TULSA METROPOLITAN AREA PLANNING COMMISSION
Meeting No. 2811
February 5, 2020, 1:00 PM
175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:
Call to Order:

REPORTS:

Chairman's Report:
Work session Report:
Director's Report:

1. Minutes of December 18, 2019 Meeting No. 2808
2. Minutes of January 8, 2020 Meeting No. 2809

CONSENT AGENDA:
All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

None

PUBLIC HEARINGS:

3. **Z-7533 Christopher McHenry** (CD 3) Location: Southwest corner and southeast corner of East Tecumseh Street North and North Irvington Avenue East requesting rezoning from CH to IH with an optional development plan (Staff requests a continuance to February 19, 2020)

4. Whittier Heights (CD 3) Preliminary Plat, Location: Southwest corner of East Archer Street and North Lewis Avenue
5. **33rd Center** (CD 2) Preliminary Plat, Location: North of the northeast corner of South 33rd West Avenue and Southwest Boulevard

6. **Z-7515 GC Real Estate** (CD 1) Location: Multiple parcels south and west of the southwest corner of East Latimer Place and North Peoria Avenue requesting rezoning from IL, RM-1 and IM to CH with an **optional development plan** to support a Mixed-Use development (Continued from December 4, 2019, December 18, 2019 and January 8, 2020)

7. **Z-7530 Holly Berry** (CD 7) Location: East of the southeast corner of East 59th Street and South Mingo Road requesting rezoning from PK to OL

8. **Z-7531 Dave Anderson** (CD 4) Location: East of the northeast corner of East 2nd Street South and South Peoria Avenue requesting rezoning from RM-2 to IL

9. **Z-7532 Katera Meachem** (CD 1) Location: South of the southwest corner of East 36th Street North and North Harvard Avenue requesting rezoning from RS-3 to CS

**OTHER BUSINESS**

10. Commissioners’ Comments

**ADJOURN**

CD = Council District

**NOTE:** If you require special accommodation pursuant to the Americans with Disabilities Act, please notify the Tulsa Planning Office (918) 584-7526. Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained Tulsa Planning Office at INCOG. Ringing/sound on all cell phones and must be turned off during the Planning Commission.

Visit our website at [www.tulsaplanoffice.org](http://www.tulsaplanoffice.org) email address: esubmit@incog.org

**TMAPC Mission Statement:** The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region’s current and future residents.
Kim,

Please forward this email as my staff continuance request.

Staff needs additional information on the optional development plan and request a continuance from the February 5th meeting to the February 19th Planning commission meeting.

Thanks

Dwayne Wilkerson, ASLA, PLA
Principal Planner | Current Planning
Tulsa Planning Office
2 W. 2nd St., 8th Floor | Tulsa, OK 74103
918.579.9475
dwilkerson@incoq.org

TULSA PLANNING OFFICE

Shape Our Future
START HERE > Census 2020
**Case**:  Whittier Heights  
**Hearing Date**:  February 5, 2020

### Owner and Applicant Information:
- **Applicant**: Vintage Development, LLC
- **Owner**: Vintage Housing Inc.

### Applicant Proposal:
- **Preliminary Subdivision Plat**
- 30 lots, 5 blocks, 3.44 ± acres
- **Location**: Southwest corner of East Archer Street and North Lewis Avenue
- **Proposed Use**: Residential

### Zoning:
- **RM-1 (Residential – Multifamily)**

### Staff Recommendation:
- Staff recommends **approval** of the Preliminary Plat

### City Council District: 3
- **Councilor Name**: Crista Patrick

### County Commission District: 2
- **Commissioner Name**: Karen Keith

**EXHIBITS**: Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat, Conceptual Improvements Plan
PRELIMINARY SUBDIVISION PLAT

Whittier Heights - (CD 3)
Southwest corner of East Archer Street and North Lewis Avenue

This plat consists of 30 lots, 5 blocks, 3.44 ± acres.

The Technical Advisory Committee (TAC) met on January 16, 2020 and provided the following conditions:

1. **Zoning:** Property is zoned RM-2. Northern lot conforms to the RM-2 standards for all uses. Lots proposed on the south half of the property meet the requirements for townhouse developments.

2. **Addressing:** Address will be assigned to final plat. Provide lot address graphically on the face of the final plat.

3. **Transportation & Traffic:** Sidewalks required to be installed adjacent to all public streets. IDP is required to be approved prior to approval of final plat. ROW dedications must be dimensioned and labeled with recording information. Provide limits of no access along Archer and Lewis.

4. **Sewer/Water:** Water and sanitary sewer extensions will require IDP approval prior to the approval of the final plat. Provide all recording information for existing easements and label new easements to indicate dedication by plat.

5. **Engineering Graphics:** Submit a subdivision data control sheet with final plat submittal. Graphically label point of beginning (POB). Remove contours on final plat submittal. Add City of Tulsa, Tulsa County, State of Oklahoma in the plat subtitle. Include coordinate system used under basis of bearings heading. Provide a bearing angle, preferably shown on the face of the plat. Ensure written legal matches the face of the plat. Add missing subdivisions to the location map and label all other land as unplatted or UNP. Add scale both written and graphically to the face of the plat.

6. **Fire:** All townhouse locations must be accessible by fire emergency services. Fire Marshall must provide release of all lots.

7. **Stormwater, Drainage, & Floodplain:** Property contains City of Tulsa Regulatory Floodplain (Redfork Creek). Any proposed construction within the floodplain must be contained within an overland drainage easement. Text will be needed in the covenants for ODE. Additional drainage easements may be required if onsite detention is necessary.

8. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivision & Development Regulations. Final plat must be released by the City of Tulsa prior to approval.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018
I

SUBJECT TRACT

Growth and Stability

Area of Growth
Area of Stability

WHITTIER HEIGHTS
19-13 06
PRELIMINARY PLAT OF
WHITTIER HEIGHTS
A RE-SUBDIVISON OF BLOCK FOUR (4) EASTLAND ADDITION TO THE CITY OF
TULSA SECTION SIX (6), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13)
EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

HORIZONTAL DATUM:

BEARINGS:

MARKED POINTS:

MARKED BOUNDARY LINES:

BASE OF READING:

LEGAL DESCRIPTION:

AN EXPANDED COPY OF THIS SUBDIVISION PLAN IS REQUIRED TO BE FILED WITH THE}
COUNTY OFFICE.  THE PROPERTY OWNER WILL BE REQUIRED TO PAY THE RECORDING}
FEES AND THE NOTARY FEES ASSOCIATED WITH THE RECORDING OF THE SUBDIVISION}
PLAN.
Case Report Prepared by:
Nathan Foster

Owner and Applicant Information:
Applicant: AAB Engineering
Owner: QuikTrip Corporation

Location Map:
(shown with City Council Districts)

Applicant Proposal:
Preliminary Subdivision Plat
1 lot, 1 block, 1.98 ± acres
Location: North of the northeast corner of South 33rd West Avenue and Southwest Boulevard
Proposed Use: Commercial

Zoning:
CS (Commercial – Shopping)
IL (Industrial – Light)

Staff Recommendation:
Staff recommends approval of the Preliminary Plat

City Council District: 2
Councilor Name: Jeannie Cue

County Commission District: 2
Commissioner Name: Karen Keith

EXHIBITS: Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat, Conceptual Improvements Plan
PRELIMINARY SUBDIVISION PLAT

33\textsuperscript{rd} Center - (CD 2)
North of the northeast corner of South 33\textsuperscript{rd} West Avenue and Southwest Boulevard

This plat consists of 1 lot, 1 block, 1.98 ± acres.

The Technical Advisory Committee (TAC) met on January 16, 2020 and provided the following conditions:

1. **Zoning:** Lot contains two separate zoning districts (CS & IL). Proposed lot conforms to requirements of both zoning districts.

2. **Addressing:** Address will be assigned to final plat. Provide lot address graphically on the face of the final plat.

3. **Transportation & Traffic:** Sidewalks required along South 33\textsuperscript{rd} West Avenue. Remove vacated ROW upon completion of vacation process. Provide dimension and dedication information for new ROW associated with or adjacent to the plat. IDP required for roadway improvements and sidewalks. IDP must be approved prior to final plat approval.

4. **Sewer/Water:** Provide recording information for existing sanitary sewer easements or indicate dedication by plat. Any required IDP must be approved prior to the approval of a final plat.

5. **Engineering Graphics:** Submit a subdivision data control sheet with final plat submittal. Remove contours on final plat submittal. Add City of Tulsa, Tulsa County, State of Oklahoma in the plat subtitle. Include coordinate system used under basis of bearings heading. Provide a bearing angle, preferably shown on the face of the plat. Ensure written legal matches the face of the plat. Add missing subdivisions to the location map and label all other land as unplatted or UNP. Add scale both written and graphically to the face of the plat.

6. **Fire:** Proposed cul-de-sac does not meet the requirements of the International Fire Code. Approved turnaround will be required.

7. **Stormwater, Drainage, & Floodplain:** Property contains City of Tulsa Regulatory Floodplain (Redfork Creek). Any proposed construction within the floodplain must be contained within an overland drainage easement. Text will be needed in the covenants for ODE. Additional drainage easements may be required if onsite detention is necessary.

8. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

Staff recommends APPROVAL of the preliminary subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivision & Development Regulations. Final plat must be released by the City of Tulsa prior to approval.
SUBJECT TRACT LAND USE PLAN TOWN CENTER & EXISTING NEIGHBORHOOD

Land Use Plan Categories

- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Regional Center
- Neighborhood Center
- Employment
- New Neighborhood
- Existing Neighborhood
- Park and Open Space
- Arkansas River Corridor

33RD CENTER
19-12-27
**Case Number:** Z-7515  
**Hearing Date:** February 5, 2020  
Multiple staff and applicant continuances from the original planned hearing date of December 4th, 2019

### Case Report Prepared by:
Dwayne Wilkerson

### Owner and Applicant Information:
**Applicant:** GC Real Estate  
**Property Owner:** GC REAL ESTATE LLC

### Applicant Proposal:
**Present Use:** Vacant, Storage, Residential  
**Proposed Use:** Residential with live/work options and some commercial development near the Peoria Corridor.

**Concept summary:**
- **Tract Size:** 8.51 ± acres  
- **Location:** Multiple Parcels South & West of the Southwest corner of East Latimer Place & North Peoria Avenue

### Zoning:
**Existing Zoning:** IL, RM-1, IM  
**Proposed Zoning:** CH with an optional development plan

### Comprehensive Plan:
**Land Use Map:** Downtown Neighborhood, Main Street,  
**Stability and Growth Map:** Area of Growth, Area of Stability

### Staff Recommendation:
Staff recommends approval.

### City Council District:
1  
**Councilor Name:** Vanessa Hall-Harper

### County Commission District:
1  
**Commissioner Name:** Stan Sallee

**Staff Data:**
- **TRS:** 0236  
- **CZM:** 28
SECTION I: Z-7515

DEVELOPMENT CONCEPT: The applicant has requested rezoning of CH with an optional development plan that is supported by the Crutchfield small area plan. The broad concept is to provide a wide variety of small lot homes that also supports a live work environment. The property is fragmented and could also be considered as a Master Planned Development.

EXHIBITS:
INCOG Case map
INCOG Aerial (small scale)
INCOG Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map
Applicant Exhibits:
Development Area Exhibit with concept goals

SECTION II: OPTIONAL DEVELOPMENT PLAN STANDARDS:

GENERAL PROVISIONS:
All district use regulations, supplemental regulations, building types, lot and building regulations, along with other relevant regulations shall conform with the provision of the Tulsa Zoning Code for development in a CH zoning district except as further limited below.

DEVELOPMENT AREA X HAS BEEN REMOVED FROM THE APPLICATION

DEVELOPMENT AREA 1: (Areas north of King Street)

PERMITTED USES
Use Categories are limited to the subcategories and specific uses defined below and uses that are customarily accessory to the permitted uses.

A. Residential
   a. Household Living
      i. Single Household
      ii. Two households on a single lot
      iii. Three or more households on a single lot
   b. Group Living
      i. Assisted living facility
      ii. Community group home
      iii. Elderly retirement center
      iv. Rooming/boarding house

B. Public, Civic and Institutional
   a. College or University
   b. Day Care
   c. Library or Cultural Exhibit
   d. Natural Resource Preservation
   e. Religious Assembly
   f. Safety Service
   g. School

C. Commercial
a. Animal Service and all specific uses
b. Assembly and Entertainment
   i. Other indoor uses
      1. Small (up to 250-person capacity)
c. Broadcast or Recording Studio
d. Commercial Service and all specific uses
e. Financial Services (personal credit establishment is not allowed)
f. Lodging
   i. Bed and Breakfast
   ii. Hotel / motel

D. Office
   a. Business or professional office
   b. Medical, dental or health practitioner office

E. Parking Non-accessory

F. Restaurants and Bars
   a. Restaurant
   b. Bar
   c. Brewpub

G. Retail Sales with all specific uses

H. Wholesale, Distribution and Storage
   a. Equipment and Materials Storage, Outdoor
   b. Warehouse

I. Agricultural
   a. Community Garden
   b. Farm Market or Community-Supported garden
   c. Horticulture Nursery

PERMITTED RESIDENTIAL BUILDING TYPES:
A. Household Living
   a. Single household
      i. Townhouse limited to 45 feet in height
      ii. Mixed-use building limited to 45 feet in height
      iii. Vertical mixed-use building
      iv. Farmers Market, restaurant and public

LOT AND BUILDING REGULATIONS:
Minimum building setbacks from any street shall be 10 feet.

LANDSCAPING AND SCREENING:
   a. All lots shall conform to the provisions of Chapter 65 | Landscaping and Screening.

SIGNAGE:
   Signage shall conform to the provisions of Chapter 60 | Signs of the Tulsa zoning code except as follows:
   a. Dynamic Display signage is prohibited on any lot west of North Norfolk Avenue
   b. Off-premise outdoor advertising signs are prohibited.
LIGHTING:
A. Outdoor lighting (wall or pole mounted) shall not exceed 16 feet in height.
B. All lighting shall be pointed down and away from abutting lots.

BUILDING DESIGN:
Maximum building height shall not exceed 45 feet.

DEVELOPMENT AREA 2: (Areas south of King Street)

PERMITTED USES
Use Categories are limited to the subcategories and specific uses defined below and uses that are customarily accessory to the permitted uses.

A. Residential
   d. Household Living
      i. Single Household
      ii. Two households on a single lot
      iii. Three or more households on a single lot
   e. Group Living
      i. Assisted living facility
      ii. Community group home
      iii. Elderly retirement center
      iv. Rooming/boarding house

B. Public, Civic and Institutional
   a. College or University
   b. Day Care
   c. Library or Cultural Exhibit
   d. Natural Resource Preservation
   e. Religious Assembly
   f. Safety Service
   g. School

C. Commercial
   a. Animal Service and all specific uses
   b. Assembly and Entertainment
      i. Other indoor uses
         1. Small (up to 250-person capacity)
   c. Broadcast or Recording Studio
   d. Commercial Service and all specific uses
   e. Financial Services (personal credit establishment is not allowed)
   f. Lodging
      i. Bed and Breakfast
      ii. Hotel / motel

D. Office
   a. Business or professional office
   b. Medical, dental or health practitioner office

E. Restaurants and Bars
   a. Restaurant
   b. Bar
c. Brewpub
F. Retail Sales with all specific uses
G. Wholesale, Distribution and Storage
   a. Warehouse
H. Agricultural
   a. Community Garden
   b. Farm Market or Community-Supported garden
   c. Horticulture Nursery

PERMITTED RESIDENTIAL BUILDING TYPES:
A. Household Living
   b. Single household
      i. Townhouse limited to 45 feet in height
      ii. Mixed-use building limited to 45 feet in height
      iii. Vertical mixed-use building
      iv. Farmers Market, restaurant and public

LOT AND BUILDING REGULATIONS:
Minimum building setbacks from any street shall be 10 feet except that any garage door opening shall be a minimum of 20 feet from the lot line abutting a public street. Note: Alleys are not considered a public street for this requirement.

LANDSCAPING AND SCREENING:
All uses and building types on all lots shall conform to the provisions of Chapter 65 | Landscaping and Screening.

SIGNAGE:
Signage shall conform to the provisions of Chapter 60 | Signs of the Tulsa zoning code except as follows:
   a. Each lot shall be permitted a total sign budget of 86 square feet.
   b. The maximum display surface area of any single sign may not exceed 48 square feet.
   c. A maximum of one ground sign is permitted on any single lot.
   d. When the sign is a ground sign the maximum height must be less than 6 feet.
   e. Off-premise outdoor advertising signs are prohibited.
   f. Combined lots shall be considered a single lot for the purposes of these calculations and restrictions.

LIGHTING:
A. Outdoor lighting shall not exceed 16 feet in height.
B. All lighting whether shall be pointed down and away from abutting lots.

BUILDING DESIGN:
A. Maximum building height shall not exceed 45 feet.
B. At least one building entrance is required with direct connection to public street.
SECTION III: DETAILED STAFF RECOMMENDATIONS

Z-7515 requesting CH zoning with the optional development plan as outlined in Section II is consistent with the anticipated residential and mixed-use building concepts identified in the Crutchfield Small Area Plan and,

CH zoning with the use limitations and standards for signage, landscaping and other development considerations as outlined in the optional development plan are consistent with the anticipated redevelopment of this area and,

CH zoning without the optional development plan would allow uses that could be considered injurious to the residential property owners east of the site however the optional development plan provides use limitations and design standards that will integrate this site into the adjoining single-family residential area and,

CH zoning with the optional development is consistent with the expected development pattern in the area therefore,

Staff recommends Approval of Z-7515 as outlined in Section II above.

SECTION IV: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The focus of the Crutchfield Small Area Planning effort centered around the possibility of supporting the development of an expanded range of housing types, including single-family housing types such as cottage housing, clustered homes, and narrow-lot homes and appropriately scaled "missing middle" (mid-density) housing types such as townhomes, multi-unit houses (duplexes, triplexes, quads), live-work units, and accessory dwelling units. The plan also encouraged compatible, neighborhood-scale development that provides "missing middle" housing types. Mixed-use residential development along major corridors, live-work units, and small-scale, visually compatible multi-unit houses are desirable in neighborhood edge and transition zones between residential and employment uses. This development plan encourages the type of expanded live work units that are contemplated in the small area plan. Continued expansion of this development pattern in the area where the Crutchfield Small Area Plan was adopted is anticipated. For further details the executive summary that was adopted in 2019 can be found at the following link: http://tulsaplanning.org/plans/Crutchfield-Small-Area-Plan.pdf.

Land Use Vision:

Land Use Plan map designation: Downtown Neighborhood, Main Street,

Downtown Neighborhoods are located outside but are tightly integrated with the Downtown Core. These areas are comprised of university and higher educational campuses and their attendant housing and retail districts, former warehousing and manufacturing areas that are evolving into areas where people both live and work, and medium- to high-rise mixed-use residential areas. Downtown Neighborhoods are primarily pedestrian-oriented and are well connected to the Downtown Core via local transit. They feature parks and open space, typically at the neighborhood scale.
Main Streets are Tulsa’s classic linear centers. They are comprised of residential, commercial, and entertainment uses along a transit-rich street usually two to four lanes wide and includes much lower intensity residential neighborhoods situated behind. Main Streets are pedestrian-oriented places with generous sidewalks, storefronts on the ground floor of buildings, and street trees and other amenities. Visitors from outside the surrounding neighborhoods can travel to Main Streets by bike, transit, or car. Parking is provided on street, small private off street lots, or in shared lots or structures.

**Areas of Stability and Growth designation: Area of Growth, Area of Stability**

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.”

The Areas of Stability includes approximately 75% of the city’s total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

**Transportation Vision:**

**Major Street and Highway Plan:** None

**Trail System Master Plan Considerations:** None

**Small Area Plan:** Crutchfield Small Area Plan

**Boundary:**
The Crutchfield Small Area Plan area is located northeast of downtown Tulsa. It is bounded by Pine Street on the north, Utica Avenue on the east, Interstate 224 on the south, and Highway 75 on the west. The plan area boundary is larger than the 2004 plan area, now extending south past the railroad tracks to Admiral Boulevard.

**Crutchfield at a Glance:**
The Crutchfield neighborhood of Tulsa, Oklahoma is located within walking distance to downtown but cordoned off by highways, rail lines, and other barriers. There is strong community interest in reinvestment in housing and employment, as well as improving and strengthening the physical

REVISED 1/28/2020
links between Crutchfield and other neighborhoods that would bring more attention and provide more welcoming entrances to the area.

Crutchfield Small Area Plan was originally adopted in 2004 and recently updated through a 6-step process that included the City Councilor, a Citizens advisory team, a technical review and public meetings in addition to the normal meetings at Planning Commission and City Council. The updated plan was adopted in 2019.

The following excerpts are provided to give a summary of the small area plan priorities and goals.

Priority 1: Stabilize and revitalize existing residential areas, while preserving housing affordability and increasing housing choice.

Goal 1 Promote development of complete neighborhoods, defined in the Comprehensive Plan (p. LU-18) as “neighborhoods that blend amenities, connectivity, and housing options together.”

Goal 2 Enhance neighborhood amenities.

Goal 3 Address vacant and blighted properties.

Goal 4 Provide appropriate buffering between residential areas and nearby employment land uses.

Priority 2: Support compatible residential infill and reinvestment.
Goal 5  Increase housing choices available in Crutchfield.

5.1 Support the development of an expanded range of housing types, including single-family housing types such as cottage housing, clustered homes, and narrow-lot homes and appropriately scaled "missing middle" (mid-density) housing types such as townhomes, multi-unit houses (duplexes, triplexes, quads), live-work units, and accessory dwelling units.

5.2 Work with Tulsa Development Authority to acquire and sell properties to address blight, improve housing quality and safety, expand access to high quality affordable housing, and contribute to a vibrant mixed-use neighborhood.

5.3 Encourage compatible, neighborhood-scale development that provides "missing middle" housing types. Mixed-use residential development along major corridors, live-work units, and small-scale, visually compatible multi-unit houses are desirable in neighborhood edge and transition zones between residential and employment uses.

Goal 6  Maintain housing affordability.

Priority 3:  Improve corridors to support economic activity and improve mobility options.
Priority 4:  Support development that increases employment and commercial opportunities.
Priority 5:  Improve urban infrastructure to support health and wellness and catalyze development.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The property is an eclectic mix of industrial, single family residential, assembly and entertainment and vacant properties. The subject property is composed of lots that were developed without the current zoning guidelines. Many of the lots were platted in 1910 and 1912 with minimum lot widths of 25 feet, 60-foot-wide street right of way and 20 foot alley.

Environmental Considerations: None that will affect site re-development

Streets:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>All lots have access to public street and alley frontage.</td>
<td>None of the streets are included in the Major Street and Highway Plan</td>
<td>50 feet</td>
<td>2</td>
</tr>
</tbody>
</table>

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

The surrounding properties are a mix of industrial, assembly and entertainment, residential uses.
SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11918 dated September 1, 1970 established zoning for the subject property.

Subject Property:

BOA-22636 May 2019: The Board of Adjustment approved a Variance of the required street setback from East Latimer Place, a Variance to allow an existing structure be located within the City of Tulsa street right-of-way/ planned street right-of-way, and a Variance of the required lot width for two proposed lots (Lot 2 & Lot 5), subject to conceptual plan 14.13 of the agenda packet, on property located at 1037 North Owasso Avenue East. The board finds the hardship to be the original structures were built over the property lines, probably before the lots were combined but the Board does not have that information.

SA-3 April 2018: All concurred in approval at city council (TMPAC recommended denial) to apply supplemental zoning, HNO (Healthy Neighborhoods Overlay), to multiple properties within the plan area boundaries of Greenwood Heritage Neighborhoods Sector Plan (also known as the Unity Heritage Neighborhoods Plan), 36th Street North Corridor Small Area Plan, and The Crutchfield Neighborhood Revitalization Master Plan (related to ZCA-7).

Z-6949 September 2004: All concurred in approval of a request for rezoning a 29+ acre tract of land from RM-1 to IL, for retail shopping and warehouse, on property located east of the southeast corner of East. Independence St. and N. Norfolk Ave. and northeast of subject property.

BOA-19219 October 2001: The Board of Adjustment denied a Special Exception for a mobile home in an RM-1 zoned district and a Special Exception to extend the one-year time limit, on property located 1144 E. Haskell.

BOA-19096 June 2001: The Board of Adjustment approved a Variance to the parking requirements and allow meeting the required parking on a lot other than the lot with principal use and a Variance of the hard surface, dust free parking to allow gravel parking, with the condition that a tie-contract be obtained, executed and filed of record, finding it is an industrial area and there are many other gravel lots in the area, on property located at southwest corner of East Latimer Place and North Peoria.

BOA-05260 November 1966: The Board of Adjustment approved a request for a modification of set-back requirements in a U-4-A District to allow a 10-foot set-back from rear property line, on property located Bulletee Third Addition.

Z-2764 May 1966: All concurred in approval of a request for rezoning a 1.62+ acre tract of land from U-2A to U-4A on property located northeast corner of Norfolk Avenue and King street.

BOA-03565 January 1961: The Board of Adjustment approved a request for a modification of set-back requirements in a U-4-B District to permit a building within 25 feet of a U-2-A District on Lots 5-10, on property located Bulletee Third Addition.
Surrounding Property:

**SA-3 April 2018**: All concurred in **approval** at city council (TMPAC recommended **denial**) to apply supplemental zoning, HNO (Healthy Neighborhoods Overlay), to multiple properties within the plan area boundaries of Greenwood Heritage Neighborhoods Sector Plan (also known as the Unity Heritage Neighborhoods Plan), 36th Street North Corridor Small Area Plan, and The Crutchfield Neighborhood Revitalization Master Plan (related to ZCA-7).

**Z-7382 May 2017**: All concurred in **approval** of a request for **rezoning** lots 29, 30, 31 and 32 only from RM-1 to IL, on property located west of the Northwest corner of East Haskell Place and North Norfolk Avenue.

**Z-5624 December 1981**: All concurred in **approval** of a request for **rezoning** 50' x 150' tract of land from RM-1 to IL, on property located north west of Haskell Street and Peoria Avenue.

12/4/2019 1:30 PM
This area has been removed from the application

Development Area 1

Development Area 2

Z-7515
20-12 36
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018
CURRENTLY IM ZONING

(AREA REMOVED FROM REQUEST)

(LOTS 1 THRU 5, BULLETT THIRD ADDITION)

CURRENTLY IL & IM ZONING

(Development Area 1)

- Down Zone to CH Requested with optional development plan use restrictions only.

(SOUTH 19 FEET OF LOTS 1, AND ALL OF LOTS 2 THRU 10, BULLETT THIRD ADDITION)

(LOT 1, BLOCK 1, J H JENKINS ADDITION)

(LOTS 15 THRU 22, BLOCK 1, BULLETT THIRD ADDITION)

(EAST 85 FEET OF LOTS 15 & 22, & ALL OF LOT 20, BULLETT SECOND ADDITION)

(LOTS 19 THRU 22, BLOCK 1, FRISCO ADDITION)

CURRENTLY RM-1 ZONING

(Development Area 2)

- Up Zone to CH Requested with optional development plan use restrictions
- Maximum sign height of 16 feet
- Maximum sign size of 35 sq. Ft.

(LOTS 19 THRU 26, & LOTS 30 THRU 34, BLOCK 1, BULLETT ADDITION)

(LOTS 1 THRU 14 & EAST 48 FEET OF LOTS 15, 16 & 17, BLOCK 2, BULLETT ADDITION)

(LOTS 19 THRU 22, BULLETT ADDITION)

(LOTS 45 & 46, BLOCK 1 FRISCO ADDITION)

(LOTS 4 & 5, BLOCK 4, FRISCO ADDITION)
**Case Number:** Z-7530  

**Hearing Date:** February 5, 2020

**Case Report Prepared by:**  
Dwayne Wilkerson

**Owner and Applicant Information:**

**Applicant:** Holly Berry  
**Property Owner:** HIGGINS, JAMES R FAMILY LP

**Location Map:**  
(Shown with City Council Districts)

**Applicant Proposal:**

**Present Use:** Vacant  
**Proposed Use:** Residential Single Family /Office

**Concept summary:** Rezoning request for single family residential construction and other uses that are allowed in an OL district.

**Tract Size:** 1.05 ± acres  
**Location:** East of the Southeast corner of East 59th Street South & South Mingo Road

**Zoning:**

**Existing Zoning:** PK  
**Proposed Zoning:** OL

**Comprehensive Plan:**

**Land Use Map:** Employment  
**Stability and Growth Map:** Area of Growth

**Staff Recommendation:**

Staff recommends approval.

**Staff Data:**

**TRS:** 9431  
**CZM:** 49

**City Council District:** 7  
**Councilor Name:** Lori Decter Wright

**County Commission District:** 1  
**Commissioner Name:** Stan Sallee

REVISED 1/28/2020
SECTION I: Z-7530

DEVELOPMENT CONCEPT: Rezoning property to allow single family residential construction along with potential for future light office uses.

EXHIBITS:
- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map

Applicant Exhibits:
None included

DETAILED STAFF RECOMMENDATION:

The applicants request for all uses allowed by an OL zoning district is supported by the Employment land use designation in the Tulsa Comprehensive Plan and,

Single family residential and other uses allowed in an OL district are consistent with the expected development pattern in the area and,

OL zoning allows a wide range of uses and provides development guidelines that provide a predictable outcome important to the abutting residential properties, therefore

Staff recommends Approval of Z-7530 to rezone property from PK to OL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject lots are located within an area of Employment and an Area of Growth as designated by the City of Tulsa Comprehensive Plan.

Land Use Vision:

Land Use Plan map designation: Employment

Employment areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity.

Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.
Areas of Stability and Growth designation: Area of Growth

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

Transportation Vision:

Major Street and Highway Plan: East 59th Street South does not have a designation in the Major Street and Highway Plan

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 subject lots are currently vacant without existing structures present.

Environmental Considerations: None

Streets:

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<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<td>South 99th East Avenue</td>
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Utilities:

The subject tract has municipal water and sewer available.
Surrounding Properties:

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<th>Location</th>
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<th>Existing Land Use Designation</th>
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</table>

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 19959 dated October 26, 2000 established zoning for the subject property.

Subject Property:

**Z-6783 October 2000:** All concurred in approval of a request for rezoning a 1.15+ acre tract of land from RS-3 to IL or PK for parking, on property located on the southwest corner and southeast of East 59th Street and South 99th East Avenue. IL was denied, but PK was granted.

Ordinance number 11825 dated June 26, 1970 established zoning for the subject property.

Surrounding Property:

**Z-7046 February 2007:** All concurred in approval of a request for rezoning a .89+ acre tract of land from RS-3 to IL for an Office/Warehouse, on property located east of the northeast corner of South Mingo Road and East 61st Street.

**Z-6995 September 2005:** All concurred in approval of a request for rezoning a 3.48+ acre tract of land from RS-3 to IL for a retail center, on property located southeast corner of East 59th Street South and South Mingo Road.

**Z-6512 November 1995:** All concurred in approval of a request for rezoning a 1+ acre tract of land from RS-3 to IL for car sales, on property located east of the northeast corner of South Mingo Road and East 61st Street.

**Z-6488 June 1995:** All concurred in approval of a request for rezoning a 2.65+ acre tract of land from IL/RS-3 to CS for a QuikTrip, on property located on the northeast corner of South Mingo Road and East 61st Street.

**Z-6445 June 1994:** All concurred in approval of a request for rezoning a .01+ acre tract of land from RS-3 to IL to allow access to the industrial (IL) property, on property located 9999 East 59th Street. The strip was originally left RS-zoned to restrict access to the industrial property by use of residential street. The Comprehensive Plan anticipates industrial growth in this area and the barricade from the residential street was eliminated.

**Z-6410 September 1993:** All concurred in approval of a request for rezoning a .35+ acre tract of land from OL to IL for a music store, on property located on the northeast corner of East 61st Street South and South 99th East Avenue.

7.4

REVISED 1/28/2020
**Z-6253 July 1989:** TMAPC denied a request for rezoning a five-foot strip of land from RS-3 to IL to allow access to the IL tract to the north from East 59th Street, on property located on the north side of East 59th Street South at 99th East Avenue. Upon appeal to the City Commission, approved was granted for IL zoning on three separate strips (.005 acres).

**Z-6230 April 1989:** All concurred in approval of a request for rezoning a .35+ acre tract of land from RS-3 to OL for Offices, on property located northeast corner of 61st Street and South 99th East Avenue.

**Z-5950/PUD-368 June 1986:** All concurred in approval of a request to rezone a 1+ acre tract of land from OL to IL and approval of a proposed Planned Unit Development for a trade center, subject to retaining an OL buffer to the north, east, and west and excluding uses specific uses within Use Units 11, 12, 13, and 14, on property located on the northwest corner of East 61st Street and South 99th Avenue East.

**Z-5824 August 1983:** All concurred in approval of a request for rezoning a 1+ acre tract of land from RS-3 to IL for industrial, on property located northeast corner of 61st and Mingo.

**Z-5809 May 1983:** All concurred in approval of a request for rezoning a .7+ acre tract of land from RS-3 to OL for offices, on property located northeast corner of East 61st Street South and South 99th East Avenue.

**Z-5776 February 1983:** All concurred in approval of a request for rezoning a 1+ acre tract of land from RS-3 to IL for Industrial, on property located on the northeast corner of East 61st Street South and South 100th East Avenue.

**Z-5698 June 1982:** All concurred in approval of a request for rezoning a 4+ acre tract of land from RS-3 to IL for light industry, on property located east of the northeast corner of 61st Street and 100th East Avenue.

**Z-5631 November 1981:** All concurred in approval of a request for rezoning a 10+ acre tract of land from RS-3 to IL for an Industrial Park, on property located northeast corner of East 59th Street and South 100th East Avenue.

**Z-5520 May 1981:** All concurred in denial of a request for rezoning a 8.9+ acre tract of land (less the south 5 feet) from RS-3 to IM for industrial development, but approval for IL, on property located east of the northeast corner of 59th Street and Mingo Road.

**Z-5449 October 1980:** All concurred in approval of a request for rezoning a 1+ acre tract of land from RS-3 to IL for Office/Warehouse, on property located east of the northeast corner of East 61st Street South and South 100th East Avenue.

**Z-5352 January 1980:** All concurred in approval of a request for rezoning a 2.5+ acre tract of land from RS-3 to IL for Industrial, on property located 10221 East 61st Street.

**Z-5113 February 1978:** All concurred in approval of a request for rezoning a 5.8+ acre tract of land from RS-3 to IL, on property located 660' north of the northeast corner of 61st Street South and Mingo Road.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018
Land Use Plan Categories

- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Regional Center
- Neighborhood Center
- Employment
- New Neighborhood
- Existing Neighborhood
- Park and Open Space
- Arkansas River Corridor

SUBJECT TRACT LAND USE PLAN EMPLOYMENT
Growth and Stability

Area of Growth
Area of Stability

SUBJECT TRACT

Growth and Stability

Area of Growth
Area of Stability

Z-7530

19-1431
Case Report Prepared by: Dwayne Wilkerson

Owner and Applicant Information:
Applicant: Dave Anderson
Property Owner: HIGHTOWER, STEVEN M

Location Map:
(shown with City Council Districts)

Applicant Proposal:
Present Use: Vacant
Proposed Use: Light Industrial
Concept summary: Rezone for anticipated light industrial use building.
Tract Size: 0.16 ± acres
Location: East of the Northeast corner of East 2nd Street South & South Peoria Avenue

Zoning:
Existing Zoning: RM-2
Proposed Zoning: IL

Comprehensive Plan:
Land Use Map: Employment
Stability and Growth Map: Area of Growth

Staff Recommendation:
Staff recommends approval.

City Council District: 4
Councilor Name: Kara Joy McKee
County Commission District: 2
Commissioner Name: Karen Keith
SECTION I: Z-7531

DEVELOPMENT CONCEPT: The property is currently zoned RM-2 however the abutting property on the west, east and south is all IL. RM-2 properties north of the alley are vacant, single family or small multifamily residential properties.

EXHIBITS:
INCOG Case map
INCOG Aerial (small scale)
INCOG Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map
Applicant Exhibits: None included

DETAILED STAFF RECOMMENDATION:

The applicants request for all uses allowed in an IL zoning district is supported by the Employment land use designation in the Tulsa Comprehensive Plan and,

The existing residential uses, as well as uses allowed in an IL district are consistent with the expected development pattern in the area and,

IL zoning allows a wide range of commercial, office and light industrial uses. Development requirements also provide a predictable outcome important to the abutting light industrial and RM-2 properties, therefore

Staff recommends Approval of Z-7531 to rezone property from RM-2 to IL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject lot is located within an area of Employment and an Area of Growth as designated by the City of Tulsa Comprehensive Plan as well as being located within the Pearl District Small Area Plan.

Land Use Vision:

Land Use Plan map designation: Employment

Employment areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity.

Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.
Areas of Stability and Growth designation: Area of Growth

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

Transportation Vision:

Major Street and Highway Plan: East 2nd Street South does not have a designation in the Major Street and Highway Plan

Trail System Master Plan Considerations: None

Small Area Plan: Pearl District Small Area Plan. The executive summary of the Pearl District Small Area Plan was updated and adopted in July 2019.

Part 1 of the Executive summary illustrates this area as an area of Employment with Residential land use area.

Employment with residential areas contain office, warehousing, light manufacturing and high tech uses such as manufacturing or information technology. These areas may also have residences, residential and office lofts in industrial buildings, and more extensive commercial activity. Employment with residential areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic. Since residential and industrial uses are allowed in this district, extensive screening and buffering between these uses within the district are not required for many of the existing uses.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently a vacant lot with existing industrial uses located immediately to the South, East and West.
Street View snippet from SE corner of site looking northwest:

Environmental Considerations: None

Streets:

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<th>MSHP Design</th>
<th>MSHP R/W</th>
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<tr>
<td>East 2nd Street South</td>
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Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

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<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
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REVISED 1/28/2020
SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11815 dated June 26, 1970 established zoning for the subject property.

Subject Property:

No Relevant History.

Surrounding Property:

**Z-7182 September 2011:** All concurred in approval of a request for rezoning a .48+ acre tract of land from RM-2 to IL for Industrial, on property located east of the southeast corner of South Peoria Avenue and East 2nd Street and east of the northeast corner of South Peoria Avenue and East 2nd Street.

**Z-7144 December 2009:** All concurred in approval of a request for rezoning a .33+ acre tract of land from RM-2 to IL for a warehouse to store old cars, on property located 1408 and 1412 East 2nd Street.

**Z-6625 April 1998:** All concurred in approval of a request for rezoning a .5+ acre tract of land from RM-2 to IL for a warehouse, on property located west of the southwest corner of East 2nd Street and South Quincy Avenue.

**Z-6290 August 1990:** All concurred in approval of a request for rezoning a 2.12+ acre tract of land from RM-2 to IL for Industrial, on property located east of the northeast corner of South Peoria Avenue and East 2nd Street.

**Z-6117 September 1986:** All concurred in approval of a request for rezoning a .1+ acre tract of land from RM-2 to IL for commercial, on property located on the southeast corner of East 2nd Street and South Quincy Avenue.

**Z-5905 May 1984:** All concurred in approval of a request for rezoning a .16+ acre tract of land from RM-2 to IL for a warehouse and offices, on property located east of the southeast corner of 1st Street and Peoria Avenue.

**Z-5090 February 1978:** All concurred in approval of a request for rezoning a .31+ acre tract of land from RM-2 to IL, on property located east of the southeast corner of 1st Street and Quincy Avenue.
Note: Graphic overlays may not precisely align with physical features on the ground.
**Case Report Prepared by:**
Dwayne Wilkerson

**Owner and Applicant Information:**
**Applicant:** Katera Meachem  
**Property Owner:** MEACHEM, KATERA J

**Location Map:**
(shown with City Council Districts)

**Applicant Proposal:**
**Present Use:** Vacant  
**Proposed Use:** Commercial/Medical Marijuana Dispensary  
**Concept summary:** Construct a small commercial building that could support all CS zoning uses  
**Tract Size:** 0.3 ± acres  
**Location:** South of the Southwest corner of East 36th Street North & North Harvard Avenue

**Zoning:**
**Existing Zoning:** RS-3  
**Proposed Zoning:** CS

**Comprehensive Plan:**
**Land Use Map:** Town Center  
**Stability and Growth Map:** Area of Growth

**Staff Recommendation:**
Staff recommends approval.

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<th><strong>Staff Data:</strong></th>
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<th><strong>County Commission District:</strong></th>
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<td><strong>CZM:</strong> 29</td>
<td><strong>Councilor Name:</strong> Vanessa Hall-Harper</td>
<td><strong>Commissioner Name:</strong> Stan Sallee</td>
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**Case Number:** Z-7532  
**Hearing Date:** February 5, 2020
SECTION I: Z-7532

DEVELOPMENT CONCEPT: The applicant proposes to construct a small commercial building that could support all CS zoning uses.

EXHIBITS:
- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map

Applicant Exhibits:

DETAILS STAFF RECOMMENDATION:

The applicant's request for all uses allowed by a CS zoning district is supported by the Town Center land use designation in the Tulsa Comprehensive Plan and,

This is one of the first zoning applications in this Town Center land use area near East 36th Street North and North Harvard Avenue and is consistent with the expected development pattern in the area,

CS zoning allows a wide range of uses and provides development guidelines that provide a predictable outcome important to the abutting residential properties, therefore

Staff recommends Approval of Z-7532 to rezone property from RS-3 to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject lot is located within a Town Center and an Area of Growth as designated by the City of Tulsa Comprehensive Plan.

Land Use Vision:

Land Use Plan map designation: Town Center

Town Centers are medium-scale, one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood Centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to number of destinations.

Areas of Stability and Growth designation: Area of Growth

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to
increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

Transportation Vision:

Major Street and Highway Plan: North Harvard Avenue is designated as a Secondary Arterial by the Major Street and Highway Plan

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 formerly contained a single-family home that was demolished after a fire approximately two years ago.

Environmental Considerations: None
Streets:

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Utilities: The subject tract has municipal water and sewer available.

Surrounding Properties:

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<th>Location</th>
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<th>Existing Land Use Designation</th>
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SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11809 dated June 26, 1970 established zoning for the subject property.

Subject Property: No Relevant History.

Surrounding Property:

BOA-15171 June 1989: The Board of Adjustment approved a Special Exception to permit a bait shop in a CS zoned district, denied a Variance of the setback from the centerline of Harvard Avenue from 88' (average required setback) to 75' and from the south property line from 10' to 8', approved a Variance of the screening requirements along the west line and the south property line, and approved a Variance of one (1) parking space on a dust free, all-weather, hard surface subject to Stormwater Management approval, on property located at 3326 North Harvard Avenue.
Subject
Tract
Z-7532
20-13 20

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

Aerial Photo Date: February 2018
Land Use Plan Categories

- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Regional Center
- Neighborhood Center
- Employment
- New Neighborhood
- Existing Neighborhood
- Park and Open Space
- Arkansas River Corridor

SUBJECT TRACT LAND USE PLAN TOWN CENTER

Z-7532
20-13 20
Growth and Stability

- **Area of Growth**
- **Area of Stability**

**SUBJECT TRACT**

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**Growth and Stability Map**

- **Area of Growth**
- **Area of Stability**

**Legend**

- **Z-7532**
- **20-13 20**