TMAPC
Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7652
(related to PUD 459-A to abandon all of PUD 459)

Hearing Date: June 1, 2022

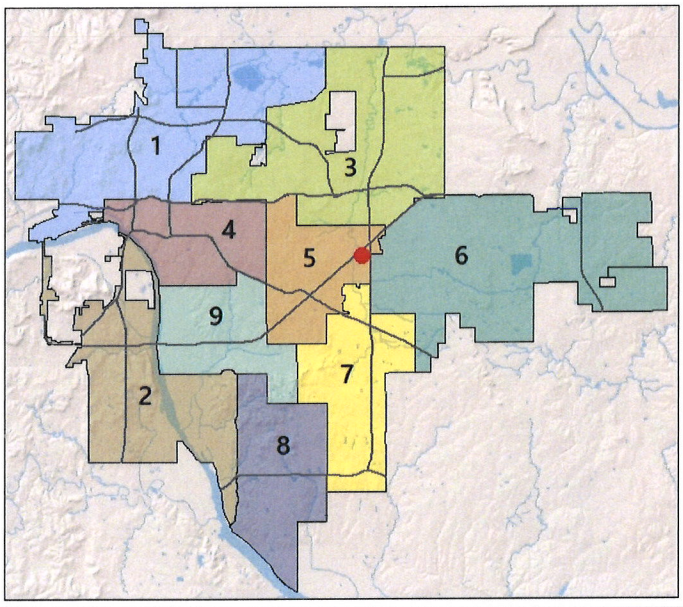
Case Report Prepared by:

Dwayne Wilkerson

Owner and Applicant Information:
Applicant: Freddy Valverde

Property Owner: Fame 4 Business Solutions LLC c/o Freddy Valverde

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Office

Concept summary: Abandonment of the PUD that only allows a convenience store with outdated development standards and rezone for office uses are consistent with the Town Center Land use designations

Tract Size: 0.54 ± acres

Location: Southwest corner of East 21st Street South & South 101st East Avenue (2101 South 101st East Avenue)

Zoning:

Existing Zoning: OL,CS and PUD 459

Proposed Zoning: OL

Comprehensive Plan:

Land Use Map: Town Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval but only if PUD 459 is abandoned.

Staff Data:

TRS: 9418
CZM: 39

City Council District: 5

Councilor Name: Mykey Arthrell-Knezek

County Commission District: 1

Commissioner Name: Stan Sallee

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SECTION I: Z-7652

DEVELOPMENT CONCEPT:

Applicant has requested rezoning to OL and abandonment of the PUD approved in 1990. That PUD only allows a convenience store with outdated development standards and rezone for office uses are consistent with the Town Center Land use designations

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:

Abandoning the PUD and rezoning the subject property to the OL district is primarily intended to facilitate the development and preservation of low-intensity office development. Uses with the lot and building regulations permitted in the OL district are consistent with the Town Center land use designation. The OL district is also consistent with the expected development along a Primary Arterial Street with the multi modal corridor designation and secondary arterial and,

Abandoning the PUD and rezoning to OL expands the allowed uses that were allowed in the PUD. The OL standards allow development that is consistent the existing residential development pattern anticipated on the edges of the existing neighborhood land use areas and,

The combined effort of abandoning the outdated PUD along with rezoning the commercial development area to OL is consistent with Town Center land use designation in the Comprehensive Plan therefore,

Staff recommends approval of Z-7652 to rezone the site to OL but only if PUD 459-A a is approved which will abandon PUD 459.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: *OL zoning allows use and provides supplemental regulations that are consistent with the Town Center Land use vision of the comprehensive plan.*

Land Use Vision:

***Land Use Plan map designation*: Town Center**

Town Centers are medium-scale, one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood Centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to number of destinations.

***Areas of Stability and Growth designation*: Area of Growth**
An area of growth is a designation 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 close 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*:**
East 21st Street South is considered a multi-modal corridor. Future development should emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located 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.

South 101st Street East Avenue is considered a secondary arterial without a designation

***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 property is vacant. In 1990 The site was zoned with a PUD that only allowed a convenience store that was never constructed.*

Street view from northwest looking southeast east:

Environmental Considerations: None

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 21st Street South	Primary Arterial with Multi modal corridor designation	120 feet	5 lanes (2 each direction and a left turn lane for west bound traffic
South 101st East Avenue	Secondary Arterial	100 feet	3 lanes (one each direction with a right turn lane for northbound traffic)

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	CS	Town Center	Growth	Commercial/retail
East	RS-3	Existing Neighborhood	Stability	Detached Single family dwelling homes
South	RS-3	Existing Neighborhood	Stability	Detached Single family dwelling homes
West	CS	Town Center	Growth	Commercial/retail

SECTION III: Relevant Zoning History

History: Z-7652 (Related to PUD-459-A)

ZONING ORDINANCE:

Subject Property:

Z-6268/PUD-459: The City Commission all concurred in **approval** of a request to rezone the subject property from OL to OL and CS with Ordinance 17283 February 23rd, 1990. The ordinance designated and the subject tract to OL and supplementally zoned the tract PUD. The PUD limited uses to convenience and gasoline sale store.

Surrounding Property:

BOA-22999 September 2020: The Board of Adjustment **approved** a *Special Exception* to permit for Commercial/Vehicle Sales and Service/Personal Vehicle Sales & Rental use in a CS District, on property located at 9955 East 21st Street South.

BOA-22880 March 2020: The Board of Adjustment **approved** a *Special Exception* to permit Outdoor Equipment and Storage in a CS District, on property located at 9955 East 21st Street South.

BOA-22696 July 2019: The Board of Adjustment **approved** a *Special Exception* to permit a wholesale and distribution use in a CS District, on property located at 10131 East 21st Street South.

BOA-20967 August 2009: The Board of Adjustment **approved** a *Variance* to permit an outdoor advertising sign outside of a freeway sign corridor, on property located at 9955 East 21st Street South.

BOA-20867 January 2009: The Board of Adjustment **approved** a verification of the spacing requirement for a liquor store of 300 ft. from blood banks, plasma center, day labor hiring centers bail bond offices, pawn shops, and another liquor store, on property located at 9920 East 21st Street South.

BOA-15911 January 1992: The Board of Adjustment **approved** a *Special Exception* to permit automobile sales in a CS District, on property located at 10101 East 21st Street.

BOA-13627 June 1985: The Board of Adjustment **approved** a *Special Exception* to permit a satellite dish as an accessory use for an existing insurance office in a CS zoned district, on property located at 9960 East 21st Street.

BOA-13578 May 1985: The Board of Adjustment **approved** a *Variance* to permit a 740 sq. ft. outdoor advertising sign in a CS zoned district, on property located at 10101 E. 21st Street South.

BOA-12855 November 1983: The Board of Adjustment **approved** a *Special Exception* to permit used car sales in a CS zoned district under the provisions of Section 1680, on property located at NE corner of East 21st Street South and South 101st East Avenue.

BOA-12211 September 1982: The Board of Adjustment **approved** a *Special Exception* to sell motor homes, travel trailers, 5th wheel trailers in a CS District, on property located at NW corner of 21st Street and 101st East Avenue.

BOA-11899 April 1982: The Board of Adjustment **approved** a *Special Exception* to permit restricted outdoor recreational facility in a CS District, on property located at NW corner of 101st East Avenue and 21st Street.

BOA-11341 January 1981: The Board of Adjustment **approved** a *Special Exception* to permit children's day care home in an RS-3 District, on property located at 2123 South 102nd East Avenue.

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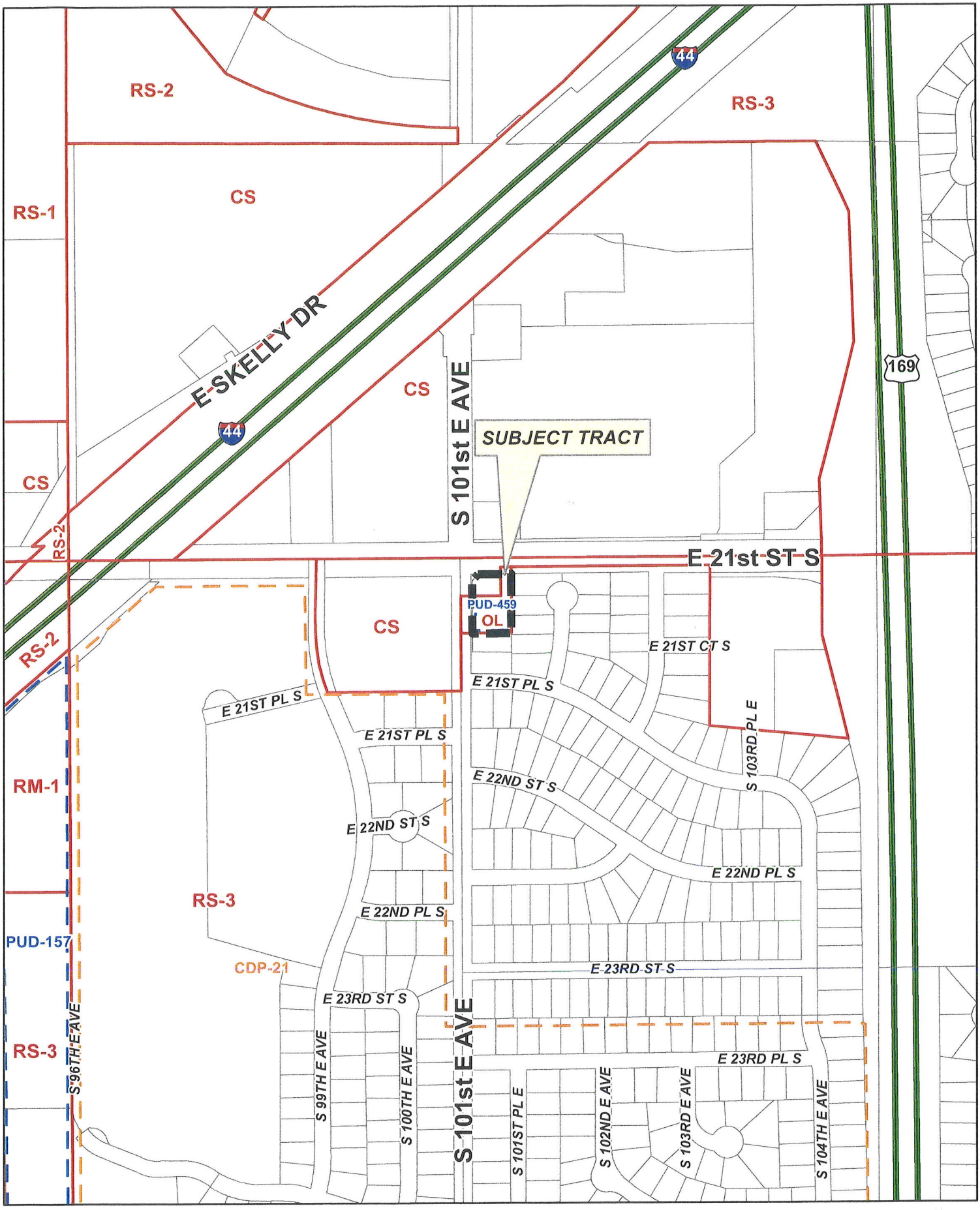

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Z-7652
PUD-459-A

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Subject Tract

Z-7652
PUD-459-A

19-14 18

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

Aerial Photo Date: 2020/2021

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Subject Tract

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PUD-459-A

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

Aerial Photo Date: 2020/2021

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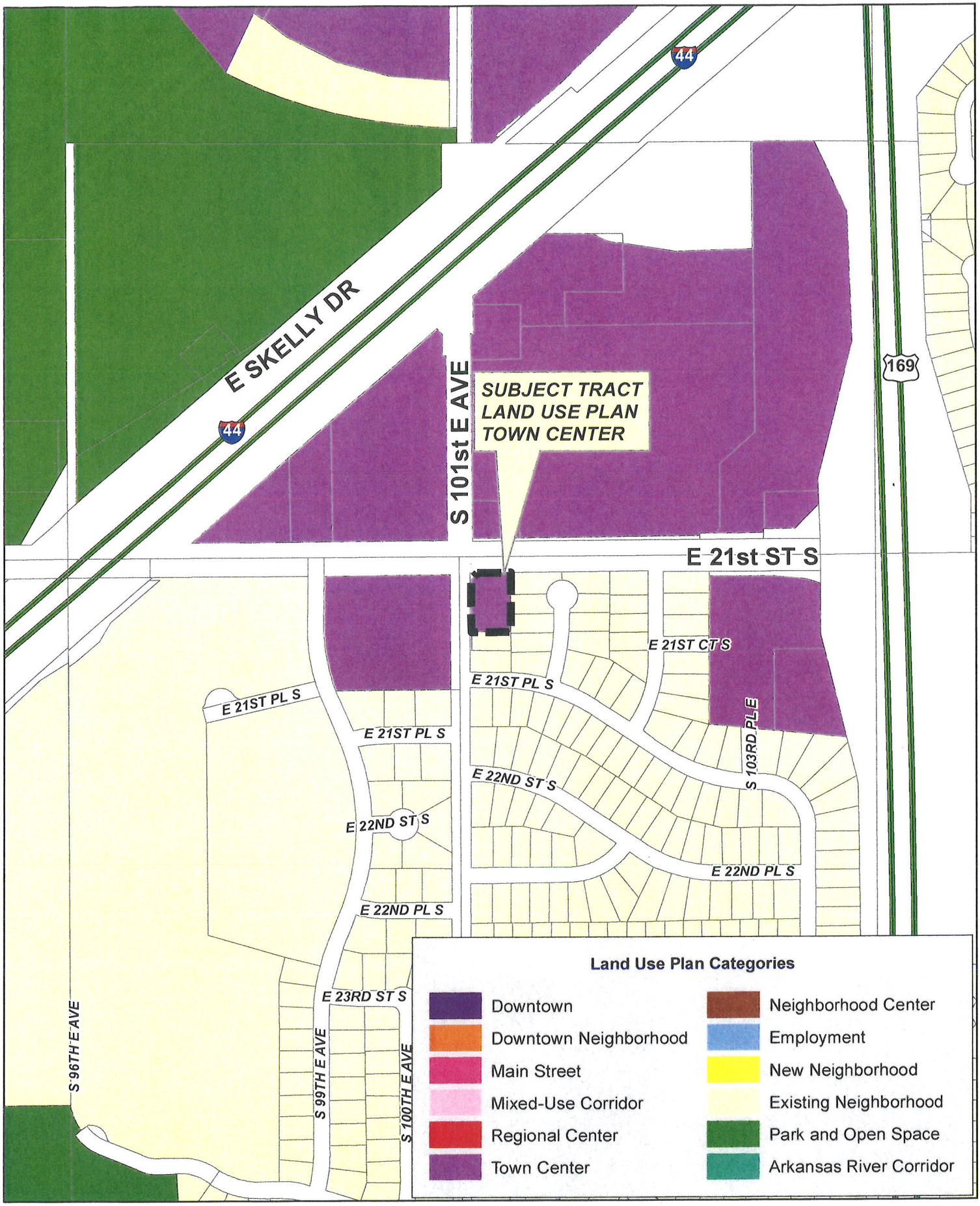

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PUD-459-A

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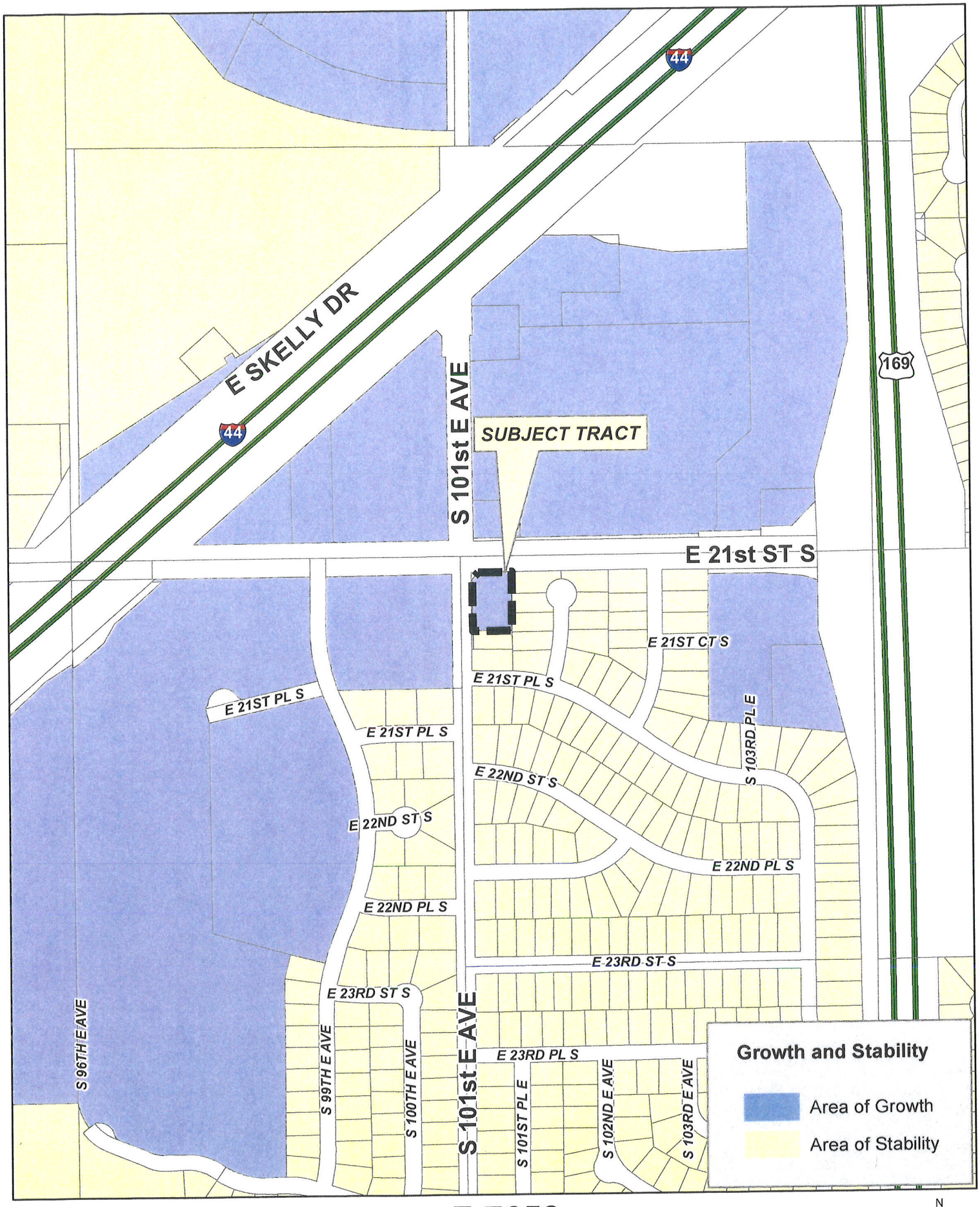

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Z-7652
PUD-459-A

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