



SAPULPA PLANNING COMMISSION
April 27, 2021
STAFF REPORT

FILE: SUP-079 | Specific Use Permit

APPLICANT: Kante Group – Ted Fisher

ADDRESS: 13166 Ozark Trail

PARCEL: 1999-33-018-011-0-047-00

STR: Section 33, Township 18 North, Range 11 East

LEGAL: A portion of the North Half of the Southeast Quarter (N/2 SE/4) of Section Thirty-three (33), Township Eighteen (18) North, Range Eleven (11) East of the Indian Base and Meridian, Creek County, State of Oklahoma, according to the U.S. Government Survey thereof, more particularly described as follows: Beginning at appoint 2266.4 feet North and 836.28 feet West of the Southeast corner of said Section 33, as the Point of Beginning; Thence S21°55'W a distance of 534.5 feet; Thence N68°05'W a distance of 667.1 feet; Thence N21°55'E a distance of 538.05 feet; Thence S68°05'E a distance of 667.1 feet to the Point of Beginning.

LOT SIZE: 8.13 acres more or less

ZONING: CG Commercial General

EXISTING USE: Vacant drive-in theatre

OWNER: Dewey Buildings, LLC

CC WARD: Ward #2 Vice Mayor Carla Gunn and Mr. Brian Stephens

PREPARED BY: Nikki Howard – Urban Development Director

REQUEST:

The applicant requests a Specific Use Permit to allow Use Unit #20 (Outdoor Recreation Facilities) and Short Term Rental.

APPLICABLE STATE AND MUNICIPAL CODE SECTIONS:

As provided in O.S. § 11-43-113, the utilization of the SUP process is designed to address uses which are specialized in nature. The Specific Use list are so clarified because of the size of the land they require or the specialized nature of the use, or they may more intensely dominate the area in which they are located, or their effects on the general public are broader in scope than other types of uses permitted in the district.

BACKGROUND:

The subject property is located north of the intersection of West Dewy Avenue (State Highway 66) and State Highway 117. The applicants would like a multi-use outdoor entertainment venue. The project includes a drive-in theatre, short term rental (the applicants would like to use vintage airstream RV's), food trucks and outdoor dining area, playground, and would like a structure for the bar, snacks, and novelties.

SURROUNDING LAND USE AND ZONING:

North:	Ozark Trail
East:	IM Auto Body repair
South:	AG and State Highway Right of Way
West:	AG Agriculture

Comprehensive Plan:

The subject property is designated Commercial on the Future Land Use Map (FLUM).

Flood Zone:

The subject property is located within the 500 year flood zone. The City of Sapulpa does not require a flood plain development permit.

PUBLIC COMMENTS: As of writing this report, staff has not received any public comment.

STAFF RECOMMENDATION:

Recommended motion for SPC:

Staff is recommending **APPROVAL** of the application with the following conditions:

1. No manufactured homes of any kind to be located on the property.
2. The RV's to be used as Short Term Rental need to be approved and inspected by the City and permanently affixed to the property.