## Case Report Prepared by:
Jay Hoyt

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

![Location Map Image]

## Zoning:
*Existing Zoning:* OMH/PUD-498-D  
*Proposed Zoning:* CH/PUD-498-E

## Comprehensive Plan:
*Land Use Map:* Regional Center  
*Stability and Growth Map:* Area of Growth

## Applicant Proposal:
*Present Use:* Vacant Building  
*Proposed Use:* Indoor Vehicle Sales

*Concept summary:* Rezone from OMH to CH permit indoor vehicle sales in conjunction with a Major Amendment to the PUD  
*Tract Size:* 3.09 ± acres  
*Location:*  
Southwest of the southwest corner of East 71st Street South & South 101st East Avenue  
10010 East 71st Street South

## Staff Recommendation:
Staff recommends approval but only with related PUD 498-E.

## Case Number:
Z-7635  
(Related to case PUD-498-E)

## Hearing Date:
January 19, 2022

## Owner and Applicant Information:
*Applicant:* Hall Estill  
*Property Owner:* HIGH RIDGE LLC

## Staff Data:
*TRS:* 8407  
*CZM:* 54

## City Council District:
*7*

## Councilor Name:
Lori Decter Wright

## County Commission District:
*3*

## Commissioner Name:
Ron Peters

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REVISED 1/13/2022
SECTION I: Z-7635

DEVELOPMENT CONCEPT: The applicant is proposing to rezone the subject lot from OMH to CH to permit indoor car sales in conjunction with a Major Amendment to the PUD.

The site is located in the Regional Center designation of the City of Tulsa Comprehensive Plan. The proposed CH zoning and proposed use of the subject lot would be compatible with this designation. The rezoning to CH is required so that the underlying zoning of the site would allow the proposed use to be added via the proposed Major Amendment.

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:

Requested CH zoning is consistent with the Regional Center vision of the Tulsa Comprehensive Plan and, CH zoning is consistent with the expected development of surrounding properties and, Uses allowed by CH zoning are non-injurious to proximate properties therefore,

Staff recommends Approval of Z-7635 to rezone property from OMH to CH but only with the related provisions of PUD-498-E.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is designated as Regional Center in the City of Tulsa Comprehensive Plan.

Land Use Vision:

Land Use Plan map designation: Regional Center

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

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.

Transportation Vision:

Major Street and Highway Plan: E 73rd St S is classified as a Residential Collector.

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 currently contains a vacant retail building.

Environmental Considerations: None

Streets:

<table>
<thead>
<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<tbody>
<tr>
<td>E 73rd St S</td>
<td>Residential Collector</td>
<td>60 Feet</td>
<td>2</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>OMH/PUD-498-D</td>
<td>Regional Center</td>
<td>Growth</td>
<td>Restaurant</td>
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<tr>
<td>South</td>
<td>CO/PUD-498-B</td>
<td>Existing Neighborhood</td>
<td>Growth</td>
<td>Hotel</td>
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<td>East</td>
<td>CS/RM-2/PUD-521</td>
<td>Regional Center</td>
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<td>West</td>
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<td>Growth</td>
<td>Retail</td>
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</tbody>
</table>

SECTION III: Relevant Zoning History

History: Z-7635/PUD-498-E

Ordinance number 24582 dated March 28, 2021, established the current zoning for the subject property.

Subject Property:

Z-7593/PUD-498-D March 2021: All concurred in approval of a request for rezoning a 3.09-acre tract of land from OM/CS/PUD-498 to OMH/PUD-498-D and approval of a proposed Planned Unit Development for commercial development on property located West of the Southwest corner of east 71st Street South & South 101st East Avenue.

Z-6402/PUD-498 June 1993: All concurred in approval of a request to rezone a 11.4+ acre tract of land from CO to CS and approval of a proposed Planned Unit Development for commercial development, on property located east of the southeast corner of Mingo Road and 71st Street South. This includes the subject property and surrounding property. (Ordinance No. 17952)

Ordinance number 17952 dated June 21, 1993, established the zoning for the subject property. Ordinance number 11830 dated June 26, 1970 established zoning for the subject property.
Surrounding Property:

**PUD-498-B/Z-6714-SP-1a February 2001:** All concurred in approval of a proposed Major Amendment to PUD and Minor Amendment to CO on a 1.24+ acre tract of land to increase the maximum building floor area from 27,500 SF to 34,000 SF, on property located southwest corner of East 73rd Street South and South 101st East Avenue.

**Z-6714/PUD-498-A/Z-6714-SP-1 October 1999:** All concurred in approval of a request to rezone a 1.24+ acre tract of land from OM/PUD-498 to CO, approval of a Major Amendment to PUD, and approval of a proposed Corridor Development Plan for hotel uses, on property located southwest corner of East 73rd Street South and South 101st East Avenue.

**Z-6469/PUD-521 January 1995:** All concurred in approval of a request to rezone a 8.1+ acre tract of land from CO/OL to CS/RM-2 and approval of a proposed Planned Unit Development for a shopping and restaurant development, on property located west and south of the southwest corner of East 71st Street South and Mingo Valley Expressway.

**Z-6357/PUD-489 May 1992:** All concurred in approval of a request to rezone a 34+ acre tract of land from CO/CS to CS and approval of a proposed Planned Unit Development for shopping center, on property located northeast corner of East 71st Street South and Mingo Road.

**Z-6345/PUD-481 February 1992:** All concurred in approval of a request to rezone a 2.5+ acre tract of land from CO/CS to CS to extend CS zoning and approval of a proposed Planned Unit Development on a 35+ acre tract of land for a shopping center, on property located northwest corner of 71st Street and Mingo Valley Expressway.

**BOA-15112 April 1989:** The Board of Adjustment approved a Special Exception to permit a temporary off-site concrete facility (concrete batch plant) in a CS zoned district for a period of nine-months only, per map submitted, on property located east of the southeast corner of 71st Street and South Mingo Road.

**Z-4657 August 1974:** All concurred in approval of a request for rezoning a 80+ acre tract of land from AG to CS/RM-2 for commercial or multi-family, on property located east of the southeast corner of 71st Street and Mingo Road.

1/19/2022 1:00 PM