



Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7567 ODP

**Hearing Date:** August 19<sup>th</sup>, 2020

**Case Report Prepared by:**

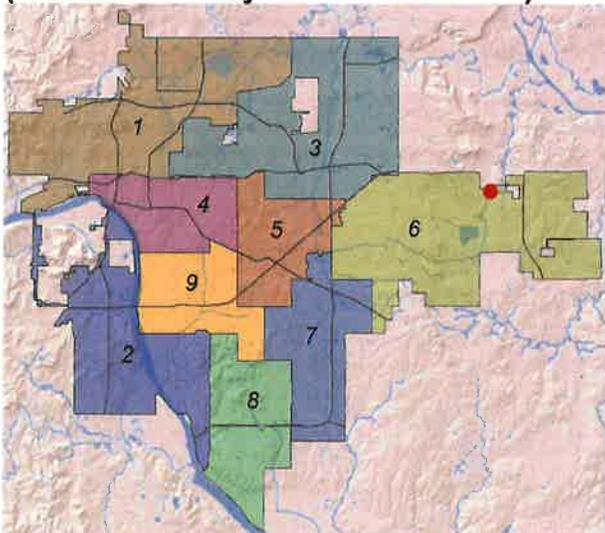
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Nathalie Cornett

*Property Owner:* CITY OF TULSA

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



**Applicant Proposal:**

*Present Use:* AG

*Proposed Use:* IH with an optional development plan.

*Concept summary:* The site was annexed into the City Limits of Tulsa with AG designation and has never been changed. The site appears to be used as a light industrial area.

*Tract Size:* 1 ± acres

*Location:* This site is in Wagoner County but in the City Limits of Tulsa and located North and East of the Northeast corner of East 11th Street South & South 193rd East Avenue on 6<sup>th</sup> street.

**Zoning:**

*Existing Zoning:* AG

*Proposed Zoning:* IH with an optional development plan.

**Comprehensive Plan:**

*Land Use Map:* Employment

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 9413  
CZM: 40

**City Council District:** 6

*Councilor Name:* Connie Dodson

**Wagoner County Commission District:** 1

*Commissioner Name:* James Hanning

12.1

## SECTION I: Z-7567

**DEVELOPMENT CONCEPT:** Establish zoning for the site after the 2011 annexation.

In connection with the rezoning to the Industrial-Heavy District (IH District), the Applicant respectfully requests that pursuant to Section 70.040-B.2 of the Tulsa Zoning Code, the development of the Property be approved with the additional development limitations as follows:

### **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 subject tract and surrounding properties are located within an Employment Land Use designation in the City of Tulsa Comprehensive plan. The site was annexed into the city with AG zoning and is not part of a small area plan that might provide additional guidance and,

The request for IH zoning along with normal supplemental regulations and limited uses identified in the optional development plan is consistent with the anticipated land use and,

Uses allowed in the proposed IH zoning district along with normal supplemental regulations and limited uses identified in the optional development plan is compatible with the surrounding proximate properties and,

The optional development plan outlined in section II below is consistent with the provisions of the Tulsa Zoning Code therefore,

Staff recommends Approval of Z-7567 to rezone property from AG to IH with the optional development plan as defined in section II.

## **SECTION II OPTIONAL DEVELOPMENT PLAN**

The optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in an IH district with its supplemental regulations and Accessory Use provisions except as further refined below. All uses categories, subcategories or specific uses and residential building types that are not listed in the following permitted uses categories are prohibited:

### **PERMITTED USE CATEGORY**

\* indicates specific uses that are only allowed through the special exception process

#### **A) RESIDENTIAL** (see allowed residential building types below)

- Household Living
  - Single household

- Group Living
  - \*Homeless center
  - \*Re-entry facility

122

- \*Residential treatment center
- \*Shelter, emergency and protective
- \*Transitional living center

**B) PUBLIC, CIVIC, AND INSTITUTIONAL**

- \*Cemetery
- \*College or University
- \*Day Care \*Detention and Correctional Facility
- \*Fraternal Organization
- \*Governmental Service or Similar Functions
- \*Hospital
- \*Library or Cultural Exhibit
- Natural Resource Preservation
- \*Parks and Recreation
- \*Postal Services
- \*Religious Assembly
- Safety Service
- \*School Utilities and Public Service Facility (minor)
- \*Utilities and Public Service Facility (major)
- Wireless Communication Facility (includes all specific uses)

**C) COMMERCIAL**

- Animal Service
  - Boarding or shelter
  - Grooming
  - Veterinary
- Assembly and entertainment
  - \*Indoor gun club
  - \*Other indoor
    - \*(small; up to 250-person capacity)
  - \*Outdoor gun club
  - \*Other outdoor
- Broadcast or Recording Studio
- Commercial Service (includes all permitted specific uses)
- Financial Services (includes all permitted specific uses)
- Funeral or Mortuary Service
- Lodging
  - \*Bed & breakfast
  - Short-term rental
  - Campgrounds and RV parks
- \*Hotel/motel
- Office (includes all permitted specific uses)
- Parking, Non-accessory
- Restaurants and Bars
  - Restaurant
  - \*Bar
  - \*Brewpub
- Retail Sales (includes all permitted specific uses)
- Self-service Storage Facility
- \*Sexually Oriented Business Establishment
- Studio, Artist, or Instructional Service
- Trade School Vehicle Sales and Service (includes all permitted specific uses)

#### **D) WHOLESALE, DISTRIBUTION AND STORAGE**

Equipment & Materials Storage, Outdoor  
Trucking and Transportation Terminal  
Warehouse Wholesale Sales and Distribution

#### **E) INDUSTRIAL**

Low-impact Manufacturing & Industry  
Moderate-impact Manufacturing & Industry  
High-impact Manufacturing & Industry, but only for a High-Impact Medical Marijuana Processing Facility

#### **F) RECYCLING**

\*Construction or Demolition Debris  
Consumer Material Drop-off Station  
Consumer Material Processing

#### **G) AGRICULTURAL**

Animal Husbandry  
Community Garden Farm, Market- or Community-supported  
Horticulture Nursery

#### **H) OTHER**

Drive-in or Drive-through Facility (as a component of an allowed principal use)  
Off-Premise Outdoor Advertising Sign  
\*Oil or Gas Well

#### **PERMITTED RESIDENTIAL BUILDING TYPES**

Household Living  
Single household  
\*Manufactured housing unit

#### **SECTION III: Supporting Documentation**

#### **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

*Staff Summary: Industrial zoning categories are generally consistent with employment land use designation. The Tulsa Comprehensive plan does not provide clear guidance for locating heavy industrial uses. This small tract with the provisions of the optional development plan is consistent with the employment land use designation.*

#### **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:* None

*Trail System Master Plan Considerations:* None

Small Area Plan: None

Special District Considerations: None except that property was annexed in 2001 as AG zoned property and has never been rezoned.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS: The site has access from an undeveloped road right of way. Aerial photos illustrate a single-story commercial / industrial building with unimproved parking areas. The redevelopment of this site and rezoning will require the site to meet current zoning and development standards.

*Staff Summary:* The existing building and site is surrounded by undeveloped or industrial uses and is not visible from the street. .

Environmental Considerations: None that would affect site redevelopment.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
Un-named stub street with right of way connection to the cul-de-sac on East 6 <sup>th</sup> Street	None	50 feet	2 no curb and gutter or improved drainage system.

Utilities:

The subject tract has municipal water service. Municipal sanitary sewer service is not available. The existing

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	AG	Employment	Growth	Contractor supply pipe yard and outdoor storage
East	AG	Employment	Growth	Unknown (single story metal building)
South	AG	New Neighborhoods	Growth	Undeveloped agriculture land
West	AG	Employment	Growth	

**SECTION IV: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 20244 dated November 20, 2001 established zoning for the subject property.

No records could be found for the subject property or properties within 300 ft of the subject property other than the ordinance above which annexed this property (as well as many others into the City of Tulsa's corporate limits from Wagoner County)

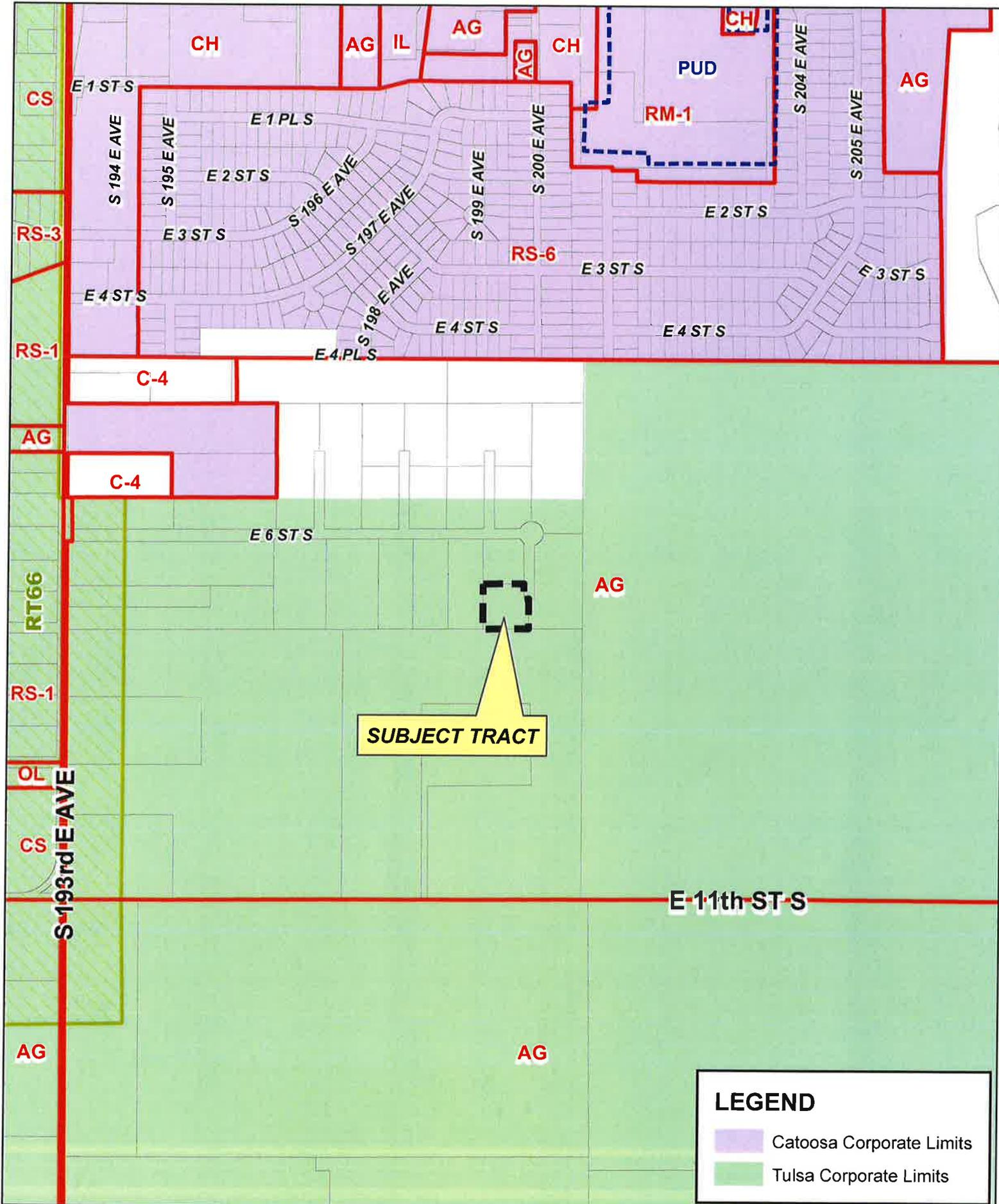
Wagoner County was subsequently contacted to see if they had any records for this property prior to its annexation into the City of Tulsa or if they could point staff in the direction of who to else to contact, but staff never received a response.

The applicant has not provided additional relevant zoning history.

It should be noted all properties included in this ordinance were zoned AG prior to their annexation into the City of Tulsa's corporate limits and remained AG upon their annexation.

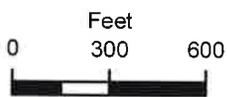
8/12/2020 1:00 PM

12.4



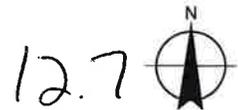
**LEGEND**

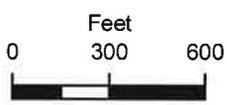
- Catoosa Corporate Limits
- Tulsa Corporate Limits



19-15 06

**Z-7567**  
**with Optional**  
**Development Plan**



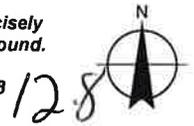


 Subject Tract  
19-15 06

# Z-7567 with Optional Development Plan

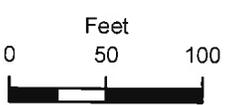
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018





**EOST'S**



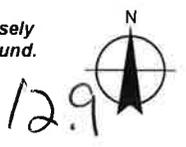
**Subject Tract**

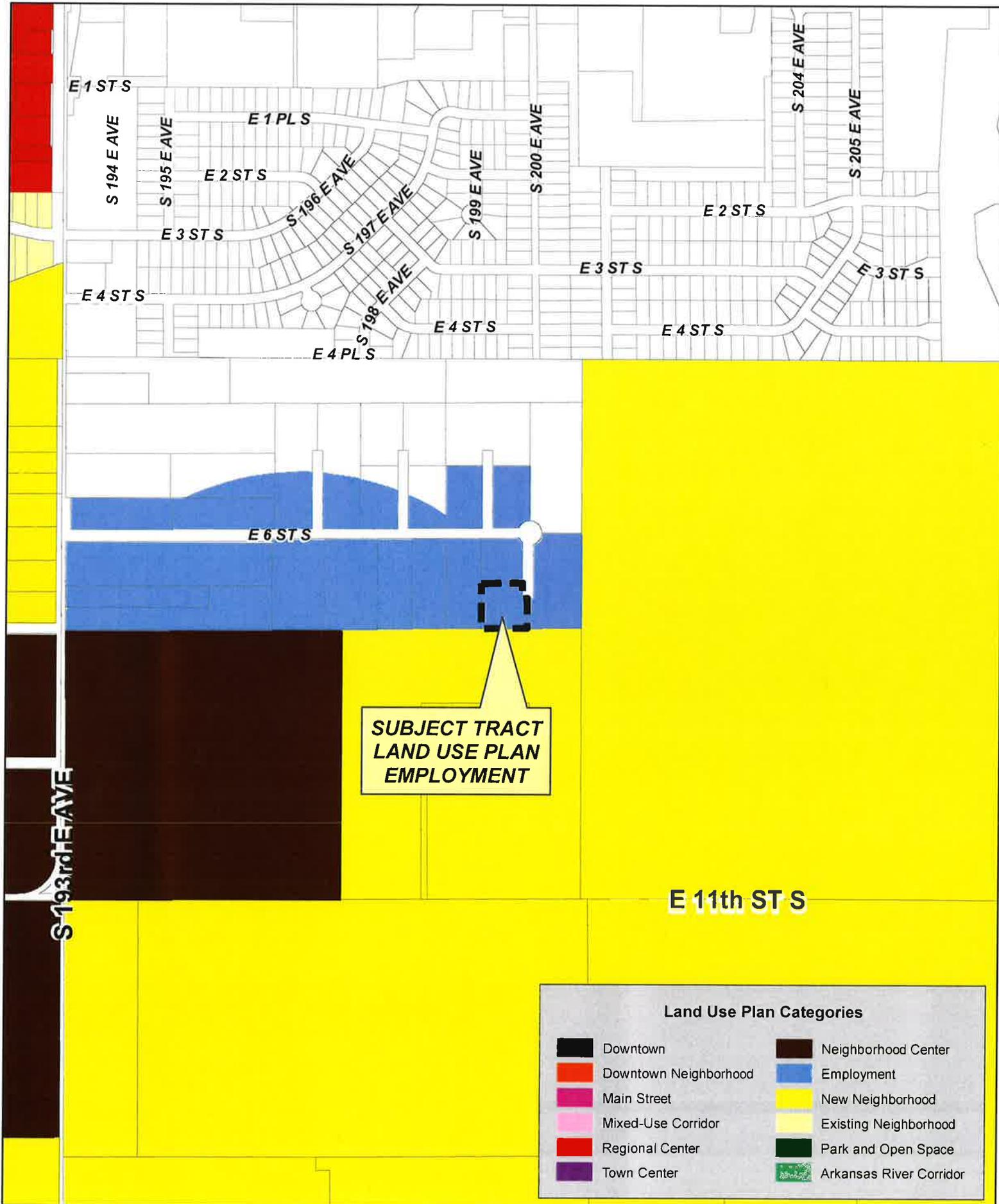
19-15 06

# **Z-7567 with Optional Development Plan**

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

*Aerial Photo Date: February 2018*

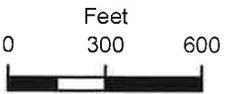




**SUBJECT TRACT  
LAND USE PLAN  
EMPLOYMENT**

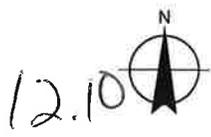
**E 11th ST S**

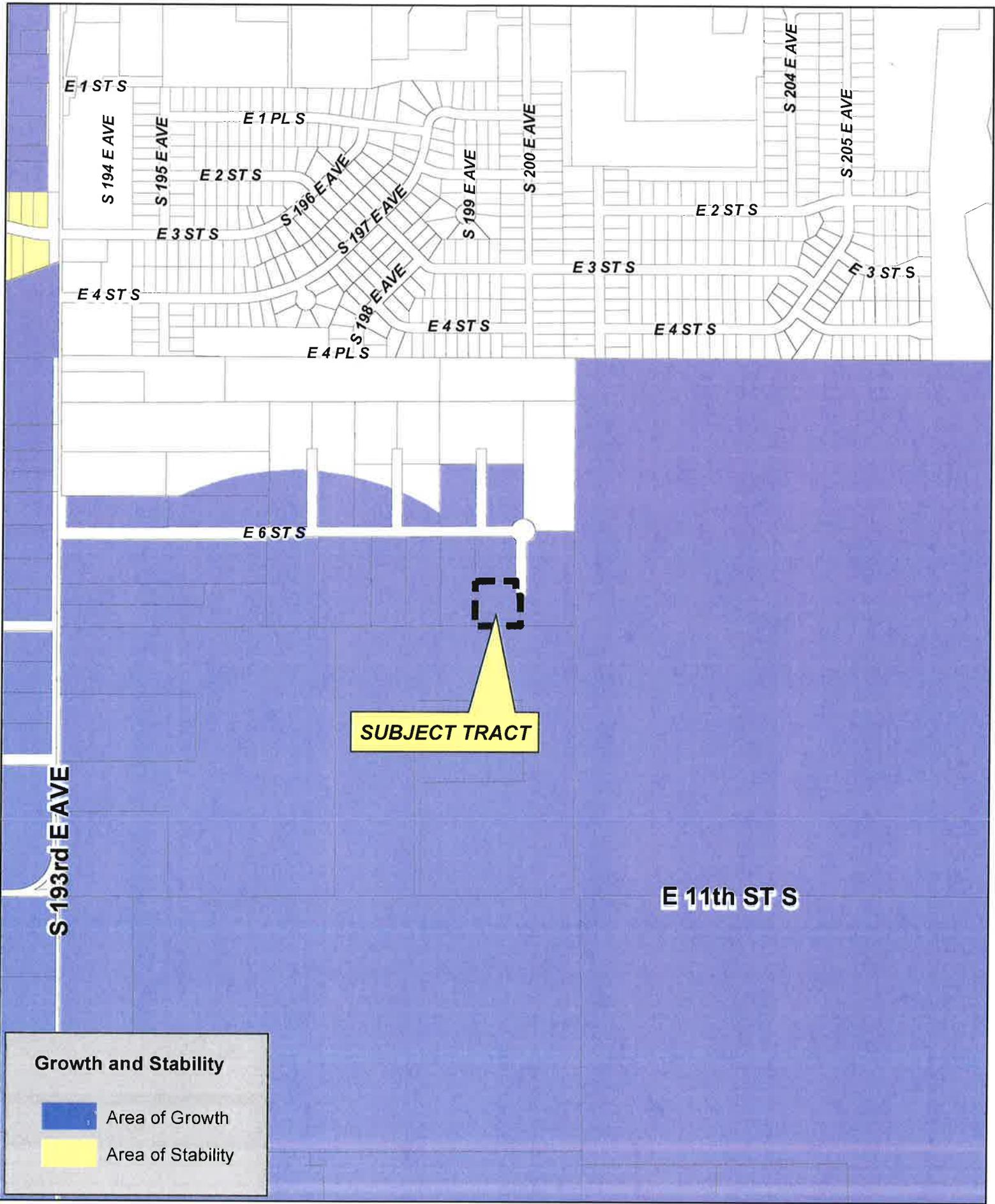
Land Use Plan Categories			
	Downtown		Neighborhood Center
	Downtown Neighborhood		Employment
	Main Street		New Neighborhood
	Mixed-Use Corridor		Existing Neighborhood
	Regional Center		Park and Open Space
	Town Center		Arkansas River Corridor



19-15 06

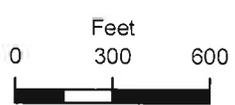
**Z-7567  
with Optional  
Development Plan**





**Growth and Stability**

-  Area of Growth
-  Area of Stability



19-15 06

**Z-7567**  
**with Optional**  
**Development Plan**

