### Case Report Prepared by:
Dwayne Wilkerson

### Owner and Applicant Information:
**Applicant:** Erasmo Moreno

**Property Owner:** Same

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

### Applicant Proposal:
**Present Use:** Office / Residential

**Proposed Use:** Office

**Concept summary:** Convert residential lot to light office. This property has never been included in a subdivision plat and can only be accessed from East 31st Street south.

**Tract Size:** 0.82 ± acres

**Location:** West of the northwest corner of East 31st Street South & South 87th East Avenue

### Zoning:
**Existing Zoning:** RS-2

**Proposed Zoning:** OL

### Comprehensive Plan:
**Existing Land Use:** Existing Neighborhood

**Proposed Land Use:** Neighborhood Center

**Existing Stability and Growth Map:** Stability

**Proposed Stability and Growth Map:** Growth

### Staff Data:
**TRS:** 9313

**CZM:** 38

### Staff Recommendation:
**Staff recommends approval.**

### City Council District:
**5**

**Councilor Name:** Mykey Arthrell-Knezek

### County Commission District:
**3**

**Commissioner Name:** Ron Peters
SECTION I: Z-7589

DEVELOPMENT CONCEPT: The property was originally constructed as a detached single family residential home on an un-platted parcel and faces East 31st Street South. All vehicular and pedestrian access comes from East 31st Street. During the subdivision development around the site the subject property was isolated and is now more suited to some light office development opportunities.

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:
Mortgage inspection plat

DETAILED STAFF RECOMMENDATION:

The applicant is requesting to rezone the subject property from RS-2, a single-family residential designation, to OL for light office use. The OL district is primarily intended to facilitate the development and preservation of low-intensity office development. However single-family residential uses are also allowed. OL zoning supports opportunities for residential uses and for light office development that might be consistent with the Neighborhood Center land use designation or even in the existing neighborhood context and,

The applicant has submitted a concurrent Comprehensive Plan amendment request (CPA-93) to amend the land use designation of the of the subject property from Existing Neighborhood to Neighborhood Center, as well as the stability and growth designation from Area of Stability to Area of Growth. A rezoning request to OL will be consistent with these designations and,

The allowed use regulations, building types and all supplemental standards defined an OL district are consistent with the expected development pattern in the area and,

Introduction of an OL zoning district at this location is consistent with the expected development pattern along this section of East 31st Street South therefore,

Staff recommends approval of Z-7589 to rezone property from RS-2 to OL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: OL zoning requested by the applicant will allow single family residential development and light office use. Related to this application the applicant has submitted a request for a comprehensive plan amendment. That amendment reflects the existing development pattern on this lot and supports the possible office use for property facing East 31st Street South.

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.

Proposed Land Use map designation: Neighborhood Center

Neighborhood Centers are small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to number of destinations.

Areas of Stability and Growth designation: Area of Stability

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.

Proposed 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.

Transportation Vision:

Major Street and Highway Plan:

Multi-modal streets emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are in high intensity mixed-use commercial, retail and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.
Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

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 building on the site was originally constructed as a residential structure and has recently been used for light office. The property is isolated from surrounding residential development and only has access to East 31st street.

Street View Image from southeast looking northwest:

Environmental Considerations: None that would affect site development or redevelopment.

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>East 31st Street South</td>
<td>Secondary Arterial with Multi Modal Corridor Designation</td>
<td>100 feet</td>
<td>4</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>RS-2</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Single family detached homes</td>
</tr>
<tr>
<td>East</td>
<td>RS-2</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Single family detached homes</td>
</tr>
<tr>
<td>South across E. 31st Street</td>
<td>RS-3</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Single family detached homes</td>
</tr>
<tr>
<td>West</td>
<td>RS-2</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Single family detached homes</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11816 dated June 26, 1970 established zoning for the subject property.

Subject Property:

No Relevant History.

Surrounding Property:

Z-7600 Pending: A request for rezone a 3.38+ acre tract of land from RS-2/PK to CS for a car dealership on property located east of the northeast corner of East 31st Street South and South Memorial Drive was submitted January 21st, 2021 and is set to be heard at the March 3rd, 2021 Planning Commission meeting.

BOA-19006 March 2001: The Board of Adjustment approved a Modification of previously granted Special Exception (BOA-06564) for church use to permit use of church parking for non-church purposes and substitution of revised site plan, with the conditions that parking for non-church uses be limited to the northwest four parking rows, employee parking only and not the storage of vehicles, limit of 50 spaces, and permitted during the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, 7:00 a.m. to 2:00 p.m. on Saturday, on property located at 8181 East 31st Street.

Z-6806 February 2001: All concurred in approval of a request for rezoning a 1.5+ acre tract of land from RS-2 to PK for church/parking, on property located east of the northeast corner of East 31st Street and South Memorial Drive.

BOA-12820 October 1983: The Board of Adjustment approved a Special Exception to permit operating a day care nursery in an existing church in an RS-2 zoned district. Under the provisions of Section 1680, with the conditions that it be limited to a maximum of 53 children and that if planning for a sign proceeds, that the applicant come back before the Board for approval of size, location, and contents, on property located east of the northeast corner of East 31st Street South and South Memorial Drive.

4.5
**BOA-11709 November 1981:** The Board of Adjustment approved an *Exception* to permit a beauty shop as a home occupation in an RS-2 District, to be in operation between the hours of noon on Saturday mornings, subject to all rules of the home occupation requirements, with no more than 2 patrons there at any one time, to run with this individual only, on property located at 2917 South 87th East Avenue.

**BOA-10055 July 1978:** The Board of Adjustment deny an *Exception* for permission to operate an electronic lab in a residence, on property located at 8569 East 31st Place.

**BOA-06564 February 1973:** The Board of Adjustment approved an *Exception* to permit erecting a church in a U-1B district, and to permit a 3'4" x 12' sign subject to the plot plan and subject to the elimination of parking in front of the building line as depicted on the plot plan, on property located at 8181 East 31st Street.

12/16/2020 1:00 PM
Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: February 2018
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Aerial Photo Date: February 2018
SUBJECT TRACT
LAND USE PLAN
EXISTING NEIGHBORHOOD

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

Z-7589
19-13 13
SUBJECT TRACT

Area of Growth
Area of Stability

Growth and Stability

Z-7589

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