



Tulsa Metropolitan Area  
Planning Commission

Case Number: Z-7532

Hearing Date: February 5, 2020

**Case Report Prepared by:**

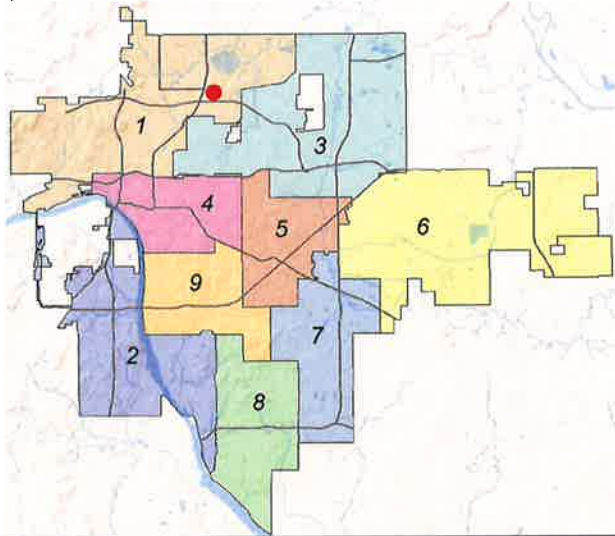
Dwayne Wilkerson

**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.**

**Staff Data:**

TRS: 0320  
CZM: 29

**City Council District: 1**

*Councilor Name:* Vanessa Hall-Harper

**County Commission District: 1**

*Commissioner Name:* Stan Sallee

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## 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:

### **DETAILED STAFF RECOMMENDATION:**

The applicants 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 36<sup>th</sup> 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

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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

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Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
North Harvard Avenue	Secondary Arterial	100 Feet	4

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

Surrounding Properties:

<b>Location</b>	<b>Existing Zoning</b>	<b>Existing Land Use Designation</b>	<b>Area of Stability or Growth</b>	<b>Existing Use</b>
North	RS-3	Town Center	Growth	Vacant
South	CS	Town Center	Growth	Vacant
East	RS-3	Town Center	Growth	Single Family
West	RS-3	Town Center	Growth	Single Family

**SECTION III: Relevant Zoning History**

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

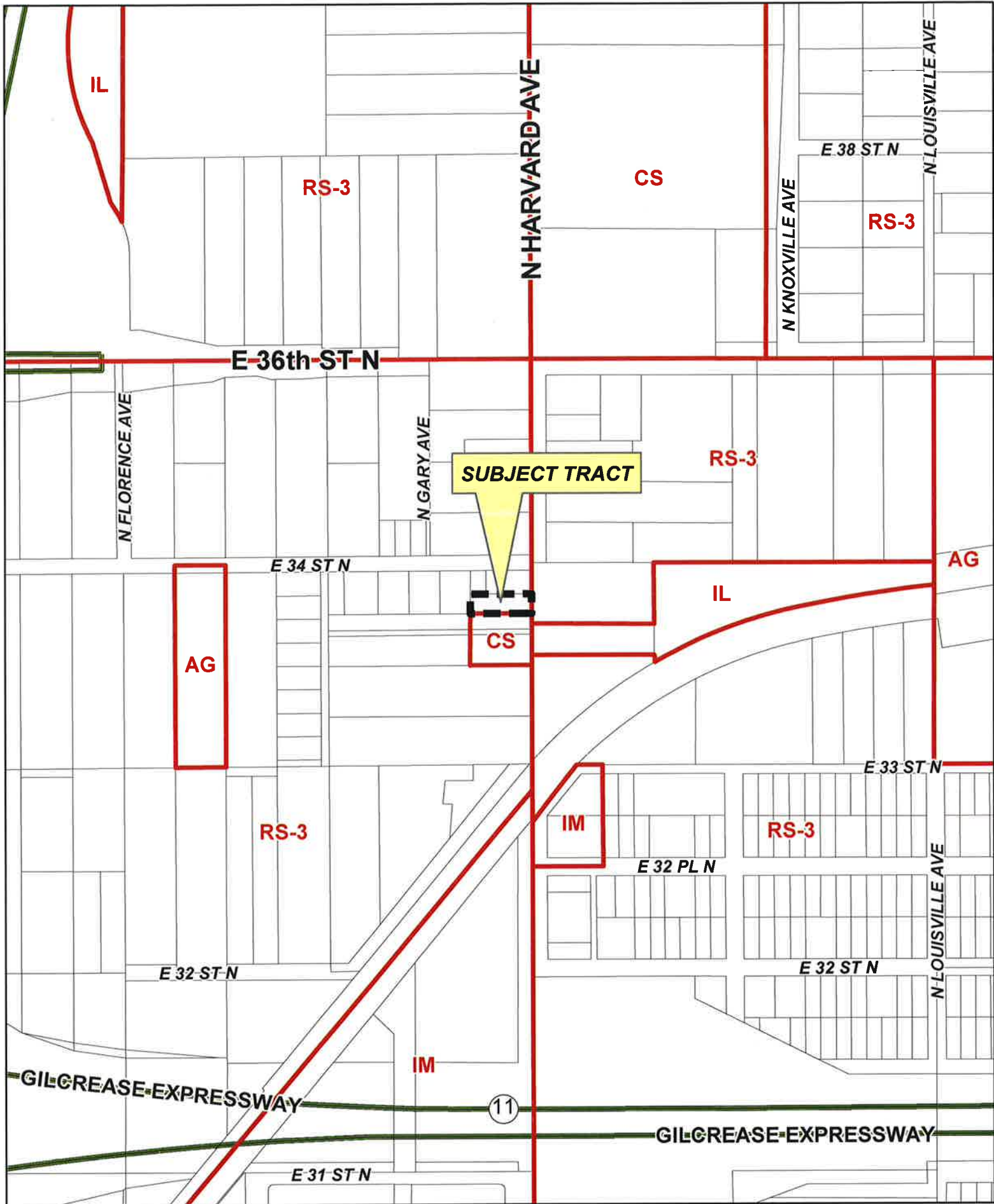
**Subject Property:** No Relevant History.

**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.

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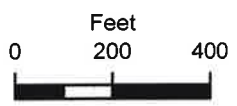
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 Subject Tract

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

Aerial Photo Date: February 2018



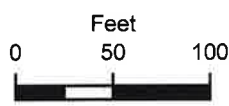




N GARY AVE

E 34 STN

N HARVARD AVE



 Subject Tract

**Z-7532**

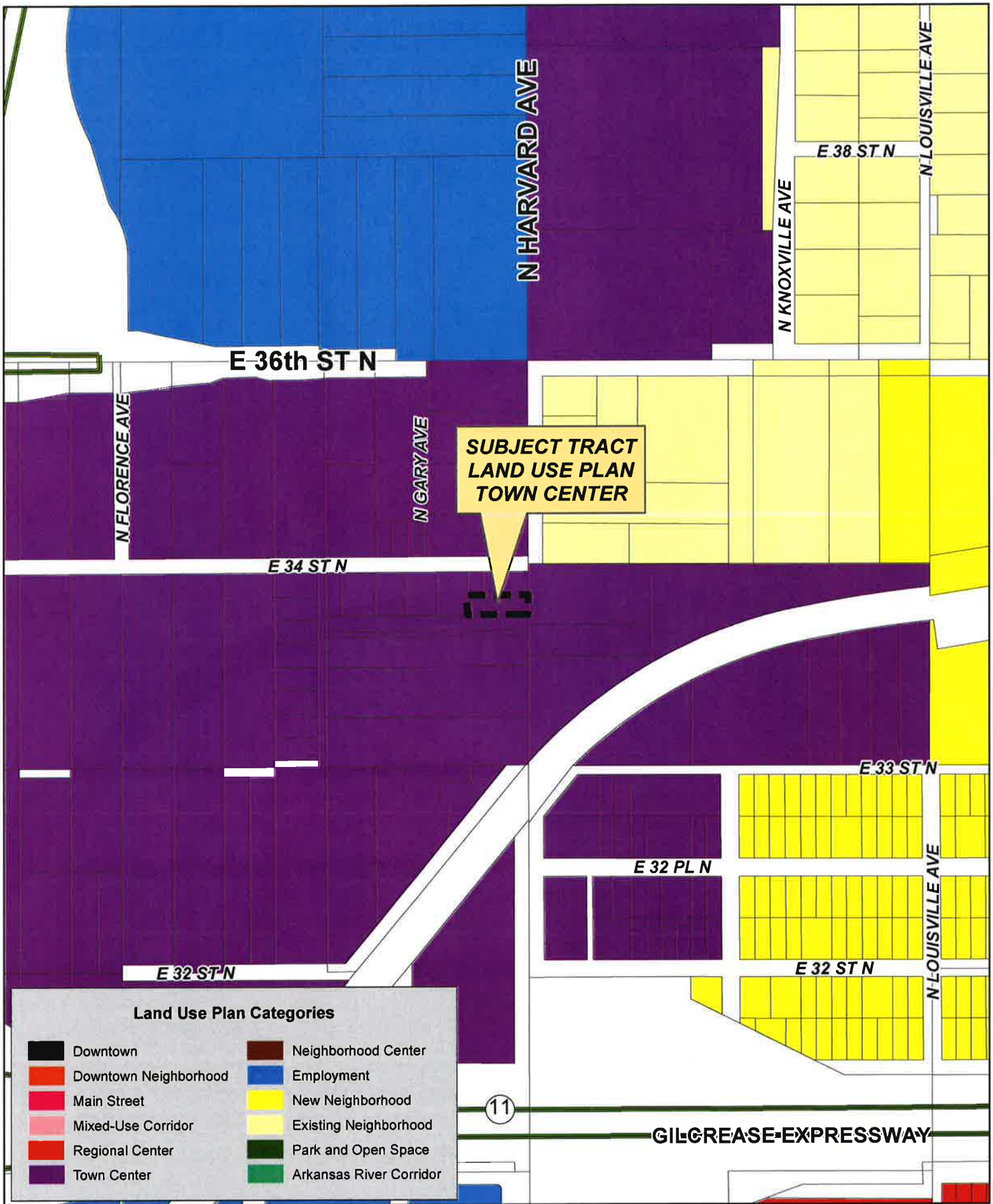
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**SUBJECT TRACT  
LAND USE PLAN  
TOWN CENTER**

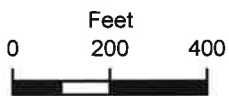
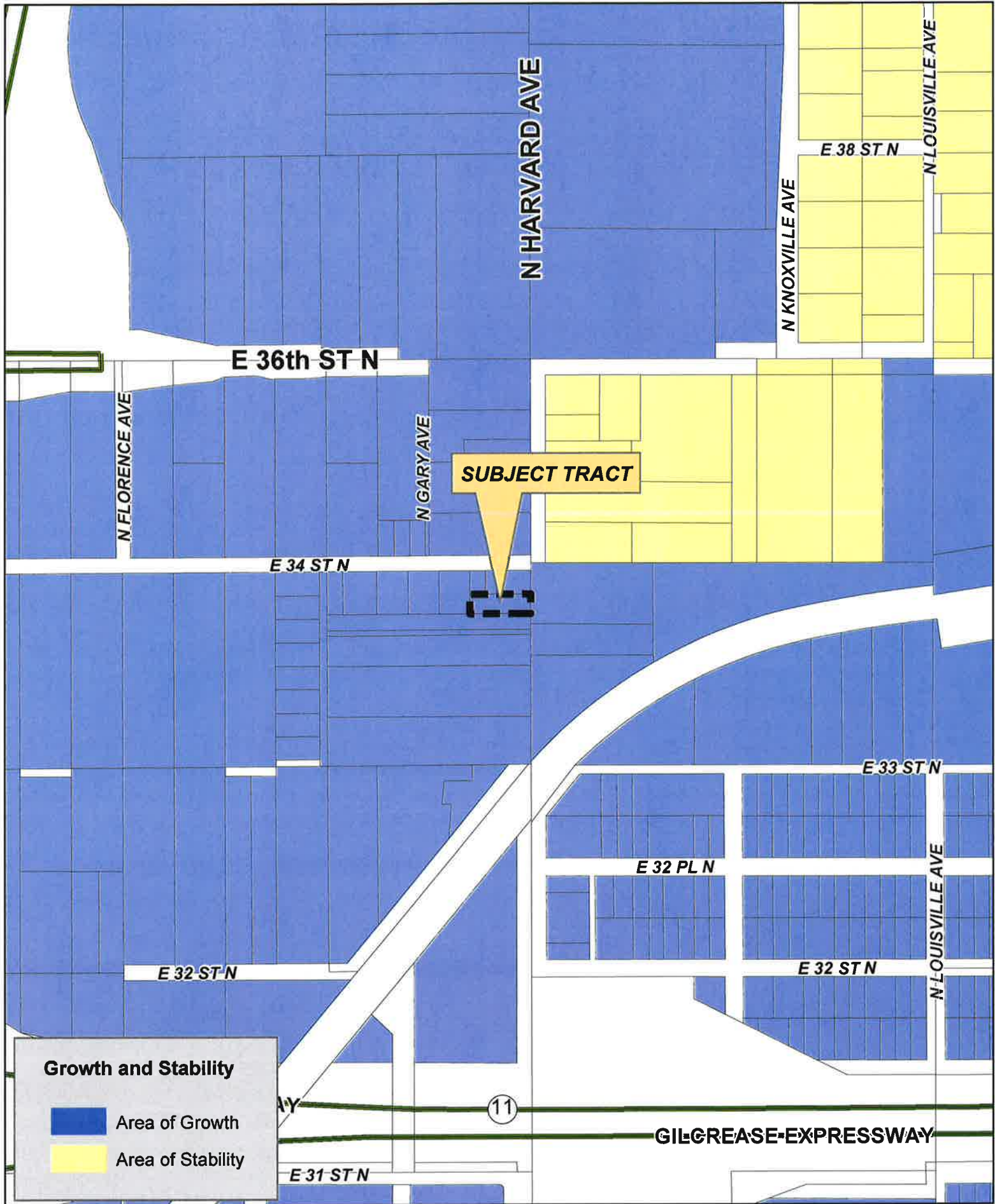


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