



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7591

Hearing Date: January 20, 2021
(Moved from January 6, 2021 cancelled meeting)

Case Report Prepared by:

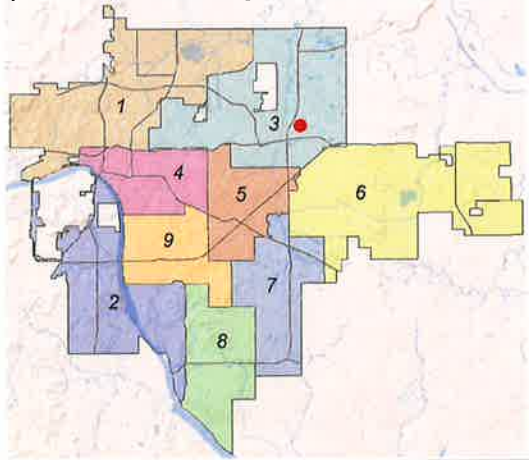
Nathan Foster

Owner and Applicant Information:

Applicant: Dave Anderson

Property Owner: Cramer Family LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Commercial Warehouse

Concept summary:

Tract Size: 0.86 ± acres

Location: Northeast corner of East Newton Place & North Garnett Road

Zoning:

Existing Zoning: RS-3

Proposed Zoning: CG

Comprehensive Plan:

Land Use Map: Employment

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval of the rezoning from RS-3 to CG.

Staff Data:

TRS: 0432

CZM: 31

City Council District: 3

Councilor Name: Crista Patrick

County Commission District: 1

Commissioner Name: Stan Sallee

12.1

SECTION I: Z-7591

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

DETAILED STAFF RECOMMENDATION:

The applicant is requesting to rezone an approximately 0.86 acre tract at the northeast corner of North Garnett Road and East Newton Place. The request is to rezone the tract from **RS-3**, a single-family residential designation, to **CG**, a general commercial designation.

The CG district is primarily intended to accommodate the establishment of commercial uses, while providing protection to adjacent residential areas and accommodate a grouping of compatible commercial and light industrial uses while limiting the more impactful uses found in higher intensity commercial and industrial districts. New commercial buildings constructed in the CG district are required to be setback 10 feet from adjacent residentially zoned districts. An additional 2 feet of setback is required for each foot of building height exceeding 15' to ensure an appropriate transition from residential to commercial. Commercial uses established adjacent to residentially zoned districts will be required to install appropriate screening per the requirements of the zoning code. Typical screening requirements are defined as F1 screening comprised of opaque, 6 foot tall fences with one tree required for every 25 feet of fence; or, the installation of a full masonry wall with a minimum height of 6'.

In the immediate vicinity of the subject tract, there is a range of established light industrial uses to the north and west. Existing residential property is adjacent to the east boundary of the subject tract.

Relationship to the Comprehensive Plan:

The City's Comprehensive Plan designates this area as **Employment** and an **Area of Growth**. Employment areas can contain a variety of uses including offices, warehouses, light manufacturing, and tech uses. Employment areas require access to arterial streets or interstates to ensure appropriate access for commercial uses.

Areas of Growth are parts of the City where general agreement exists that development or redevelopment is beneficial with a goal of increasing economic activity.

Staff has found the request for **CG** to be consistent with the goals and recommendations of the Comprehensive Plan.

Staff recommends APPROVAL of Z-7591 as outlined in Section I above.

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SECTION II: Supporting Documentation

Land Use Vision:

Land Use Plan map designation: **Employment**

Areas of Stability and Growth designation: **Area of Growth**

Small Area Plan: **East Tulsa Phase II Planning Area**

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: In the immediate vicinity of the subject tract, there is a range of established light industrial uses to the north and west. Existing residential property is adjacent to the east boundary of the subject tract.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
North Garnett Road	Secondary Arterial	100'	2
East Newton Place	Non-classified	50'	2

Utilities:

The subject tract has access to municipal water and sewer.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	IL	Employment	Growth	Vacant
West	IL	Employment	Growth	Light Industrial
South	RS-3/OL	Employment	Growth	Vacant
East	RS-3	Employment	Growth	Detached House

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11811 dated June 26, 1970 established zoning for the subject property.

Subject Property:

No Relevant History.

Surrounding Property:

Z-7383 May 2017: All concurred in **approval** of a request for *rezoning* a 20± acre tract of land from RS-3 to IL for industrial, on property located south of the southeast corner of North Garnett Road and East Pine Street.

Z-6808 March 2001: All concurred in **approval** of a request for *rezoning* a 7.33± acre tract of land from RS-3 to IL for light industrial manufacturing, on property located at the northeast corner of East Independence Street and North Garnett Road.

Z-6687 June 1999: All concurred in **approval** of a request for *rezoning* a 4.5± acre tract of land from RS-3 to IL for a machine shop, on property located at the southwest corner of East Pine Street and North Garnett Road.

Z-6651 August 1998: All concurred in **approval** of a request for *rezoning* a 4.5± acre tract of land from RS-3 to IL on property located south of the southwest corner of East Pine Street and North Garnett Road.

Z-6392 April 1993: All concurred in **approval** of a request for *rezoning* a .8± acre tract of land from RS-3/IL to OL for office use, on property located at the southeast corner of Newton Place and Garnett Road.

Z-6325 August 1991: All concurred in **approval** of a request for *rezoning* a .27± acre tract of land from RS-3 to OL for office uses, on property located 1303 N. Garnett Road.

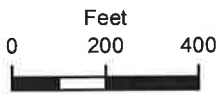
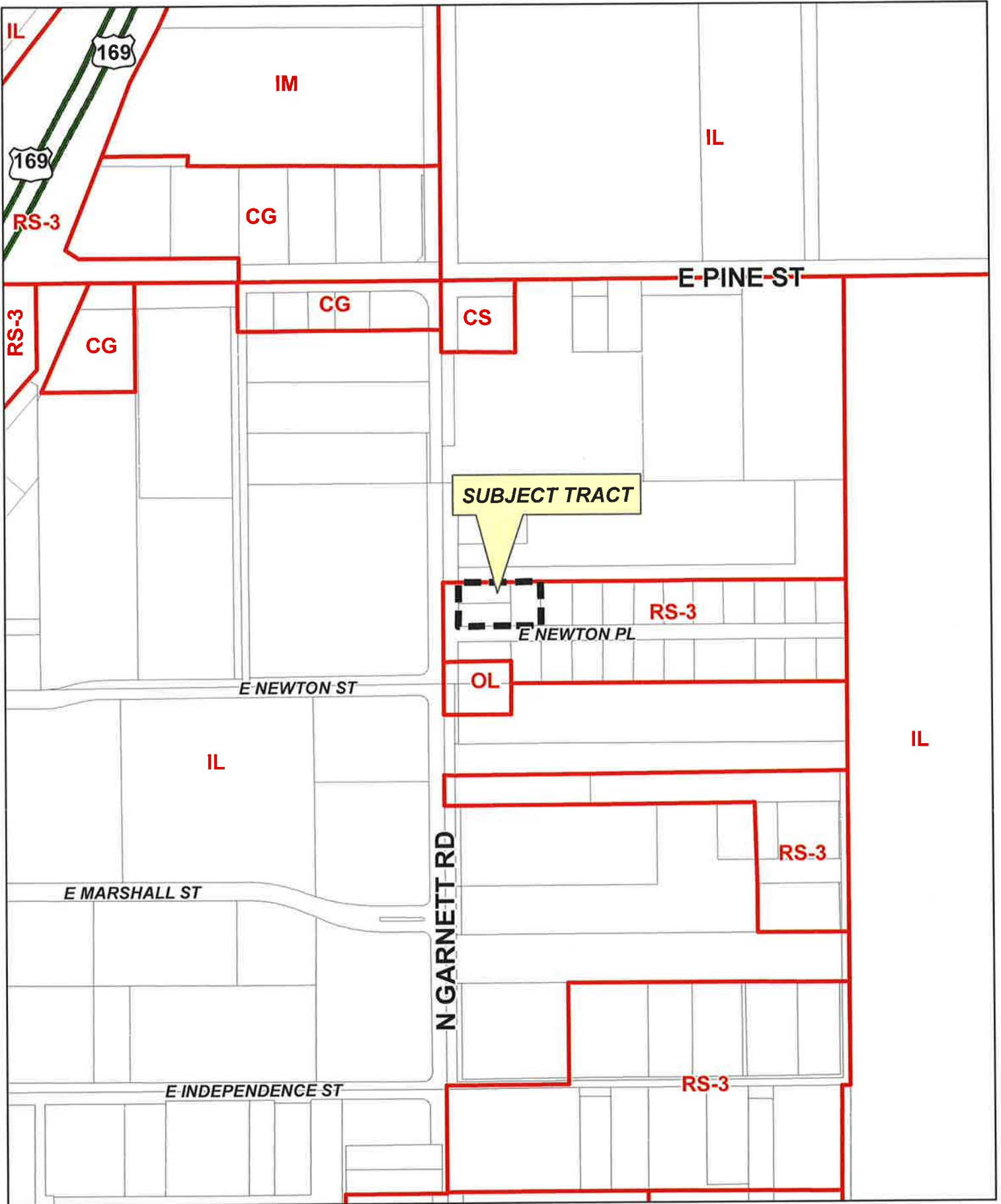
Z-6392 February 1989: All concurred in **approval** of a request for *rezoning* a 10± acre tract of land from RS-3 to IL for industrial uses, on property located south of the southeast corner of North Garnett Road and East Newton Place.

BOA-13716 September 1985: The Board of Adjustment **denied** a *Use Variance* to permit storage of construction equipment in an RS-3 zoned district, finding that the granting of the request would be detrimental to the neighborhood and would not be in harmony with the Code and the Comprehensive Plan, on property located east of the southeast corner of Garnett and Newton Place.

BOA-13467 February 1985: The Board of Adjustment **approved** a *Special Exception* for a home occupation to allow office machine repair in an RS-3 zoned district, subject to the rules and regulations of home occupations, and subject to the hours of operation being from 9:00am until 5:00pm, on property located at 11316 East Newton Place.

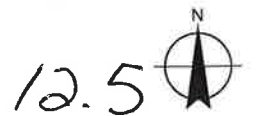
Z-5744 October 1982: All concurred in **approval** of a request for *rezoning* a 4.16± acre tract of land from RS-3 to IL for an office and warehouse, on property located 1310 North Garnett Road.

1/6/2021 1:00 PM



Z-7591

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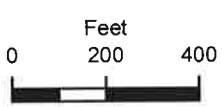
E NEWTON PL

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E MARSHALL ST

N GARNETT RD

E INDEPENDENCE ST



Subject Tract

Z-7591

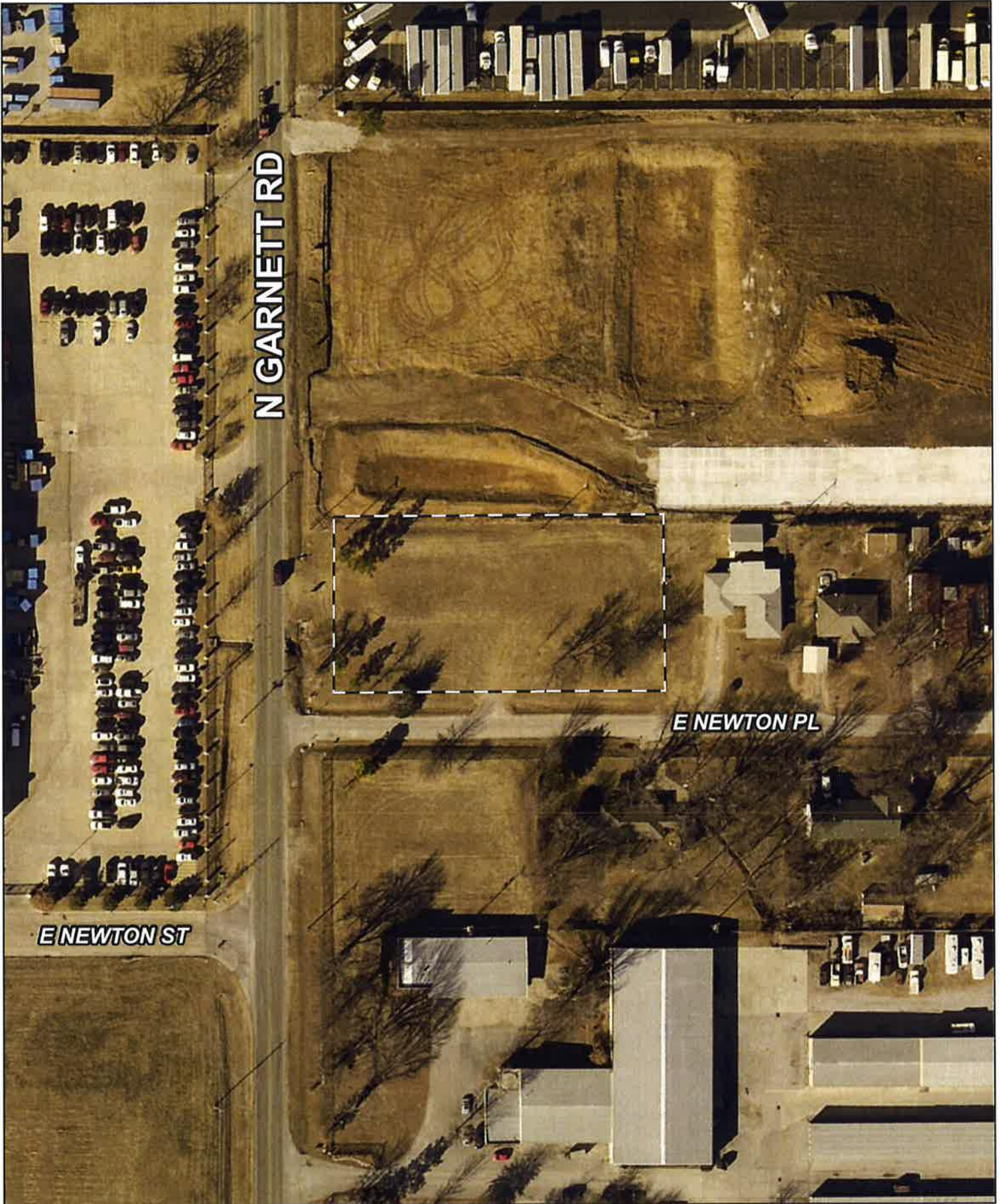
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

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Subject Tract

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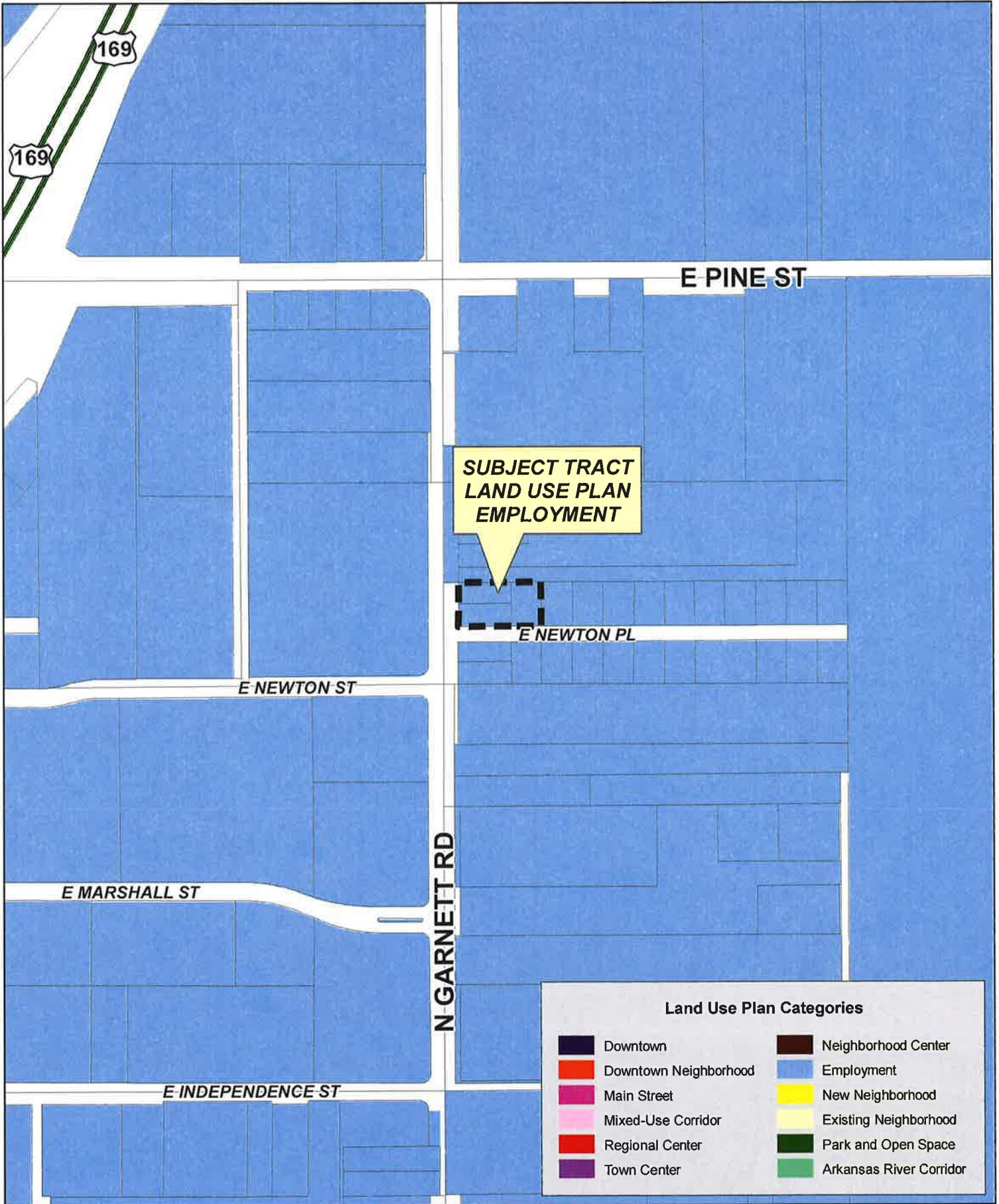
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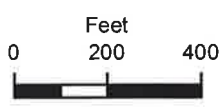
Aerial Photo Date: February 2018

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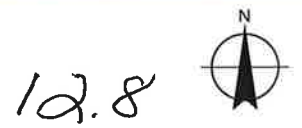


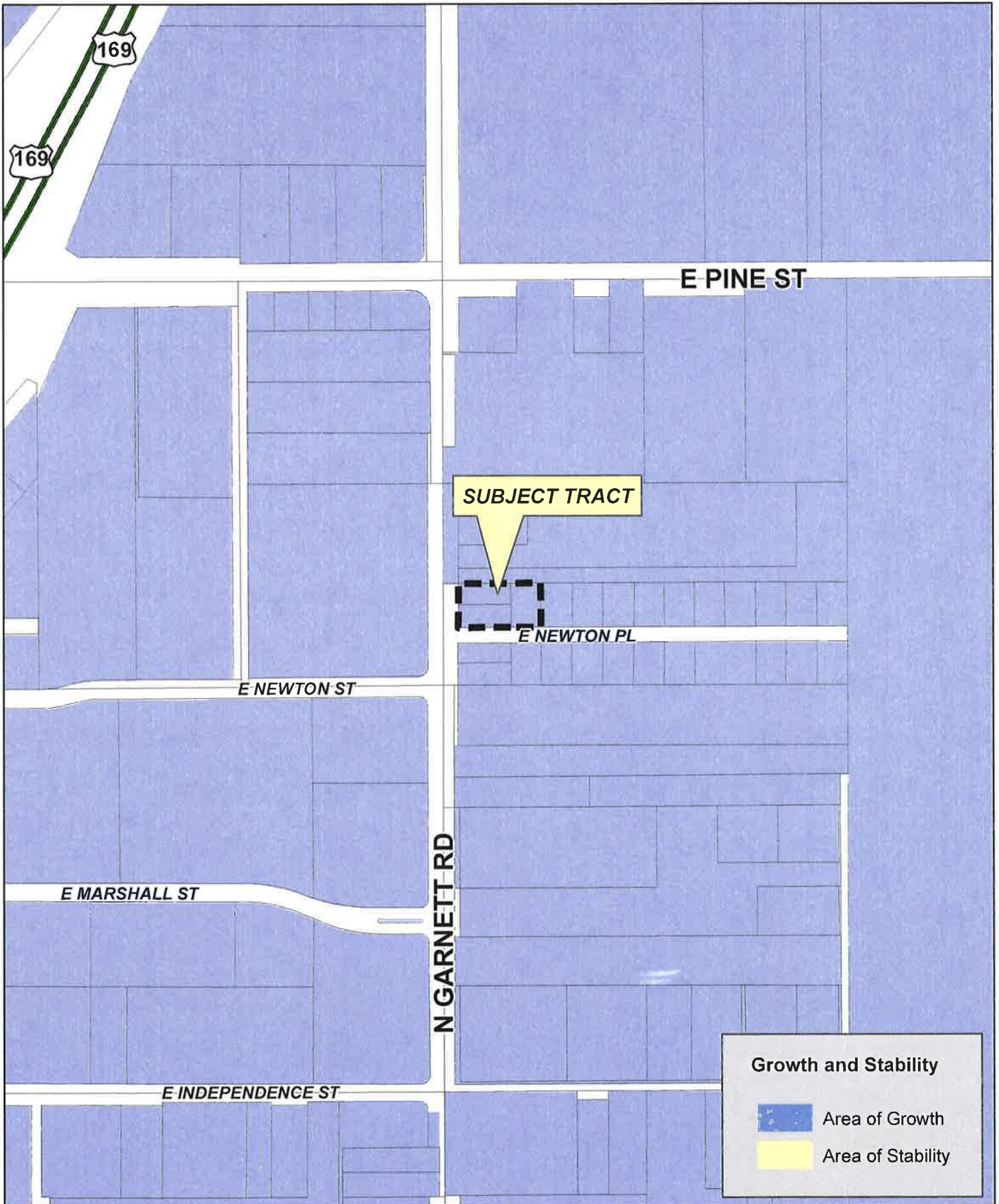
**SUBJECT TRACT
LAND USE PLAN
EMPLOYMENT**



Z-7591

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E PINE ST

SUBJECT TRACT

E NEWTON PL

E NEWTON ST

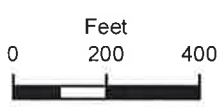
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Growth and Stability

-  Area of Growth
-  Area of Stability



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