



Tulsa Metropolitan Area  
Planning Commission

**Case Number: Z-7522**

**Hearing Date: December 18, 2019**

**Case Report Prepared by:**

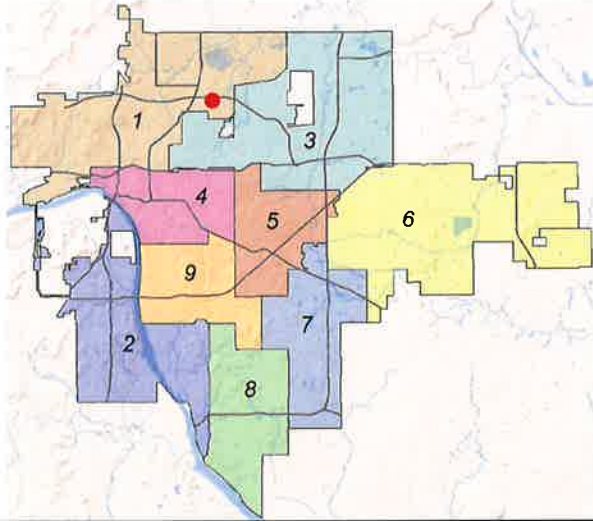
Jay Hoyt

**Owner and Applicant Information:**

*Applicant:* KKT Architects, Inc.

*Property Owner:* TULSA COMMUNITY COLLEGE

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



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Farm/ Food Distribution

*Concept summary:* Rezone from RS-3 to CG to permit farm/food distribution.

*Tract Size:* 5.48 ± acres

*Location:* Northwest corner of East 30th Street N. & North Louisville Avenue

**Zoning:**

*Existing Zoning:* RS-3

*Proposed Zoning:* CG

**Comprehensive Plan:**

*Land Use Map:* Regional Center

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 0321

CZM: 29

**City Council District: 1**

*Councilor Name:* Vanessa Hall-Harper

**County Commission District: 1**

*Commissioner Name:* Stan Sallee

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## SECTION I: Z-7522

**DEVELOPMENT CONCEPT:** The applicant is proposing to rezone from RS-3 to CH to permit a farm and food distribution at the subject location for FoodHome. FoodHome is part of Food on the Move a non-profit that distributes fresh produce in food desert areas. Food will be grown on site and sold to the surrounding community in a small neighborhood market. The market will also be used to allow local farmers to sell their products, grown off-site.

### **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:**

Rezoning to CH for a farm and market is compatible with the Regional Center land use designation. It would provide a source of produce and other food products for the local area;

The proposed use is compatible with the existing properties in the vicinity;

CH zoning is consistent with the anticipated future development pattern of the surrounding property, therefore;

**Staff recommends Approval of Z-7522 to rezone property from RS-3 to CG.**

## **SECTION II: Supporting Documentation**

### **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

*Staff Summary: The site is located within the Regional Center designation of the City of Tulsa Comprehensive Plan as well as an area of growth.*

### **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. 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 30<sup>th</sup> St N is designated as a Residential Collector. N Louisville Ave does not have 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 site is currently vacant land located between the Gilcrease Expressway and Tulsa Community College Campus.

Environmental Considerations: None

Streets:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 30 <sup>th</sup> St N	Residential Collector	60 Feet	2

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-3	N/A	N/A	Gilcrease Expressway
South	RS-3/AG	Regional Center	Growth	Single-Family/College Campus
East	RS-3	Regional Center	Growth	Single-Family
West	RS-3	Regional Center	Growth	Single Family/Gilcrease Expressway

### **SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 11809 dated June 26, 1970 established zoning for the subject property.

***Subject Property:***

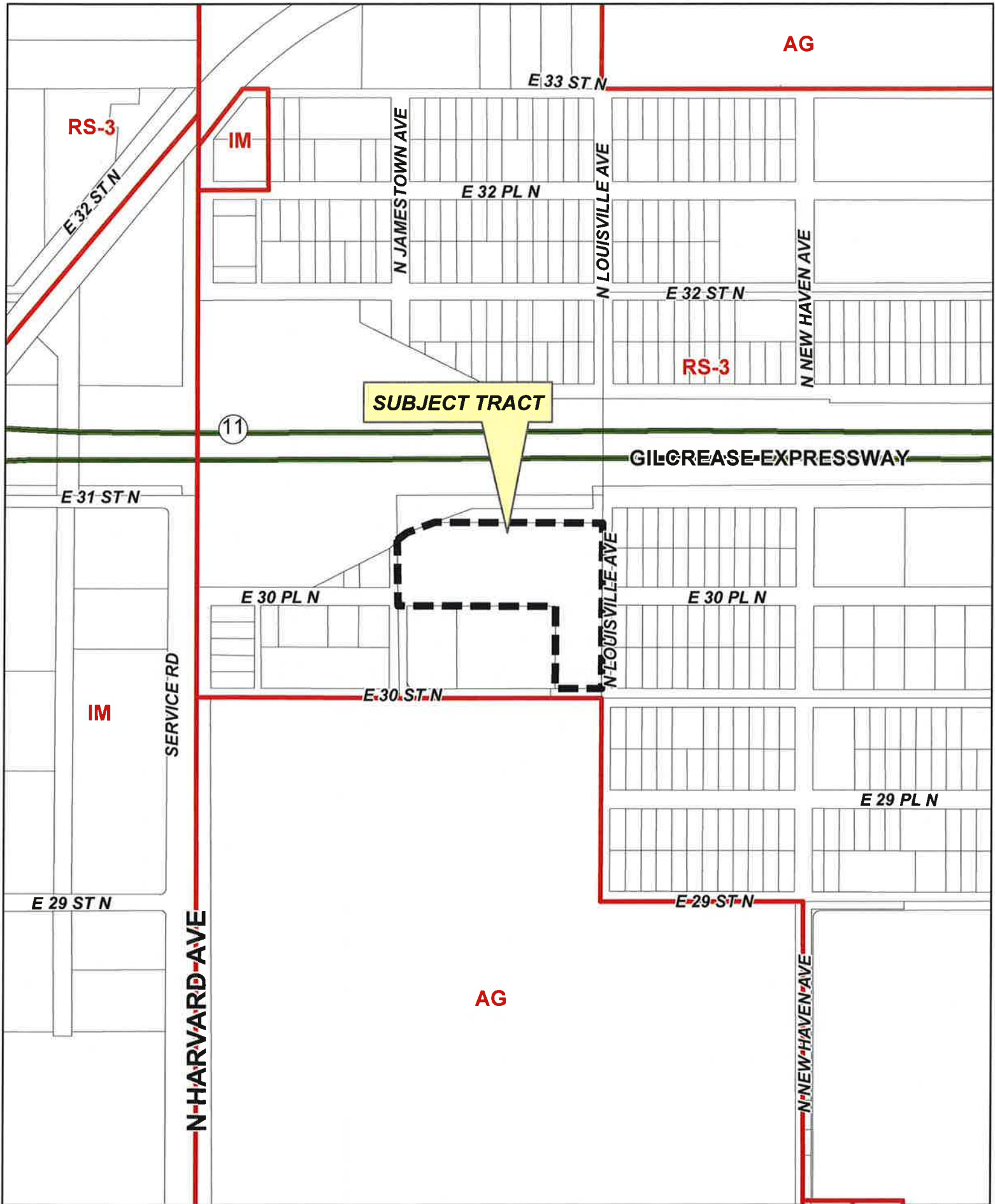
No Relevant History.

***Surrounding Property:***

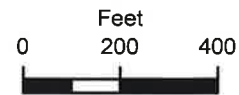
**BOA-08678 August 1975:** The Board of Adjustment **approved** an *Exception* to use property for Tulsa Junior College in an AG district, on property located at northeast of Apache Street and Harvard Avenue.

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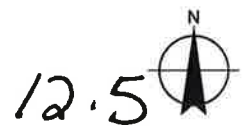


**SUBJECT TRACT**

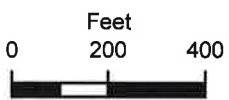


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Subject Tract

**Z-7522**

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

Aerial Photo Date: February 2018

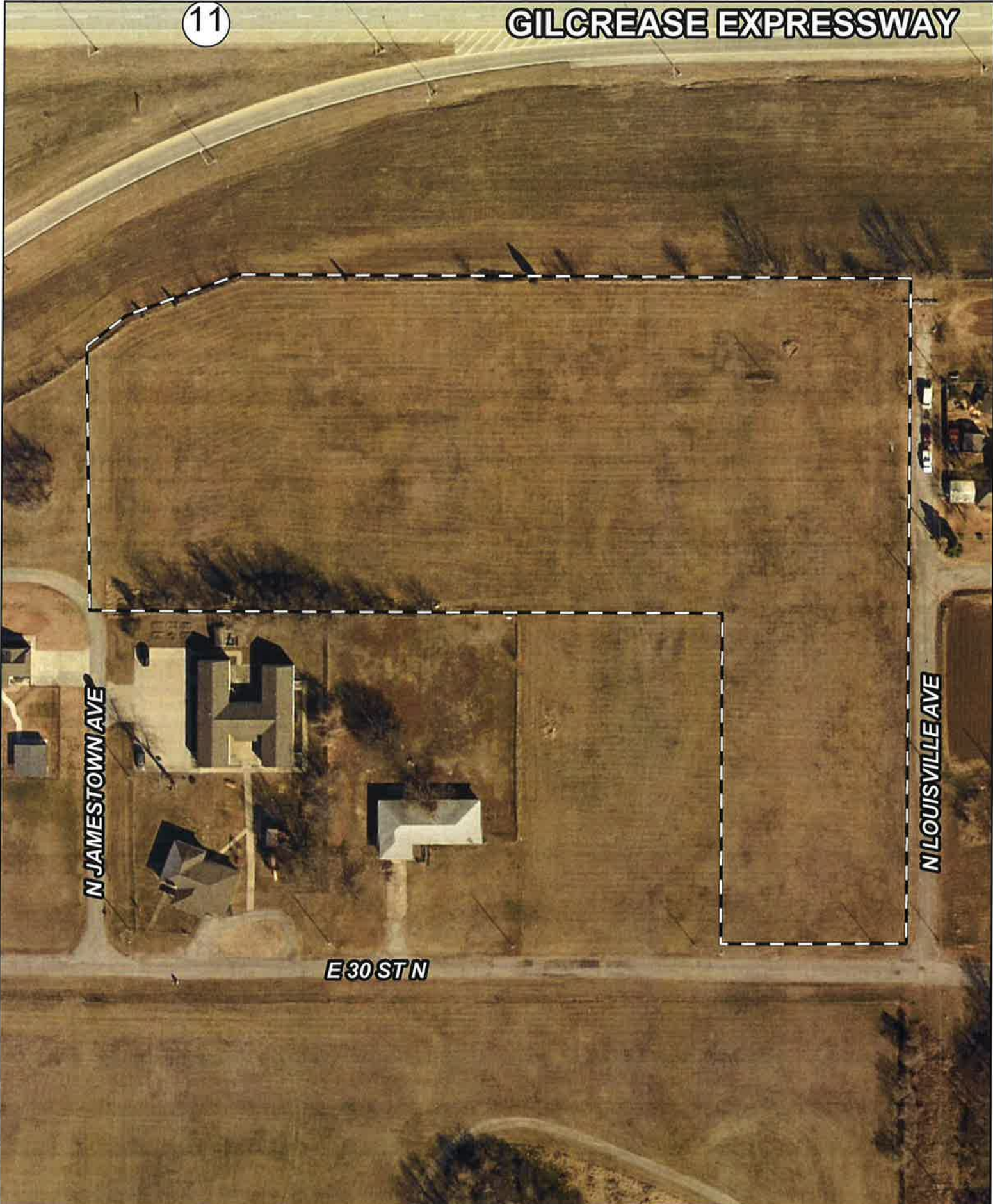
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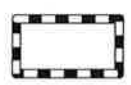
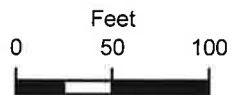
GILCREASE EXPRESSWAY



N JAMESTOWN AVE

N LOUISVILLE AVE

E 30 ST N



Subject Tract

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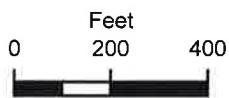
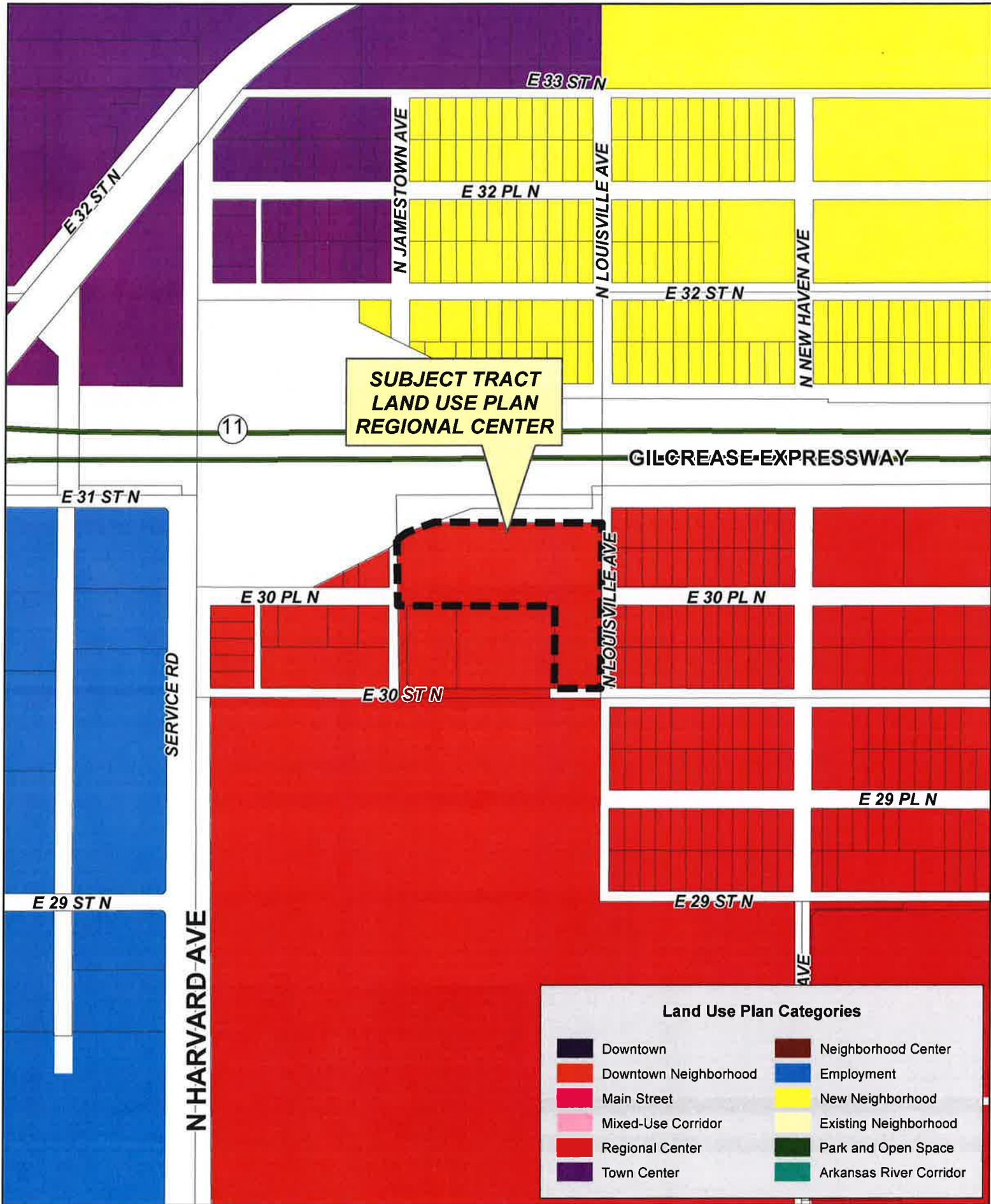
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

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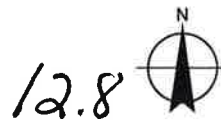




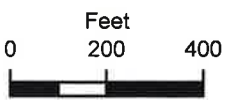
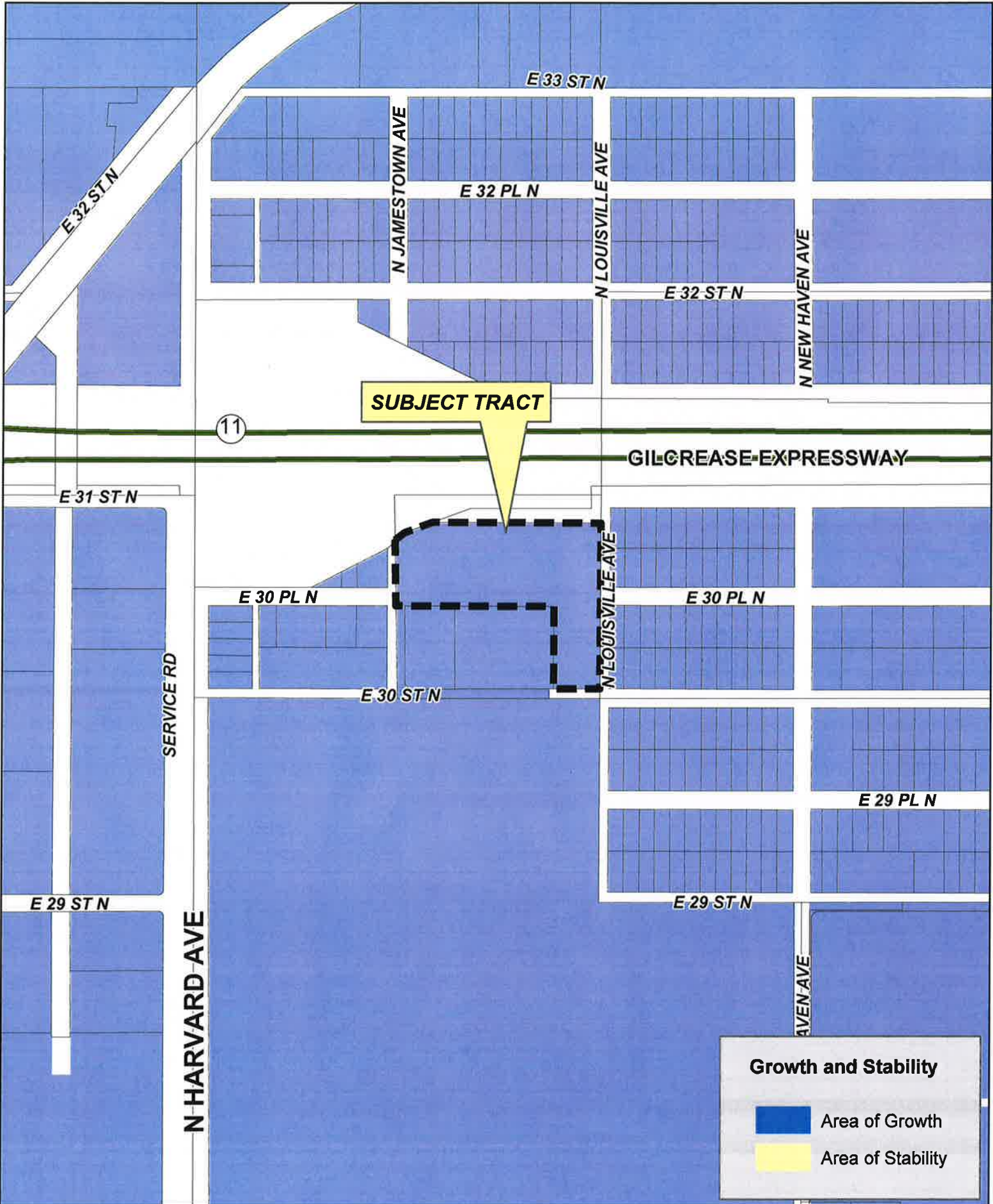


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