



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7583

Hearing Date: November 18, 2020

Case Report Prepared by:

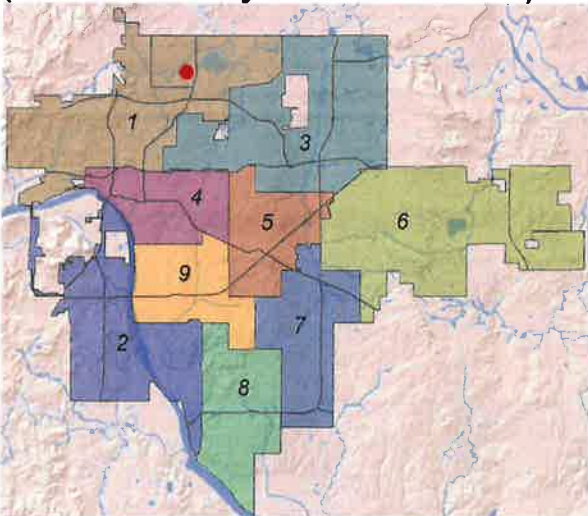
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Fernando Bejarano

Property Owner: Martha Oropeza & Isidro Meza

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



Applicant Proposal:

Present Use: Vacant

Proposed Use: Agriculture

Concept summary:

Tract Size: 2.5 ± acres

Location: Northeast corner of East 41st Street North & North Columbia Avenue. (West of Highway 75 at 41st Street North)

Zoning:

Existing Zoning: RS-3

Proposed Zoning: AG

Comprehensive Plan:

Land Use Map: Existing Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 0317

CZM: 22

City Council District: 1

Councilor Name: Vanessa Hall-Harper

County Commission District: 1

Commissioner Name: Stan Sallee

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SECTION I: Z-7583

DEVELOPMENT CONCEPT: The subject property is zoned RS-3 but has never been developed. The property abuts a large area in northwest Tulsa that is zoned AG is unlikely to see residential developed as a new neighborhood. The applicant seeks to rezone to AG to allow all agriculture uses until an opportunity for future development when the property can be appropriately zoned.

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:

Use allowed in an AG district allow very low-density residential and other uses and serves as a holding zone pending an orderly transition to a more urban development that can be efficiently served by public facilities and services are generally compatible with the surrounding uses and,

Uses allowed in the AG district are consistent with the anticipated future development of surrounding properties and,

Infrastructure for streets and utilities is sufficient for uses anticipated and there are no known environmental concerns for redevelopment of this property in an AG district,

The requested AG zoning will support redevelopment of the existing buildings on the property therefore,

Staff recommends Approval of z-7583 to rezone property from RS-3 to AG.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: AG zoning is typically used a holding pattern zoning for property in the City that also can be used for very low-density residential uses. Anticipated future development will require rezoning as supported by the Existing Neighborhood land use designation.

Land Use Vision:

Land Use Plan map designation: Existing Neighborhood

The Existing Neighborhood category is intended to preserve and enhance Tulsa's existing single family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

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 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

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site has never been developed as a residential use and is on the edge of the Tulsa City Limits.

Environmental Considerations: None that affect AG zoning or future rezoning considerations for neighborhood development.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 41 st Street North	Residential Collector	60 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

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Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-3	Existing Neighborhood	Growth	Single family
East	CS	Existing Neighborhood	Growth	Commercial (auto repair)
South	RS-3	Existing Neighborhood	Growth	School Traice Academy
West	AG	New Neighborhood	Growth	Large lot Single family home

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11802 dated June 26, 1970 established zoning for the subject property.

Subject Property:

No Relevant History.

Surrounding Property:

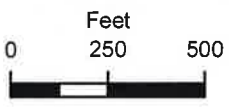
BOA-13645 July 1985: The Board of Adjustment **approved** a *Special Exception* to permit a head start program in Lindsey Elementary School in an RS-3 zoned district, subject to the program working with the Tulsa Public School System and the number of students being limited to 70, on property located at 2740 East 41st Street North.

BOA-06235 March 1969: The Board of Adjustment **determined** that the use is a legal non-conforming **approved** an *Exception* to permit a 30,000 square foot addition to an existing school in a U-1C district, on property located at the southwest corner of Delaware and 41st Street North.

BOA-02849 June 1956: The Board of Adjustment **granted** the First Baptist Church permission to use the E ½ of SE ¼, SE ¼, NW ¼, of Section 17-10-13 for church purposes.

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 Subject Tract

Z-7583

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

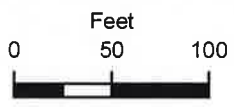
Aerial Photo Date: February 2018





N COLUMBIA AVE

E 41 STN



Subject Tract

Z-7583

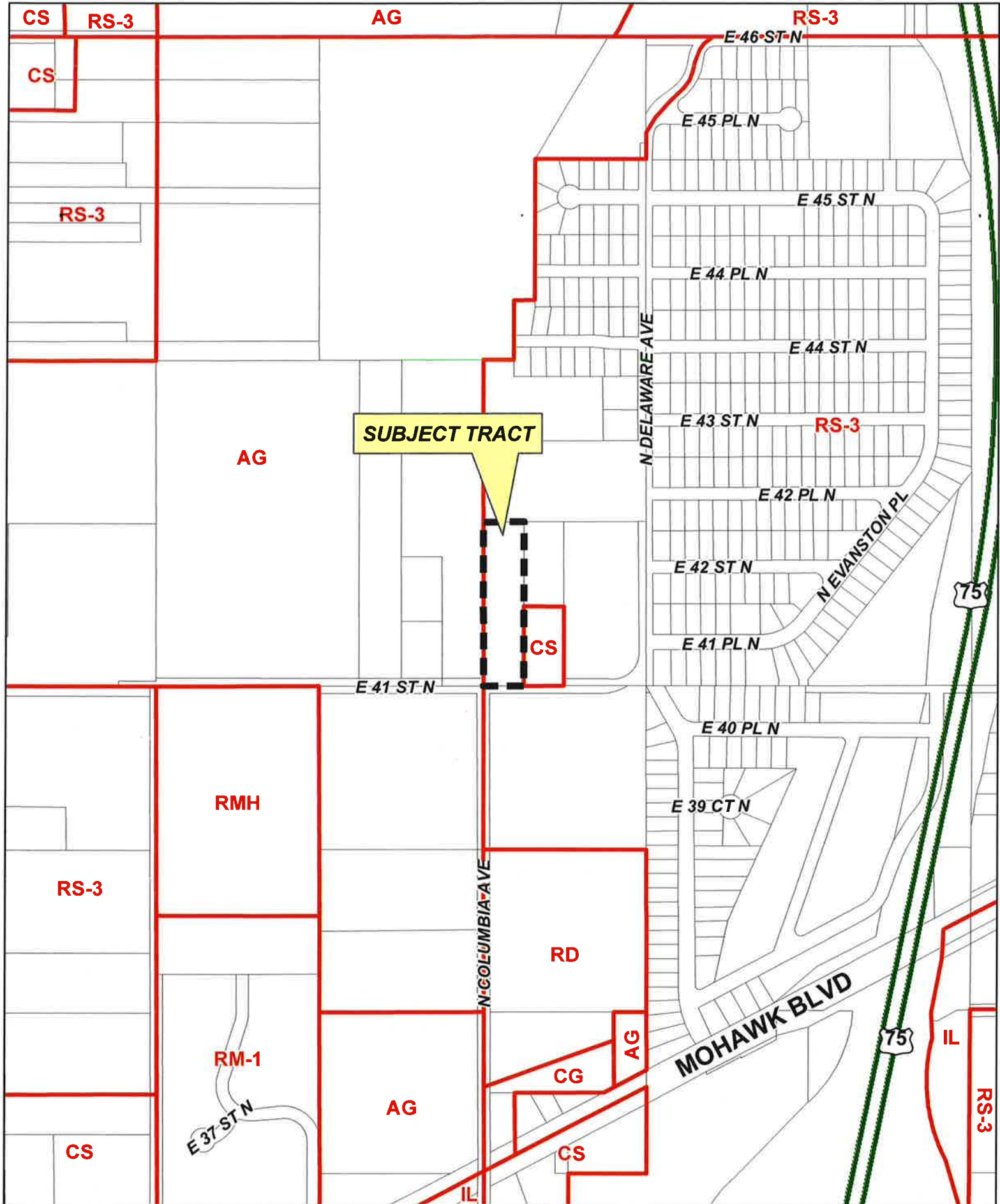
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Aerial Photo Date: February 2018

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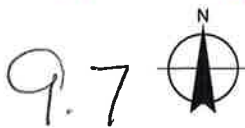




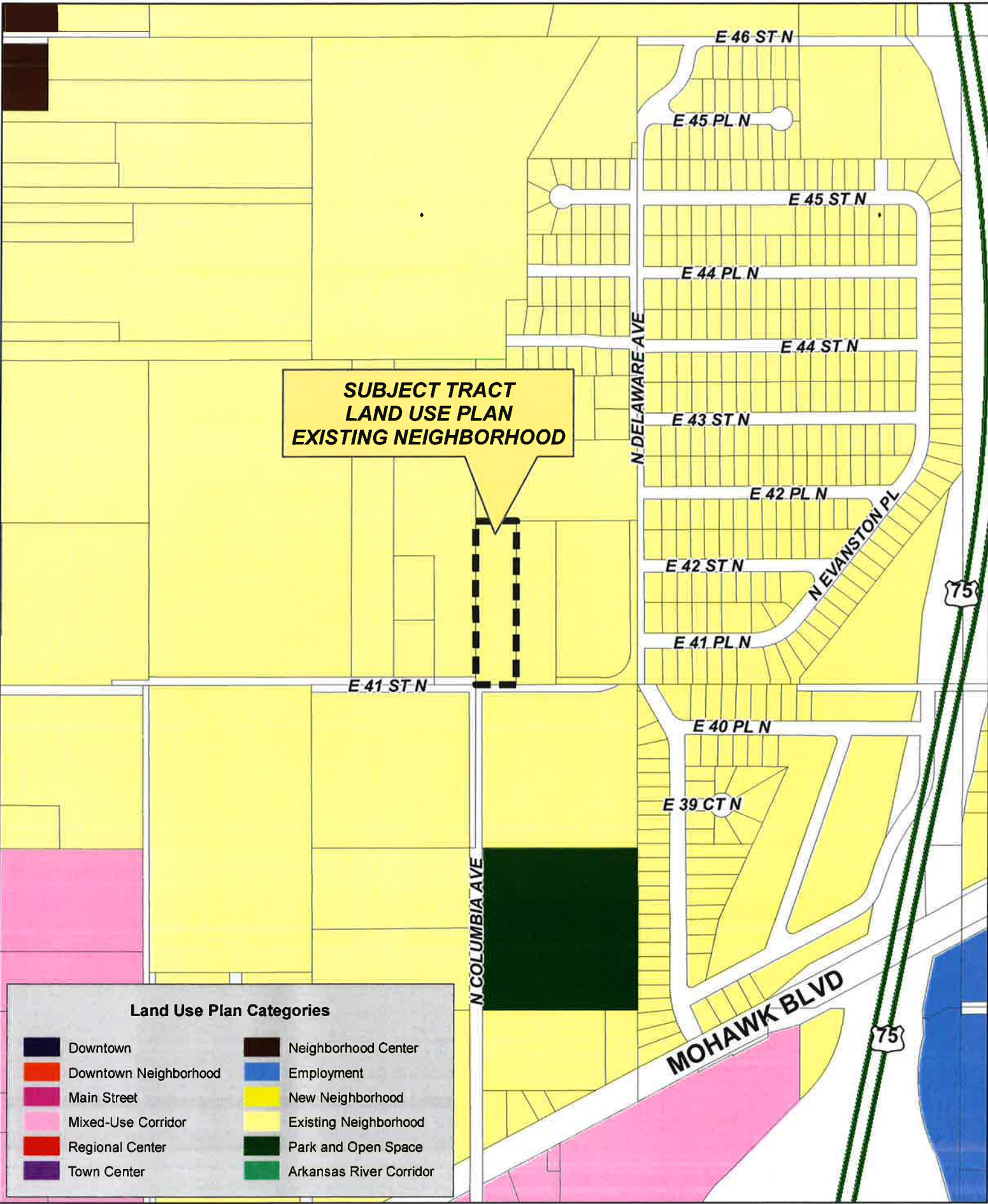
SUBJECT TRACT

Z-7583

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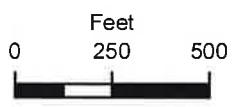


**SUBJECT TRACT
LAND USE PLAN
EXISTING NEIGHBORHOOD**



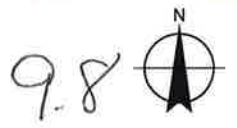
Land Use Plan Categories

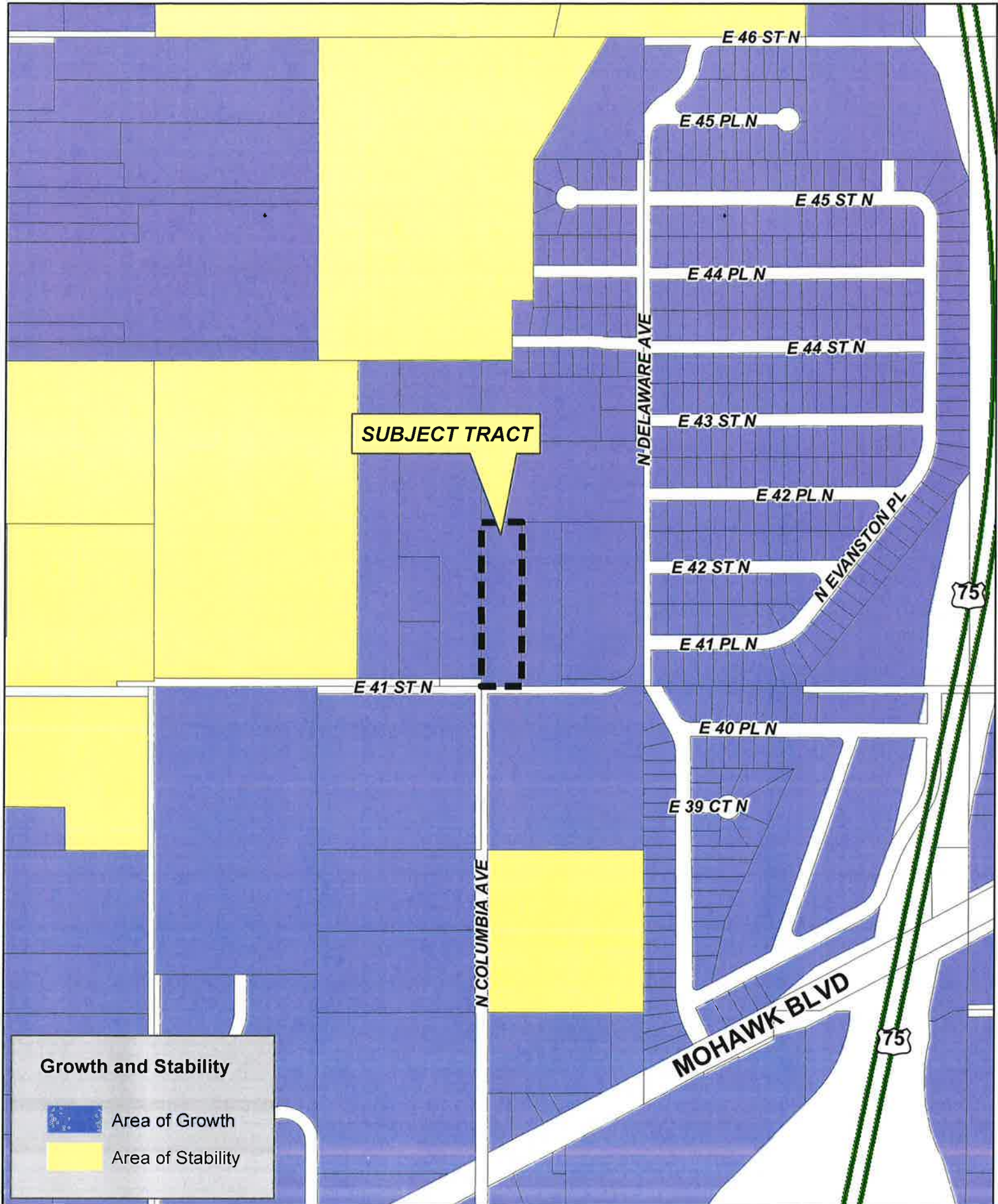
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|--|---|
|  Downtown |  Neighborhood Center |
|  Downtown Neighborhood |  Employment |
|  Main Street |  New Neighborhood |
|  Mixed-Use Corridor |  Existing Neighborhood |
|  Regional Center |  Park and Open Space |
|  Town Center |  Arkansas River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



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