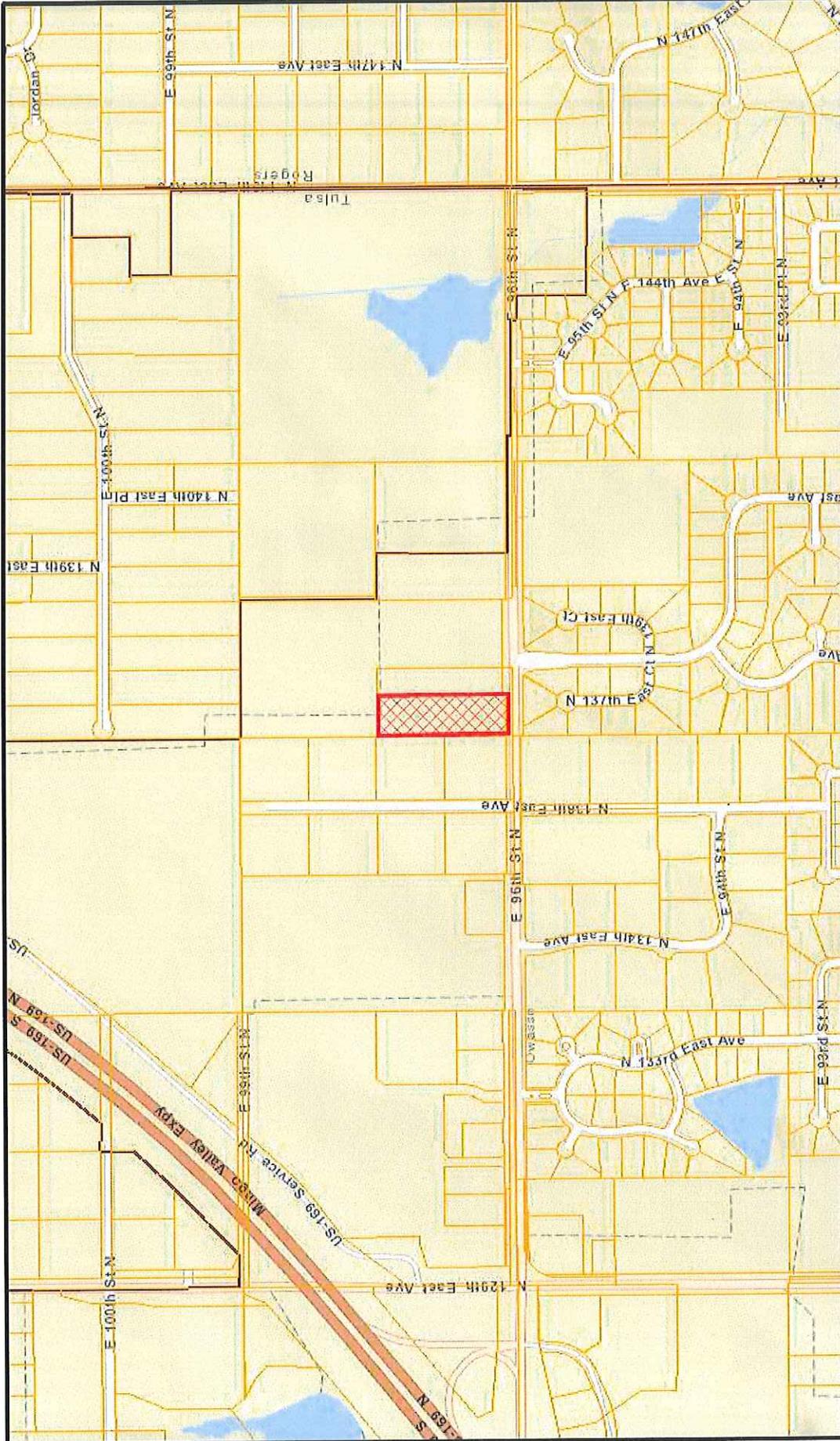
**RECOMMENDATION:**

Staff recommends approval of the rezoning request of the subject property from AG (Agriculture) to RS-3 (Residential Single-Family) for case (OZ 16-04).

**ATTACHMENTS:**

1. Area Map
2. Aerial Map
3. Zoning Map
4. Land Use Plan

OZ 16-04



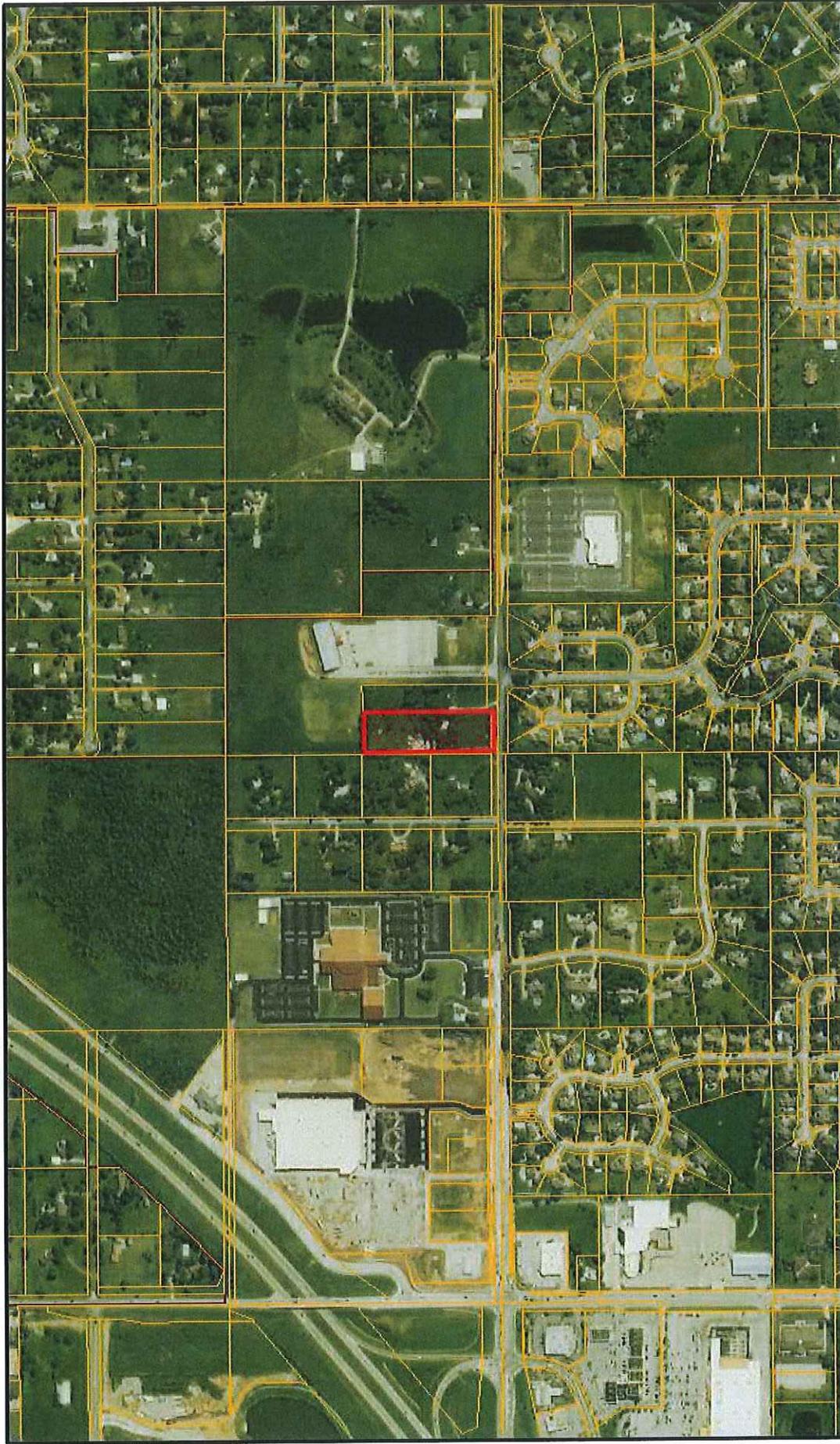
05/06/2016

Smalygo Properties

1" = 752 ft

This map represents a visual display of related geographic information. Data provided hereon is not a guarantee of actual field conditions. To be sure of complete accuracy, please contact Owasso staff for the most up-to-date information.

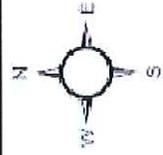
OZ 16-04



1" = 752 ft

Smalygo  
Properties

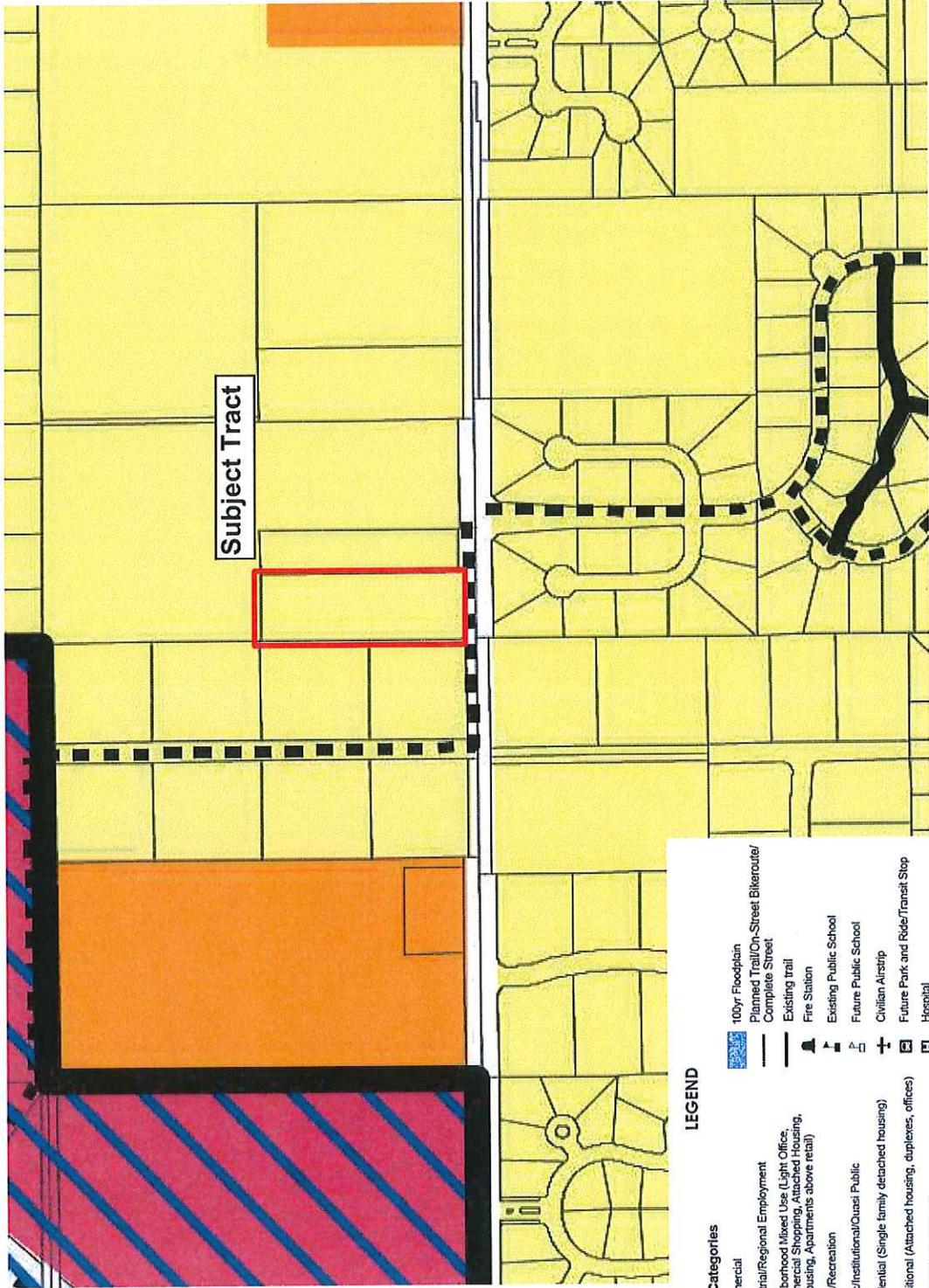
05/06/2016



This map represents a visual display of related geographic information. Data provided hereon is not a guarantee of actual field conditions. To be sure of complete accuracy, please contact Owasso staff for the most up-to-date information.



OZ 16-04



Subject Tract

LEGEND

- |   |   |
|---|---|
|  Commercial  |  100yr Floodplain                                  |
|  Industrial/Regional Employment  |  Planned Trail/On-Street Bikeroute/Complete Street |
|  Neighborhood Mixed Use (Light Office, Commercial Shopping, Attached Housing, SF Housing, Apartments above retail) |  Existing trail                                    |
|  Parks/Recreation  |  Fire Station                                      |
|  Public/Institutional/Quasi Public   |  Existing Public School                            |
|  Residential (Single family detached housing)  |  Future Public School                              |
|  Transitional (Attached housing, duplexes, offices)  |  Civilian Airstrip                                 |
|  US-169 Overlay District   |  Future Park and Ride/Transit Stop                 |
|  *Glenn-Mar Addition Special District  |  Hospital  |
|  **Downtown Development District   |  Public Park                                       |
|   |  Golf Course                                       |
|   |  Cemetery  |



**TO:** The Owasso Planning Commission  
**FROM:** Karl Fritschen, Chief Urban and Long Range Planner  
**SUBJECT:** Lot Split, OLS-16-03  
**DATE:** June 13, 2016

---

**BACKGROUND:**

The City of Owasso received a lot split application, OLS-16-02, for review and approval. The lot split involves one property located at 7801 N. Owasso Expressway, further described as Lot 1, Block 19, Elm Creek Estates (former location of Mill Creek Lumber), in Tulsa County. The proposed lot split will split the south 50 feet from Tract 1A, pending the filing and recording of lot tie agreements with the tracts further to the east. The lot ties ensure that all these properties together will have access to public streets. The lot ties will be prepared separately and recorded in Tulsa County.

**SURROUNDING ZONING:**

Direction	Zoning	Use	Land Use Plan	Jurisdiction
North	CS	Commercial	Commercial	City of Owasso
South	CS	Commercial	Commercial	City of Owasso
East	CS	Commercial	Residential	City of Owasso
West	AG	US Highway-169	Public	City of Owasso

**SUBJECT PROPERTY/PROJECT DATA:**

Property Size	3.391
Current Zoning	CG (Commercial General)
Present Use	Vacant Lumber Yard
Lots/Blocks	Lot 1, Block 19, Elm Creek Estates
Number of Reserve Areas	N/A
Within PUD?	N/A
Lot Depth	494.86 ft.
Lot Width	326.41 ft.
Within Overlay District?	N/A
Water Provider	City of Owasso
Applicable Paybacks/Fees	N/A
Streets (public or private)	N/A

**ANALYSIS:**

The proposed lot split is essentially a continuation of the reconfiguring of the old Mill Creek Lumber site, in which lot split case OLS 16-02 was heard and approved by the Planning Commission on April 11, 2016. OLS 16-02 was approved contingent upon the owner providing evidence of several lot ties. This proposed lot split proposes to split off the south 50 feet of Tract 1A, leaving a smaller Tract 1A(1)b, that will ultimately be tied to the lot to the east denoted as 1A(2) that was split under OLS 16-02. Should this lot split be approved it will essentially give access via the frontage road to all of the properties to the east pending the filing of the lot ties. Tract 1A(1)b does not have sufficient frontage as 150 feet is the minimum for a property zoned CG. However, when combined with the other lots that were part of OLS 16-02, the entire property will meet the dimensional requirements for the CG district. It is likely the 50 foot wide tract (1A(1)b), will serve only for a driveway connection to the development that will occur on the lots to the east. Essentially, what is taking place is that there are two parties involved with development of the old Mill Creek Lumber site.

The property is currently zoned CG and will be required to follow and comply with the current zoning requirements upon completion of the lot tie agreement. Any development that occurs on the subject properties must adhere to all subdivision, zoning, and engineering requirements including but not limited to screening, landscaping, and sidewalks. Because filing of the lot ties is essential with regards to the dimensional and access requirements for all properties involved, staff will not stamp any deeds or review site plans until such time as evidence of the lot ties is produced.

**TAC MEETING:**

The Technical Advisory Committee (TAC) reviewed this item at their meeting on May 25, 2016.

**RECOMMENDATION:**

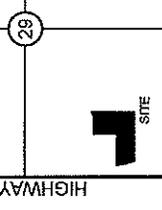
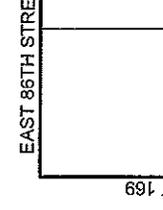
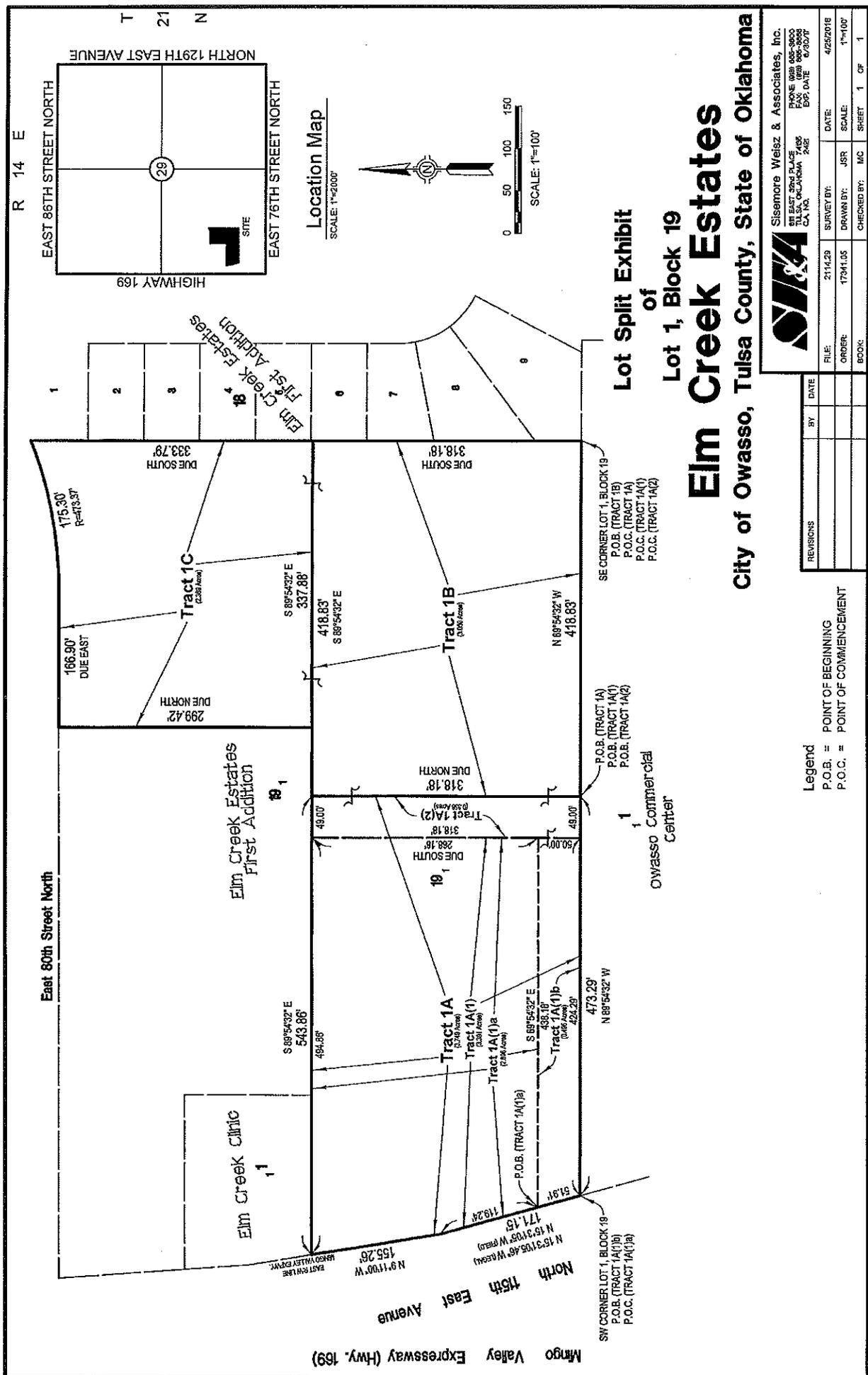
Staff recommends approval of the lot split (OLS 16-03) subject to the filing of the lot tie agreements for Tracts 1A(1)b, 1A(2), 1B and 1C. Further, staff would recommend that this be the last lot split allowed for any properties associated with Lot 1 Block 19 of Elm Creek addition and that any further modifications of the property lines will require re-platting.

**ATTACHMENTS:**

- A. Area Map
- B. Aerial Map
- C. Legal Description Exhibit
- D. Copy of the Alta Survey for the proposed area.







**Location Map**  
SCALE: 1"=200'

**Scale: 1"=100'**

**SE CORNER LOT 1, BLOCK 19**  
P.O.B. (TRACT 1B)  
P.O.C. (TRACT 1A)  
P.O.C. (TRACT 1A(1))  
P.O.C. (TRACT 1A(2))

**SW CORNER LOT 1, BLOCK 19**  
P.O.B. (TRACT 1A(1))  
P.O.C. (TRACT 1A(1))  
P.O.C. (TRACT 1A(1)a)  
P.O.C. (TRACT 1A(1)b)

**Legend**  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT

**Revisions**

NO.	BY	DATE

**Order**

FILE	DATE	ORDER	SCALE

**Checked By:** MC  
**Sheet:** 1 of 1

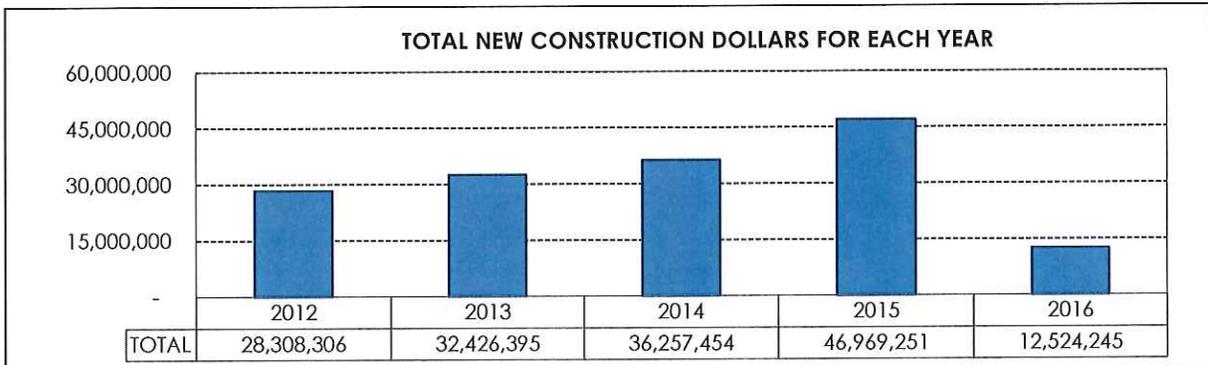
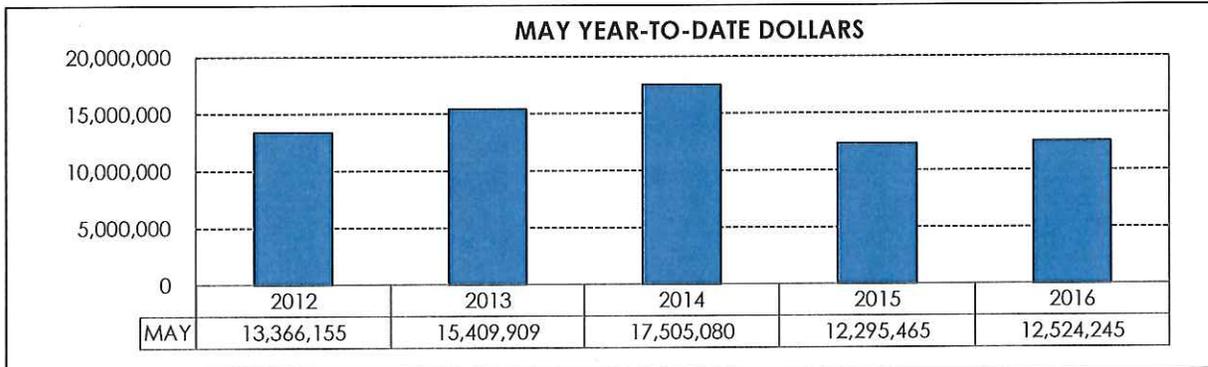
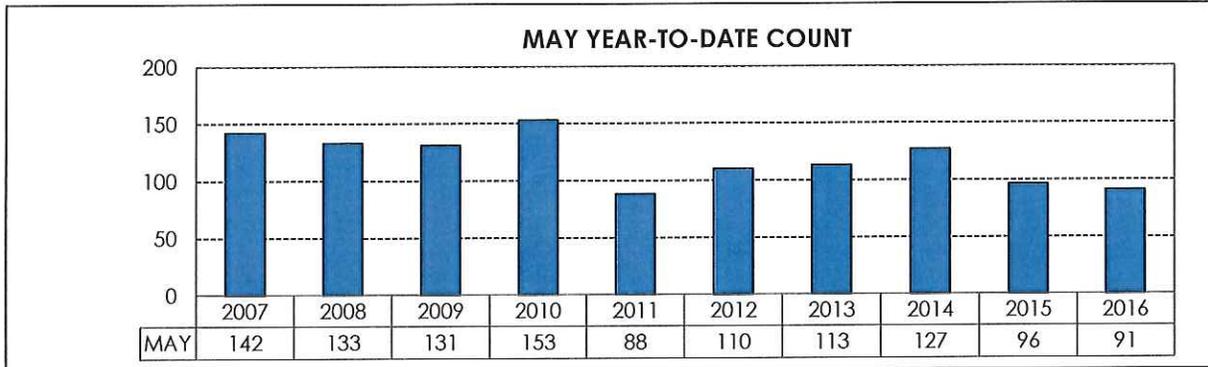
**Lot Split Exhibit**  
**of**  
**Lot 1, Block 19**

**Elm Creek Estates**  
**City of Owasso, Tulsa County, State of Oklahoma**

**Sisemore Weisz & Associates, Inc.**  
181 EAST 25TH PLACE  
TULSA, OKLAHOMA 74105  
CA. NO. 2485  
PHONE (918) 485-3800  
FAX (918) 980-3000  
E-MAIL: SWE@SWE-OK.COM  
WWW.SWE-OK.COM

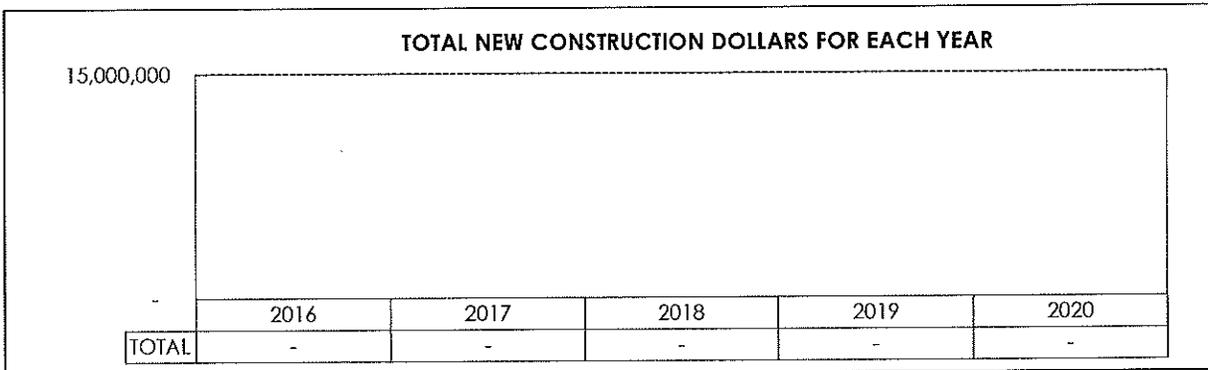
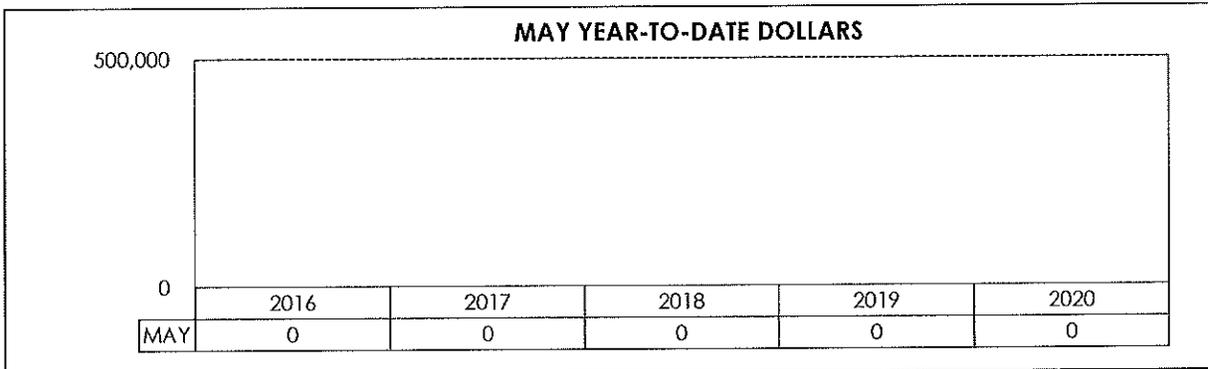
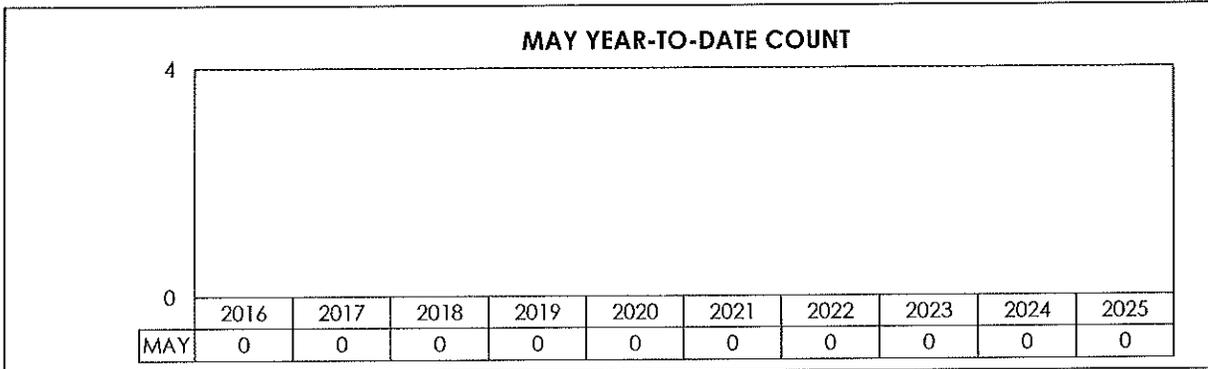
## RESIDENTIAL SINGLE FAMILY NEW CONSTRUCTION MONTH END REPORT MAY 2016

Month	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
1 January	13	25	15	17	18	19	15	22	12	15
2 February	14	19	23	29	17	15	26	21	19	26
3 March	25	35	30	46	14	27	27	31	23	18
4 April	30	31	36	31	19	26	26	36	27	23
5 May	60	23	27	30	20	23	19	17	15	9
6 June	27	21	34	23	19	24	19	12	11	0
7 July	23	24	28	17	20	15	27	23	20	0
8 August	27	18	28	19	12	15	18	19	33	0
9 September	17	40	20	11	12	12	28	15	13	0
10 October	31	15	36	13	10	21	15	19	23	0
11 November	26	10	13	1	8	11	7	21	25	0
12 December	8	6	13	9	10	16	11	34	7	0
<b>Totals</b>	<b>301</b>	<b>267</b>	<b>303</b>	<b>246</b>	<b>179</b>	<b>224</b>	<b>238</b>	<b>270</b>	<b>228</b>	<b>91</b>
<b>YTD</b>	<b>142</b>	<b>133</b>	<b>131</b>	<b>153</b>	<b>88</b>	<b>110</b>	<b>113</b>	<b>127</b>	<b>96</b>	<b>91</b>



**RESIDENTIAL MULTI-FAMILY NEW CONSTRUCTION MONTH END REPORT MAY 2016**  
**(Initial recording began May 2016)**

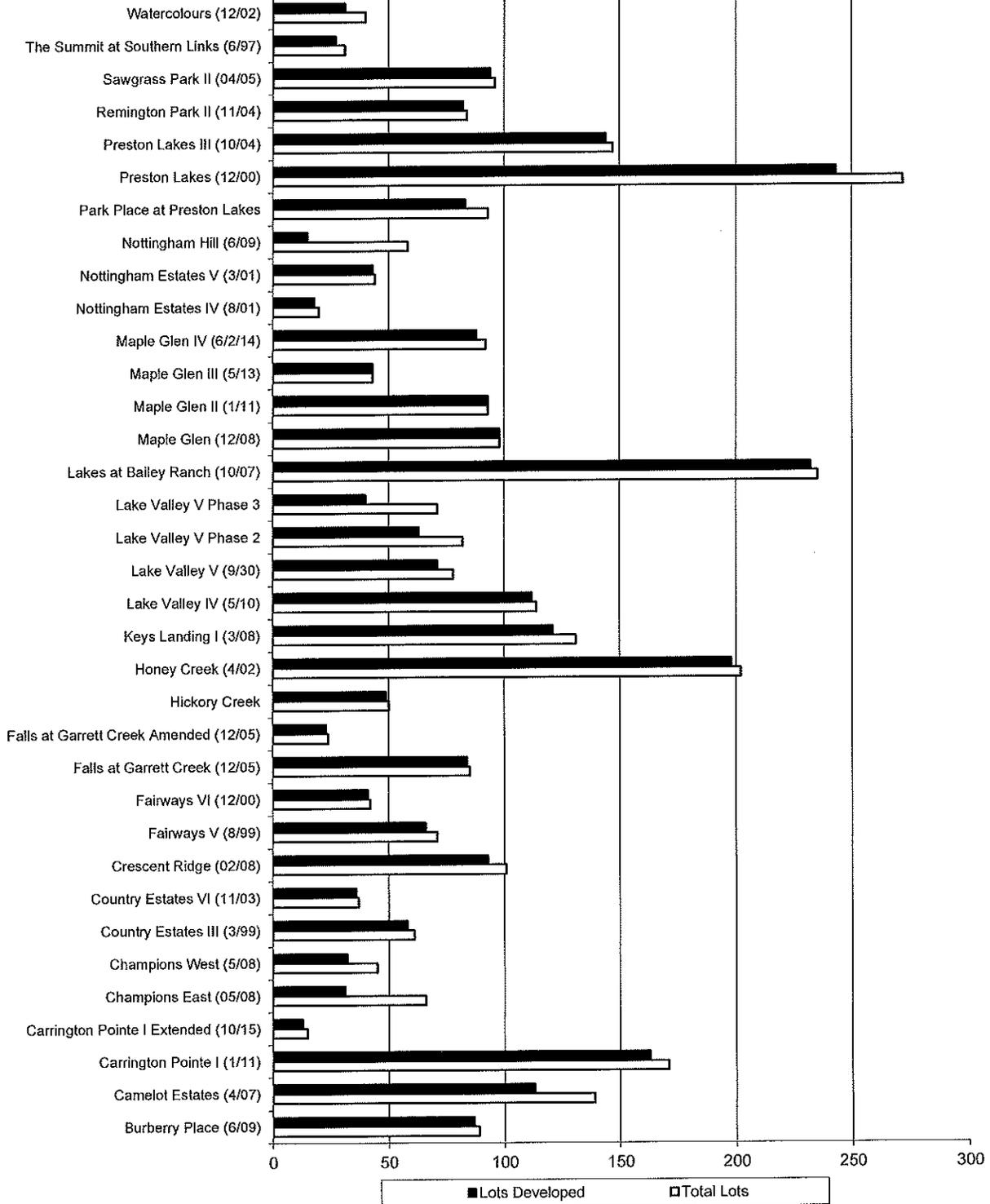
Month	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
1 January										
2 February										
3 March										
4 April										
5 May	0									
6 June										
7 July										
8 August										
9 September										
10 October										
11 November										
12 December										
<b>Totals</b>	<b>0</b>									
<b>YTD</b>	<b>0</b>									



**CITY OF OWASSO  
RESIDENTIAL LOT INVENTORY STATUS  
May 31, 2016**

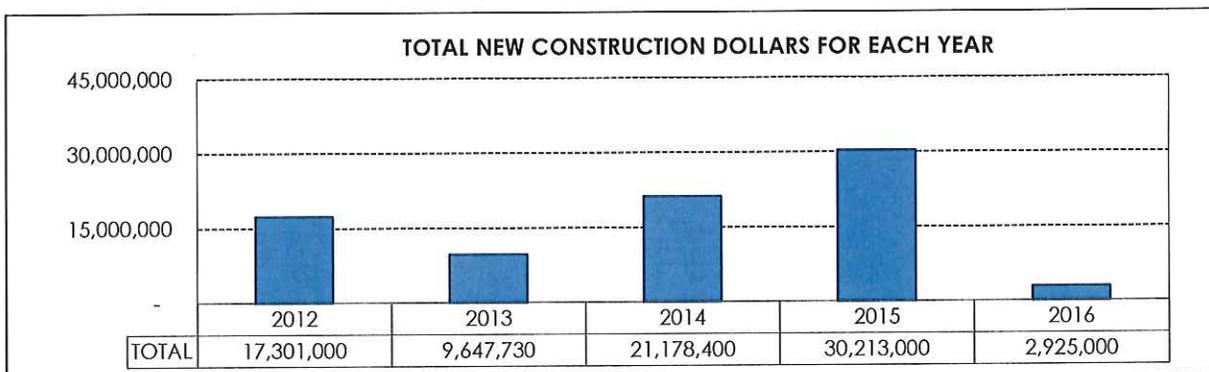
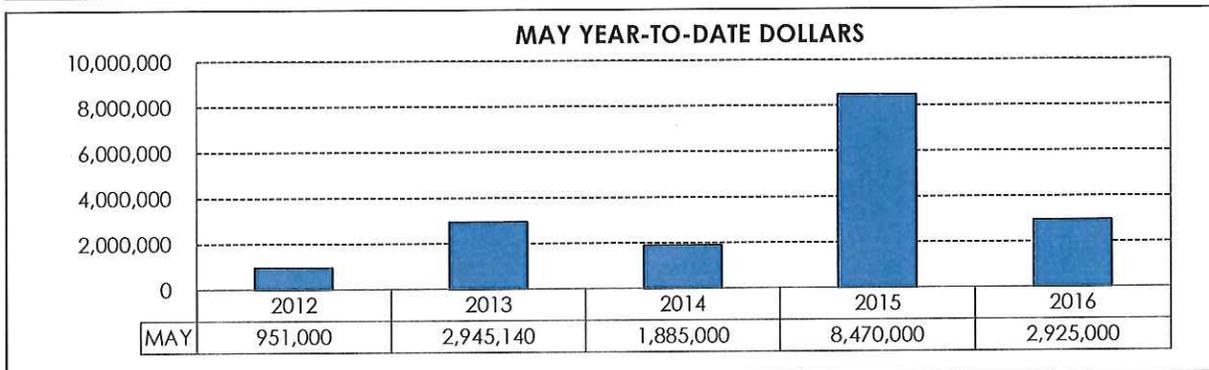
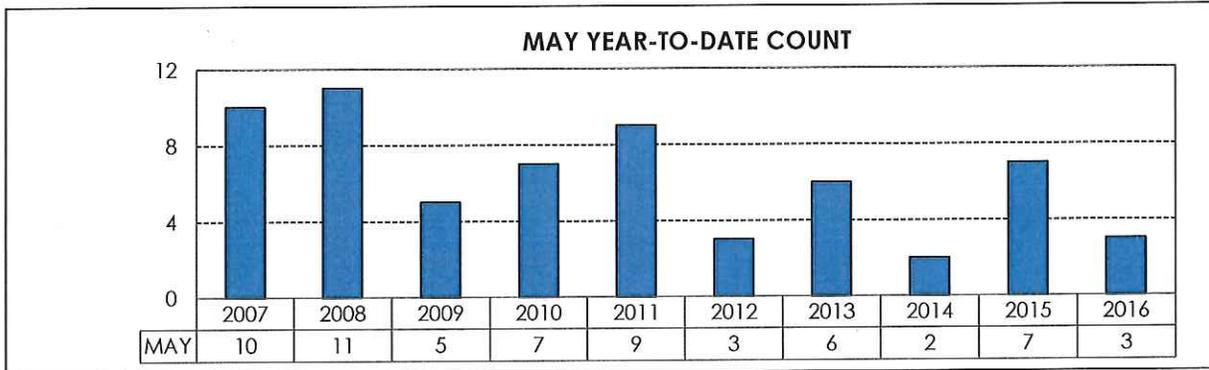
<b><u>SUBDIVISION</u></b>	<b><u># OF LOTS</u></b>	<b><u># DEVELOPED</u></b>	<b><u># AVAILABLE</u></b>
Burberry Place (6/09)	89	87	2
Camelot Estates (4/07)	139	113	26
Carrington Pointe I (1/11)	171	163	8
Carrington Pointe I Extended (10/15)	15	13	2
Champions East (05/08)	66	31	35
Champions West (5/08)	45	32	13
Country Estates III (3/99)	61	58	3
Country Estates VI (11/03)	37	36	1
Crescent Ridge (02/08)	101	93	8
Fairways V (8/99)	71	66	5
Fairways VI (12/00)	42	41	1
Falls at Garrett Creek (12/05)	85	84	1
Falls at Garrett Creek Amended (12/05)	24	23	1
Hickory Creek	50	49	1
Honey Creek (4/02)	202	198	4
Keys Landing I (3/08)	131	121	10
Lake Valley IV (5/10)	114	112	2
Lake Valley V (9/30)	78	71	7
Lake Valley V Phase 2	82	63	19
Lake Valley V Phase 3	71	40	31
Lakes at Bailey Ranch (10/07)	235	232	3
Maple Glen (12/08)	98	98	0
Maple Glen II (1/11)	93	93	0
Maple Glen III (5/13)	43	43	0
Maple Glen IV (6/2/14)	92	88	4
Nottingham Estates IV (8/01)	20	18	2
Nottingham Estates V (3/01)	44	43	1
Nottingham Hill (6/09)	58	15	43
Park Place at Preston Lakes	93	83	10
Preston Lakes (12/00)	272	243	29
Preston Lakes III (10/04)	147	144	3
Remington Park II (11/04)	84	82	2
Sawgrass Park II (04/05)	96	94	2
The Summit at Southern Links (6/97)	31	27	4
Watercolours (12/02)	40	31	9
<b>TOTALS</b>	<b>3120</b>	<b>2828</b>	<b>292</b>

### CITY OF OWASSO Residential Lot Inventory Status



## COMMERCIAL NEW CONSTRUCTION MONTH END REPORT MAY 2016

Month	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
1 January	4	4	1	1	3	1	1	1	1	2
2 February	3	2	0	1	3	1	1	0	2	1
3 March	2	0	1	3	0	0	0	1	2	0
4 April	0	4	1	1	1	0	4	0	2	0
5 May	1	1	2	1	2	1	0	0	0	0
6 June	1	1	2	0	0	2	1	2	3	0
7 July	0	1	0	0	0	0	1	0	0	0
8 August	3	1	0	0	2	2	0	0	0	0
9 September	28	3	0	0	0	0	0	3	2	0
10 October	4	1	0	0	1	0	4	0	1	0
11 November	1	1	2	2	1	0	1	3	1	0
12 December	1	1	0	1	0	0	1	2	0	0
<b>Totals</b>	<b>48</b>	<b>20</b>	<b>9</b>	<b>10</b>	<b>13</b>	<b>7</b>	<b>14</b>	<b>12</b>	<b>14</b>	<b>3</b>
<b>YTD</b>	<b>10</b>	<b>11</b>	<b>5</b>	<b>7</b>	<b>9</b>	<b>3</b>	<b>6</b>	<b>2</b>	<b>7</b>	<b>3</b>



## OCCUPANCY PERMITS

NAME	ADDRESS	DATE	COMPLETE
<b>MAY 2016</b>			
Serenity Nails	9500 N 129 E Ave	5/23/2016	Yes
<b>APRIL 2016</b>			
Starbucks	9035 N 121 E Ave	4/1/2016	Yes
Red Robin	9017 N 121 E Ave	4/4/2016	Yes
Capelli Salon	12300 E 86 St N	4/8/2016	Yes
<b>MARCH 2016</b>			
Owasso Laundromat Facility	12802 E 86 Pl N	3/11/2016	Yes
Owasso Express Laundry Center	9700 North Garnett Road	3/22/2016	Yes
<b>FEBRUARY 2016</b>			
Butcher Bros. Meats	13720 E 86 St N #160	2/8/2016	Yes
<b>JANUARY 2016</b>			
Liquids	11413 E 96 St N #300	1/25/2016	Yes
<b>DECEMBER 2015</b>			
Firehouse Subs	9538 N Garnett Rd #101	12/3/2015	Yes
76th Street Professional Plaza	12899 E 76 St N #106	12/8/2015	Yes
Genscripts Pharmacy	9538 N Garnett Rd #102	12/31/2015	Yes
<b>NOVEMBER 2015</b>			
Adaline	11413 E 96 St N #100	11/19/2015	Yes
Oxford Owasso Memory Care	11113 E 103 St N	11/25/2015	Yes
Titan Black	403 W 2 Ave #101	11/6/2015	Yes
MJ Executive Management	14601 E 88 Pl N	11/5/2015	Yes
SAHO Animal Hospital	12555 E 86 St N	11/18/2015	Yes
<b>OCTOBER 2015</b>			
MedExpress	11760 E 86 St N	10/12/2015	Yes
Walmart Neighborhood Market	11551 N 129 E Ave	10/14/2015	Yes
Ohana Arts	13720 E 86 St N #150	10/15/2015	Yes
Alter-You Tailoring	8505 N 121 E Ave	10/16/2015	Yes
Rejoice Elementary School	10701 N 129 E Ave	10/26/2015	Yes
<b>SEPTEMBER 2015</b>			
Arby's Roast Beef Restaurant	11500 N 140 E Ave	9/8/2015	Yes
Buffalo Wild Wings	9263 N Owasso Exp	10/3/2015	Yes
<b>AUGUST 2015</b>			
Communication Federal Credit Union	12300 N 86 St N #A	8/10/2015	Yes
AMC Urgent Care	9003 N Garnett Rd	9/1/2015	Yes
Academy Sports & Outdoors	8959 N Garnett Rd	9/5/2015	Yes
Family Cuts	11230 N Garnett Rd #C	8/10/2015	Yes
Taco Bell	13315 E 116 St N	9/2/2015	Yes
Owasso Drug	12802 E 86 St N		Yes
<b>JULY 2015</b>			
Golden Dragon Taekwondo	8517 N 129 E Ave	7/6/2015	Yes
FFO Home Furniture	12932 E 86 St N	7/24/2015	Yes
It's A Small World	11211/11213 N Garnett Rd	7/22/2015	Yes
Paint & Barrel	9455 N Owasso Exp #K	7/31/2015	Yes
Dairy Queen	9495 N Owasso Exp	7/13/2015	Yes
Owasso Foot Massage Center	9100 N Garnett Rd, #J	7/31/2015	Yes
CB Guns & Sports	9100 N Garnett Rd #K	7/27/2015	Yes
Nutrition Spark	12711 E 86 Pl N #105	7/2/2015	Yes
Mind & Body Essentials	12806 E 86 Pl N #B&C	8/1/2015	Yes
Janie & Raye	12302 E 86 St N	7/31/2015	Yes
<b>JUNE 2015</b>			
Craft & Barrel	208 E 5 St #J	6/3/2015	Yes
Gerry Horner Automotive	206B N Main St	6/4/2015	Yes
Kirk Chiropractic	8514 N 128 E Ave	6/15/2015	Yes

## PERMITS APPLIED FOR IN MAY 2016

ADDRESS	BUILDER	ADD/ZONE	VALUE	A.S.F.	PERMIT#
12011 E 109 St N	Simmons Homes	MGIV/RS3	\$ 124,630	2,266	16-0501-X
8751 N 117 E Ave #A	Global Sign Solutions	MVSC/CS	\$ 5,000	116	16-0502-S
11309 N 147 E Pl	Simmons Homes	LVV3/RS3	\$ 111,430	1,626	16-0503-X
14518 E 114 St N	Simmons Homes	LVV3/RS3	\$ 111,430	1,626	16-0504-X
15512 E 87 Pl N	Simmons Homes	PPPL/RS3	\$ 158,400	2,880	16-0505-X
7612 E 82 Pl N	Kolt Systems	CARPIE/RS3	\$ 130,020	2,364	16-0506-X
10736 N 153 E Ave	W6	LVIII/RS3	\$ 7,000	84	16-0507-X
14510 E 114 St N	Simmons Homes	LVV3/RS3	\$ 111,430	2,026	16-0508-X
9301 E 94 St N	Hottil	LBR/RS3	\$ 2,500	216	16-0509-X
7814 N 142 E Ave	Executive Homes	TCW/RS3	\$ 181,390	3,298	16-0510-X
7810 N 142 E Ave	Executive Homes	TCW/RS3	\$ 180,070	3,274	16-0511-X
15414 E 87 St N	Simmons Homes	PPPL/RS3	\$ 142,725	2,595	16-0512-X
12411 E 96 St N	A-Max Signs	OM/RS3	\$ 5,000	36	16-0513-S
12500 E 86 St N #105A	Rainbow Signs	VM/CG	\$ 3,000	27	16-0514-S

<b>9 Single Family</b>	<b>\$ 1,251,525</b>	<b>21,955 SqFt</b>
<b>1 Residential Remodel</b>	<b>\$ 7,000</b>	<b>84 SqFt</b>
<b>1 Accessory</b>	<b>\$ 2,500</b>	<b>216 SqFt</b>
<b>3 Signs</b>	<b>\$ 13,000</b>	<b>179 SqFt</b>
<b>14 Total Building Permits</b>	<b>\$ 1,274,025</b>	<b>22,434 SqFt</b>

**PERMITS APPLIED FOR WITHIN OWASSO FENCELINE - MAY 2016**

ADDRESS	COUNTY	BUILDER	SUBDIVISION	TYPE	VALUE
17714 E. 100th St. N.	Rogers	Woody Williams	Whispering Hills	Remodel	\$80,000.00
17627 E. 111th St N.	Rogers	Harris Construction	Hoffman Acres	New Home	\$80,000.00
11948 N. 160th E. Ave	Rogers	Bradford Buildings	Falcon Ridge	Pole Barn	\$32,000.00
11315 N. 166th E. Ave.	Rogers	Simmons Homes	Quailbrook Estates II	New Home	\$174,720.00
15052 E. 117th St N.	Rogers	Property Improvement Company	Deer Field Estates	Remodel	\$12,500.00
19328 E. 69th St. N.	Rogers	Executive Homes	The Ridge II	New Home	\$220,000.00
19672 E. 69th St. N.	Rogers	Executive Homes	The Ridge II	New Home	\$210,000.00
7676 N. 181st E. Ave	Rogers	Timbergate	Bob Chambers	Detached Garage	\$40,000.00
10257 Stonebridge	Rogers	Stonebridge Estates II	Dan Villanella	New Home	\$30,000.00
17607 E. 85th Street N	Rogers	Turtlecreek	Rodney Crockett	Detached Garage	\$25,000.00
8450 N. 70th E. Ave.	Tulsa	Smalygo Properties	Crossing @ 86th	Detached Garage	\$30,000.00
7845 N. 71st E. Ave	Tulsa	Brad McWilliams	Unplatted	Accessory (Barn)	\$195,000.00
12047 N. 97th E. Ave.	Tulsa	Sharie Moore	Unplatted	Accessory (Barn)	\$20,000.00

Single Family		\$714,720.00
Multi Family		n/a
Residential Remodel		\$80,000.00
Accessory		\$342,000.00
New Commercial		n/a
Commercial Remodel		n/a
Other		n/a
<b>Total Building Permits</b>		<b>\$1,136,720.00</b>



The City Without Limits.

**TO: WARREN LEHR  
CITY MANAGER**

**FROM: CHELSEA M.E. LEVO  
DIRECTOR OF ECONOMIC DEVELOPMENT**

**SUBJECT: MONTHLY DEVELOPMENT REPORT**

**DATE: May 31, 2016**

---

### **NEW BUSINESS DEVELOPMENT**

- Zaxby's Chicken -- 12807 E 86<sup>th</sup> St N
  - Under construction
- Amber Crossing -- 11413 E 96<sup>th</sup> St N
  - One vacant 1,500 sf space available for lease
- Caudle Center Phase III/Fairway Marketplace -- 9538 N Garnett Rd
  - One vacant space available for lease
- LaQuinta Inn -- 8949 N Garnett Rd
  - Under construction
- Braum's -- location on north side of E 96<sup>th</sup> St near the Garnett intersection
  - Under construction
  - Opening in early June.
- Braum's -- 11503 E 76<sup>th</sup> St N
  - Tear down and rebuild of existing store to begin after construction of new E 96<sup>th</sup> St N & N Garnett Rd store
  - Plans are complete and building permit has been issued
  - Should begin construction in early June
- Owasso Express Laundry -- 9700 N Garnett Rd
  - New building (8,710 sq ft) to house new Laundromat and 2 commercial tenants
  - Open for business
- Owasso Laundromat -- 12802 E 86<sup>th</sup> Pl N
  - Open for business
- Dusty's Grill and Cantina -- 7708 N Owasso Expressway
  - New Mexican restaurant in former Blondie's Pizza location
  - Project nearing completion
- PJ's Pub and Grille -- 9500 N 129<sup>th</sup> E Ave
  - Former Compadres location
  - Under construction
- Starbucks -- 13506 E 116<sup>th</sup> St N
  - Under construction
  - Opening in early June
- J's Hallmark -- 12906 E 86<sup>th</sup> St N
  - New Hallmark store in former Madalyn's Hallmark location
- HomeGoods -- 9018 N 121<sup>st</sup> E Ave #500
  - Moving into Pier 1 location
  - Pier 1 closed on February 24
  - Renovating space, opening date not yet announced

- Wheels & Thrills – NE Corner of E 106<sup>th</sup> St N and N Garnett Rd
  - New skating rink
  - Site plan was approved last year, awaiting submittal of building plans
- Eastern OK Oral Surgery Center – 12802 E 101<sup>st</sup> Pl N
  - Site plan under review
  - Construction to begin soon
- Ator Center II – 8700 Block of N Garnett Rd
  - Replatted to create buildable lots to be marketed for commercial development
- Ahh-Love Branch Boutique – 9100 N Garnett Rd
  - Open for business
- Generation Income Strategies - 12899 E 76<sup>th</sup> St N, Ste 106
  - Open for business
- Nutrition Spark - 12711 E 86<sup>th</sup> Pl N, Ste 105
  - Open for business
- Owasso Industrial Park
  - Two new concept buildings to be constructed by OLT
  - One about 10,500 sf
  - One about 4,500 sf
- Downtown Development
  - SW Corner of N Main St & W 1<sup>st</sup> Ave
    - Mowery development
    - Construction beginning soon of new buildings, to include restaurant, retail, office space on ground level with loft apartments on second floor level

## **RESIDENTIAL DEVELOPMENT**

- Lake Valley V, Phase III – Construction is complete. Lots are being filled with new single-family homes.
- Cottages at Tallgrass Point – 266-unit apartment complex to be located at the northwest corner of E 86<sup>th</sup> St N & N Mingo Rd.
  - Buildings are under construction
  - DEQ permits have been received and all infrastructure work is now under way
- Abbott Farms – New residential subdivision located to the west of the South Sports Park along E 106<sup>th</sup> St N. 166 single-family residential lots are planned for this neighborhood. Public Works is reviewing plans. Dirt work is underway. Infrastructure work to begin soon.
- 98 Apartments – New buildings under construction
- Carrington Pointe Phase II has been approved and construction has begun
- Hickory Creek Phase II is under construction. Infrastructure is almost complete. Home construction will begin soon.

## **BUSINESS RETENTION & EXPANSION (BR&E)**

- Bailey Medical Center, Bariatrics Unit – 10512 N 110<sup>th</sup> E Ave
  - Interior remodel and addition to the existing building
- Rejoice Christian Campus – 10701 N 129<sup>th</sup> E Ave
  - Phase II construction is underway
  - Building Permits have been issued for the Support Facility and Concession/Locker Room for Rejoice High School
- First Christian Church – 10100 N Garnett Rd
  - Addition to building – 13,145 sq ft addition. Under construction
- Garrett Creek Center – 11560 N 135<sup>th</sup> E Ave
  - Retail space formerly occupied by Alexander's Furniture is being divided into three tenant spaces: 2,277 Sq. Ft., 7,154 Sq. Ft., 4,653 Sq. Ft.

- Panera Bread -- 12417 E 96<sup>th</sup> St N
  - Filed for a building permit to add a drive-thru window
  - The menu board will be on the east side of the building and the service/point of contact window will be on the back north wall of building
- Charity Auto Sales – 8884 N Garnett Rd
  - Relocating to E 116<sup>th</sup> St N

**OWASSO TECHNICAL ADVISORY COMMITTEE**  
**Wednesday, May 25, 2016**  
**City Hall, Lower Level Conference Room**

**PRESENT**

David Vines  
Karl Fritschen  
Daniel Dearing  
Jake Kester  
Chelsea Levo  
Julie Lombardi  
Brian Dempster  
A T & T  
Marsha Hensley  
AEP/PSO  
Fire Dept.  
Police Dept.

**ABSENT**

Rural Water District #3  
ONG  
Cox

**NOTES FROM MAY 25<sup>th</sup> TAC MEETING**

**3. Lot Split #OLS 16-32 – Mill Creek Lumber**

Julie Lombardi-

- No comments.

A T & T-

- No comments.

David Vines-

- Try to utilize the southern 50' strip for a mutual access.easement.

AEP/PSO-

- No comments.

Public Works-

- Replatting is needed at the time of development.

Community Development-

- No more lot splits on this property. Will need to replat.
- The lot split will not be stamped and signed without proper access and the needed easements.
- Need to see lot tie agreements before lot split is stamped by city staff.

Police Dept-

- No comments.

Fire-

- No comments.

Chelsea Levo

- No comments.

#### 4 Site Plan – Bank of Oklahoma

Julie Lombardi-

- No comments.

A T & T-

- Need conduit out to the front easement.
- You can share the easement, but not the conduit.

David Vines-

- Submit a sign permit.
- Show details for trash enclosure.
- All lighting must be shielded and aimed down.
- The height on the plants on the south side, maybe should be a little tall for a sound buffer.

AEP/PSO-

- Line goes down E 86<sup>th</sup> St N.
- The ditch and conduit will be your responsibility.
- Inform us what the load will be.
- You will be responsible for the pad.

Public Works-

- Sent comments via email to Wallace Engineering.
- Submit civil plans at your convenience.

Community Development-

- Need to show the sign detail when sign permit is submitted.
- Might need to consult with ONG regarding the sign location.
- Label the zoning on the surrounding properties.
- Need to discuss the height of the canopy. It needs at least 14' for access. We can discuss at the building permit stage.
- Submit the drawings of the canopy to the Fire Department.

Police Dept-

- No comments.

Fire-

- Need to show fire hydrant location on site plan.

Chelsea Levo

- No comments.