Case Report Prepared by:  
Dwayne Wilkerson

Owner and Applicant Information:  
Applicant: City Council C/O Tulsa Housing Authority  
Property Owner: HOUSING AUTHORITY OF THE CITY OF TULSA

Location Map: 
(Shown with City Council Districts)

Applicant Proposal:  
Present Use: Residential and Vacant  
Proposed Use: Mixed-Use  
Concept summary: Redevelopment of Comanche Park property northeast and southeast of the intersection of 36th Street North at North Peoria Ave  
Tract Size: 36.8 ± acres  
Location: Northeast and southeast of East 36th Street North at North Peoria Avenue

Zoning:  
Existing Zoning: AG, RM-1 and CS  
Proposed Zoning: MX1-U-U, MX2-V-65, MX2-U-U and MX3-V-45

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

Staff Recommendation:  
Staff recommends approval  
The zoning request is consistent with:  
1. Tulsa Comprehensive Plan  
2. 36th Street North small area plan  
3. Consistent with the land use recommendation of the Bus Rapid Transit System study  
4. Not conflicting with the Healthy neighborhood overlay.

Staff Data:  
TRS: 318  
CZM: 22, 29

City Council District: 1  
Councilor Name: Vanessa Hall-Harper  
County Commission District: 1  
Commissioner Name: Stan Sallee
SECTION I: Z-7534

DEVELOPMENT CONCEPT: Redevelopment of Comanche Park property near the intersection of 36th street north at North Peoria Avenue. The subject property is a multi-family residential property. The new development will replace the current structures and will integrate commercial and residential uses into the site. The MX zoning will require buildings closer to the street in a way that is consistent with the BRT transit study and the 36th Street North Small Area Plan.

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
- Bus Rapid Transit (BRT) study land use recommendation map at 36th Street North.

Applicant Exhibits:
- Zoning diagram

DETAILED STAFF RECOMMENDATION:

Z-7534 requesting MX1-U-U, MX2-U-U, MX2-V-65 and MX3-V-45 are generally consistent with the BRT land use recommendations in the area. The area of the zoning request is larger than was contemplated with those recommendations and;

MX1-U-U, MX2-U-U, MX2-V-65 and MX3-V-45 are consistent with the Town Center Land Use Designation in the Tulsa Comprehensive Plan and the 36th Street North Small Area Plan,

All of the zoning classifications in this request are consistent with the goals of the Healthy Neighborhood Overlay and,

Uses and development standards defined by MX1-U-U, MX2-U-U, MX2-V-65 and MX3-V-45 are consistent with the expected development pattern for the proximate properties therefore

Staff recommends Approval of Z-7534 to rezone property from AG, RM-1 and CS to MX1-U-U, MX2-U-U, MX2-V-65 and MX3-V-45

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: MX zoning is consistent with the Town Center and Area of Growth designations of the 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: None

Trail System Master Plan Considerations: The site is approximately ¼ mile from the Osage Trail which is classified as a Bikeway and Multi-use trail west of the site.

Small Area Plan: The subject property is at the core of the 36th Street North Small Area Plan which was originally adopted in 2013 and amended in September 2016.

36th Street North Small Area Plan recommendations include for land use priorities that are supported by this rezoning request.

The small area plan specifically identifies the property at or near Comanche Park that could be within walking distance of transportation to jobs and services throughout the metropolitan area. A community garden, northeast of the transit hub, would provide food and recreation opportunities locally.

The transit-oriented development aspirational building footprint illustration on the following page provided guidance for the anticipated redevelopment of the intersection of 36th Street North at North Peoria.

All of the MX zoning designations requested are precisely what the plan envisioned.
Special District Considerations: This site is part of the Voluntary MX rezoning program for Peoria Avenue Bus Rapid Transit that was reauthorized by City Council in December 2019. The program expires in December 2021. The subject property is also included in the Healthy Neighborhood Overlay area.

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The subject property is a garden style apartment development except at the southwest corner of the site and the parcel south of 36th Street North. Those properties are vacant and not developed are zoned CS on the north side of East 36th Street North and AG on the south side of East 36th Street North. 36th Street North is 2 lane road with drainage ditches on each side of the street. Pedestrian access along 36th Street North is complicated by that street and drainage configuration.

The subject property is served by the Tulsa Bus Rapid Transit System with stops on North Peoria for north and south bound routes.

Environmental Considerations: None that affect site redevelopment. The southeast corner of 36th Street North at North Peoria Avenue is heavily wooded. Redevelopment in a way that would save some of the existing tree canopy should be a consideration.
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>North Peoria Avenue</td>
<td>Secondary Arterial with Multi-modal corridor designation</td>
<td>100 feet</td>
<td>4</td>
</tr>
<tr>
<td>The BRT route</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>East 36th Street North</td>
<td>Secondary arterial</td>
<td>100 feet</td>
<td>2</td>
</tr>
</tbody>
</table>

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>AG</td>
<td>Town Center</td>
<td>Growth</td>
<td>Not developed</td>
</tr>
<tr>
<td>East</td>
<td>RM-1</td>
<td>New Neighborhood</td>
<td>Growth</td>
<td>Not developed</td>
</tr>
<tr>
<td>South</td>
<td>AG</td>
<td>Town Center with some park and open space in flood plain areas</td>
<td>Growth</td>
<td>Not developed</td>
</tr>
<tr>
<td>West</td>
<td>CS</td>
<td>Town Center</td>
<td>Growth</td>
<td>Mix of commercial uses</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History


Subject 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). This overlay includes the subject property, as well as the surrounding area.

BOA-15016 December 1988: The Board of Adjustment approved a Special Exception to allow for modifications of approval for an existing day care center in an RM-1 zoned district, subject to a maximum of 14 children with ages ranging from birth to 12 years, finding that the day care operation has been in existence for several months and has proved to be compatible with the area, on property located at 3008 North Quaker Avenue.

BOA-14989 August 1988: The Board of Adjustment approved a Special Exception to allow for a daycare center (head start program) in an existing school building in an RS-3 zoned district, on property located at 3608 North Quaker Avenue.
BOA-14867 August 1988: The Board of Adjustment approved a Special Exception to permit a day care center in an RM-1 zoned district, subject to the day care serving children between ages two and twelve and the days and hours of operation being limited to Monday through Friday, 7:00 a.m. to 8:00 p.m., on property located at 3608 North Quaker Avenue.

**Surrounding Property:**

Z-7462 December 2018: All concurred in approval of a request for rezoning a 9.29+ acre tract of land from CS to MX2-F-65/MX2-V-65 for mixed-use, on property located west of the southwest corner of East 36th Street North and North Peoria Avenue.

Z-5395 July 1980: All concurred in approval of a request for rezoning a 2+ acre tract of land from CS to IL for machine shop specialized in oil well pipe fittings, on property located south of the southwest corner of East 36th Street North and North Peoria Avenue.

BOA-8686 August 1975: The Board of Adjustment approved a Exception to permit the operation of a trade school and an Exception to waive the screening requirement to the west in a CS District, on property located at 3802 North Peoria Avenue.

BOA-06119 January 1969: The Board of Adjustment approved CDP No. 46 under the provisions of Section 18 for the development of a mobile home park, subject to conditions, on property located ¼ mile east of the northeast and southeast corners of 36th Street North and Peoria Avenue. Planning Commission had recommended approval of U-3D zoning, subject to a CDP for the development of the mobile home park.

2/19/2020 1:00 PM
SUBJECT TRACT LAND USE PLAN TOWN CENTER

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

Z-7534
20-13 18 & 20-13 19
SUBJECT TRACT

Growth and Stability

Area of Growth
Area of Stability

N PEORIA AVE

E 38 ST N

E 37 ST N

N QUAKER AVE

E 36th ST N

0 200 400 Feet

Z-7534

20-13 18 & 20-13 19

5.10
REZONING MAP: COMANCHE PARK REDEVELOPMENT
Applicant: The Tulsa Housing Authority    Prepared By: Camiros, Ltd.    Date: 12/30/19