



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7589

(Related to CPA-93)

Hearing Date: March 17, 2021

(Staff continuances from February 3, 2021 & December 16, 2020. Moved from February 17, 2021)

Case Report Prepared by:

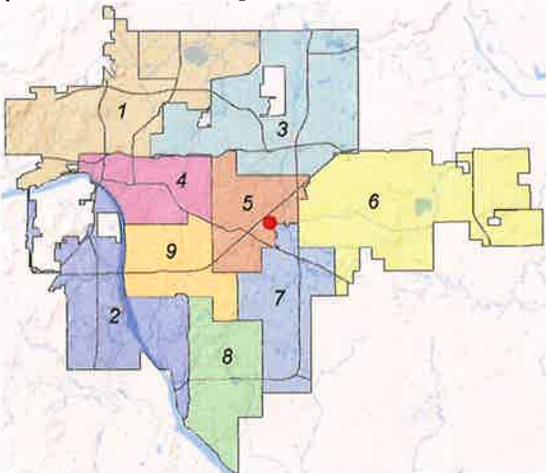
Dwayne Wilkerson

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:

Land Use Map: Existing Neighborhood

Stability and Growth Map: Area of Stability

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9313

CZM: 38

City Council District: 5

Councilor Name: Mykey Arthrell-Knezek

County Commission District: 3

Commissioner Name: Ron Peters

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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 evolution 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,

OL zoning in some circumstances may be an appropriate zoning classification in an existing neighborhood land use designation however in this instance it is important to keep the comprehensive plan current and update the plan in conjunction with this application 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 land use map amendment. That amendment reflects the existing development pattern on this lot and supports the possible office use for property facing East 31st Street South.

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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.

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:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 31 st Street South	Secondary Arterial with Multi Modal Corridor Designation	100 feet	4

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-2	Existing Neighborhood	Stability	Single family detached homes
East	RS-2	Existing Neighborhood	Stability	Single family detached homes
South across E. 31 st Street	RS-3	Existing Neighborhood	Stability	Single family detached homes
West	RS-2	Existing Neighborhood	Stability	Single family detached homes

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.

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

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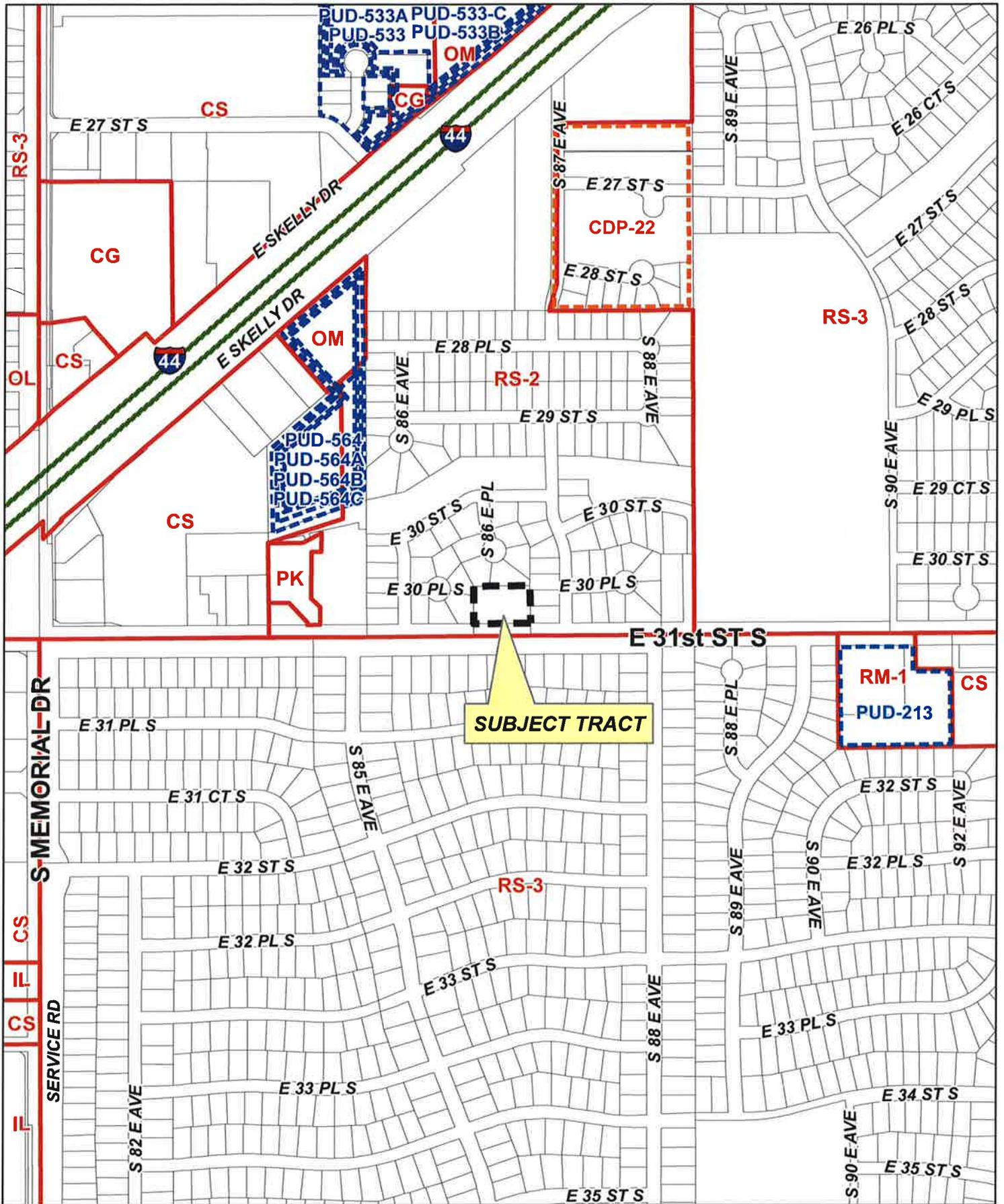
more than 2 patrons there at any one time, to run with this individual only, on property located at 2917 South 87th East Avenue.

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.

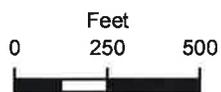
BOA-06564 February 1973: The Board of Adjustment **approved** an *Exception* to permit erecting a church in a U-1B district, and to permit a 3'4" x 12' sign subject to the plot plan and subject to the elimination of parking in front of the building line as depicted on the plot plan, on property located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

12/16/2020 1:00 PM

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SUBJECT TRACT

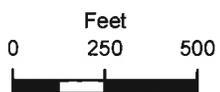


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Subject Tract

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

Aerial Photo Date: February 2018



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E 30 STS

S 86 E PL

E 30 STS

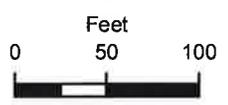
E 30 PLS

S 87 E AVE

E 30 PLS

E 31st ST S

SERVICE RD



 Subject Tract

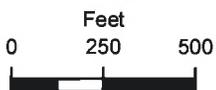
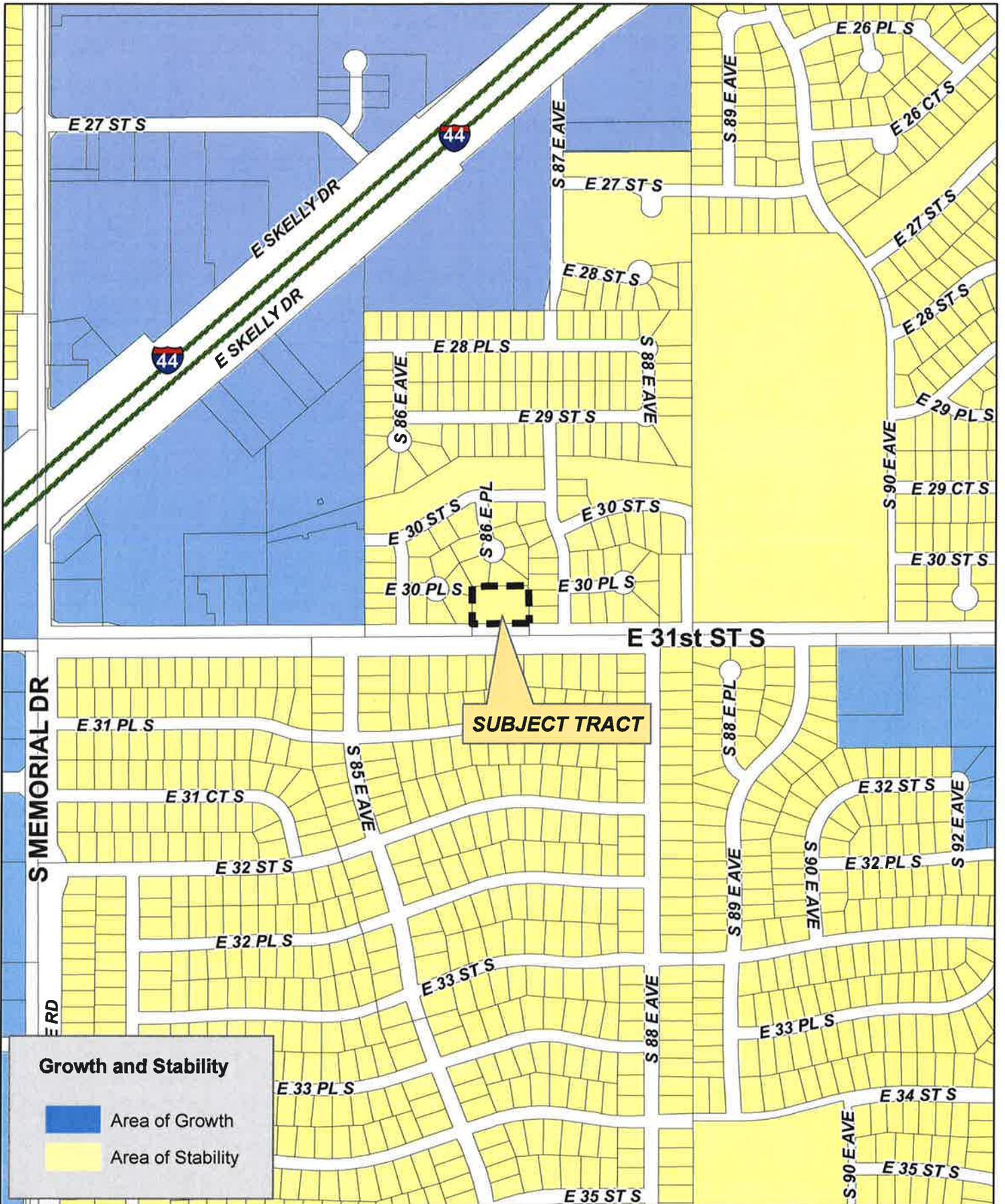
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