



Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7537

**Hearing Date:** March 4, 2020

**Case Report Prepared by:**

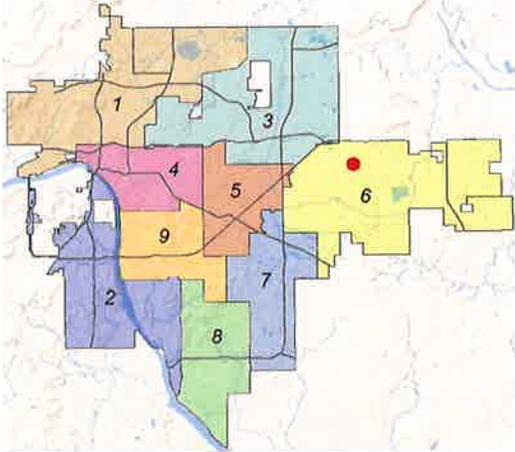
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Benjamin Frausto

*Property Owner:* Benjamin Frausto

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



**Applicant Proposal:**

*Present Use:* Agricultural

*Proposed Use:* Agricultural

*Concept summary:*

*Tract Size:* 4.38 ± acres

*Location:* East of the Southeast corner of East 11th Street South & South 149th East Avenue

**Zoning:**

*Existing Zoning:* RS-3

*Proposed Zoning:* AG

**Comprehensive Plan:**

*Land Use Map:* Neighborhood Center

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval of AG zoning.**

**Staff Data:**

TRS: 9410

CZM: 40

**City Council District:** 6

*Councilor Name:* Connie Dodson

**County Commission District:** 1

*Commissioner Name:* Stan Sallee

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## SECTION I: Z-7537

**DEVELOPMENT CONCEPT:** The long-term vision for this area is a neighborhood center. The requested AG zoning is not consistent with that goal however that zoning classification is intended to accommodate agricultural, mining or mineral processing uses in rural areas. This district allows very low density residential and other uses and serves as a holding zone pending an orderly transition to more urban development that can be efficiently served by public facilities and services.

The property is currently two lots. The individual lots do not meet the lot standards for AG zoning however the applicant is currently working through the lot combination process.

### 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 Provided

### **DETAILED STAFF RECOMMENDATION:**

AG zoning is not consistent with the Neighborhood Center land use vision in the Tulsa Comprehensive Plan however the subject property and proximate properties are consistent with the AG lot and building regulations. The property has not seen development since the property was originally zoned in 1970 and,

The property is surrounded by large lot residential properties on the east and south. Abutting properties on the west are developed with communications towers, however the zoning has been established as RS-3 for decades. The AG uses that might be permitted by city ordinances are not normally considered objectionable in an area that been developed on low density on the edge of the City limits and,

The general purpose of AG districts is primarily intended to accommodate agricultural uses in rural areas. The district allows very low density residential and other uses that serves as a holding zone pending an orderly transition to more urban development that can be efficiently served by public facilities and services therefore,

Staff recommends approval of Z-7537 to rezone property from RS-3 to AG.

## **SECTION II: Supporting Documentation**

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary:* AG zoning is not normally consistent with the Neighborhood Center land use designation. The existing RS-3 is not consistent with that land use designation. As this area develops some type of zoning action will be required to meet the goals of a Neighborhood Center. Some uses that could be permitted by special exception at the Tulsa Board of Adjustment include mining and mineral processing among are not consistent with the New Neighborhood land use designation and would not be supported by staff.

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## Land Use Vision:

### *Land Use Plan 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 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:* 11<sup>th</sup> street is considered a Secondary Arterial with a Multi Modal Corridor designation.

Multi-modal streets 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 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: Route 66 Overlay:

The north portion of the subject property is included in the Route 66 Corridor overlay. The Route 66 Overlay establishes zoning regulations and incentives intended to ensure the enhancement, development, and revitalization of the authentic Route 66 through the promotion of historic and historically inspired signage, especially neon, along and adjacent to the two alignments of Route 66 in Tulsa. The regulations are generally intended to guide the character of both public and private development as it occurs along Route 66.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary: The site was previously used for parking of trucks and maintenance sheds were constructed on the property near 11<sup>th</sup> Street. The majority of the property has been used as pasture.*

Environmental Considerations: The majority of the site is included in the Tulsa regulatory floodplain area. Development for residential or commercial uses will require significant infrastructure improvements.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 11 <sup>th</sup> Street	Secondary Arterial	100 feet	2
East 12 <sup>th</sup> Street South	None	50 feet	unimproved

Utilities:

The subject tract has municipal water. Sanitary sewer is not available. New development will require on site disposal systems or significant sanitary sewer infrastructure.

Surrounding Properties:

<b>Location</b>	<b>Existing Zoning</b>	<b>Existing Land Use Designation</b>	<b>Area of Stability or Growth</b>	<b>Existing Use</b>
North	AG	Existing Neighborhood	Area of Growth	Single family residential and undeveloped
East	RS-3	Neighborhood Center	Area of Growth	Single family residential
South	RS-3	New Neighborhood	Area of Growth	Single Family residential
West	RS-3	Neighborhood Center	Area of Growth	Communications transmission towers

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 11818 dated June 26, 1970 established zoning for the subject property.

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**Subject Property:**

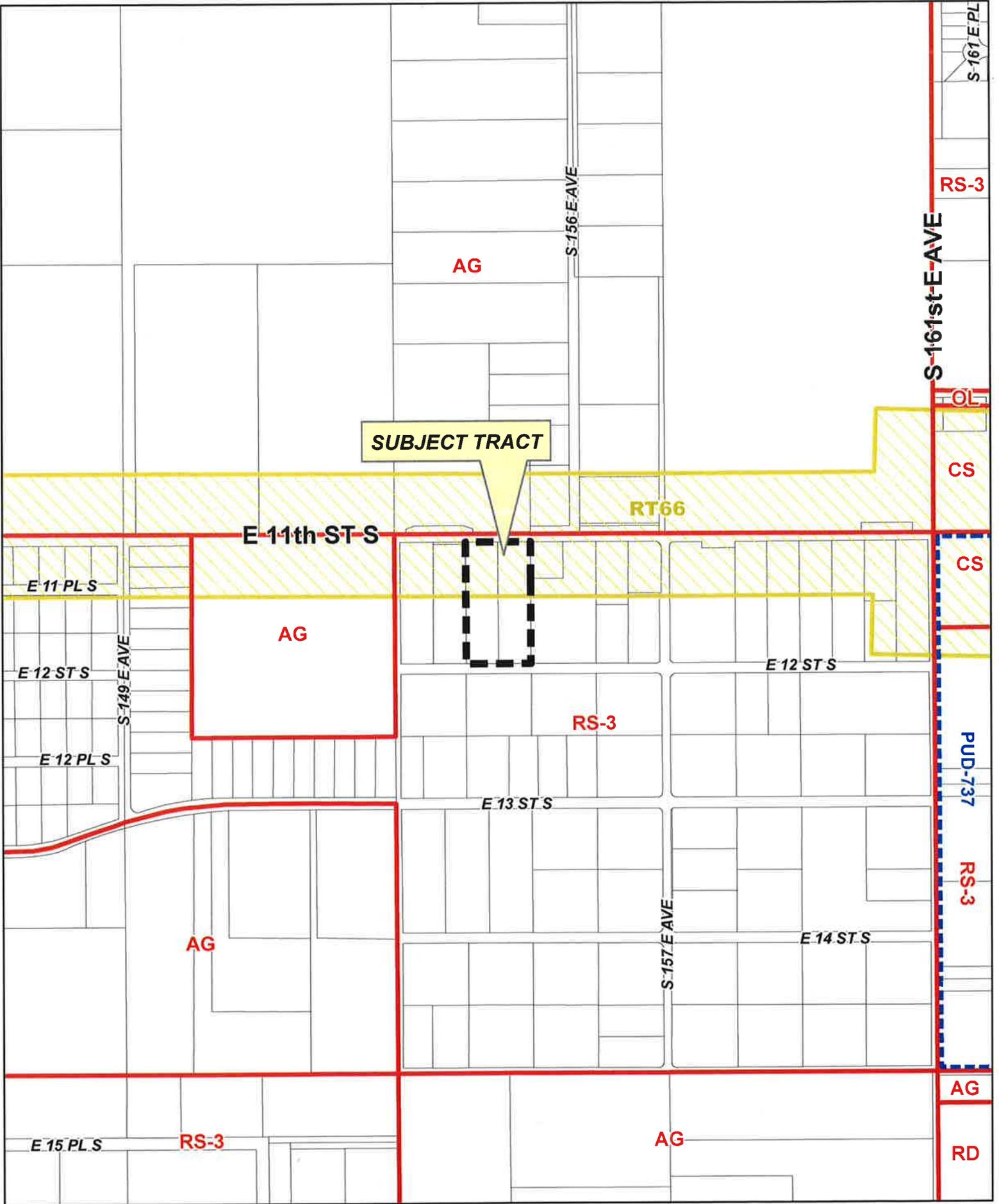
**Z-7356 August 2016:** All concurred in **denial** of a request for *rezoning* a 4.38± acre tract of land from RS-3 to CG for the parking of trucks and trailers and light mechanical work, on property located west of the southwest corner of East 11<sup>th</sup> Street South and South 157<sup>th</sup> East Avenue.

**Surrounding Property:**

**BOA-21637 October 2013:** The Board of Adjustment **denied** a Special Exception to allow for mining limestone by surface & stripping methods (Use Unit 24) in an AG district (Section 301), on property located at 15115 East 11<sup>th</sup> Street and northwest of subject property.

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SUBJECT TRACT

AG

RS-3

S-161st-E-AVE

OL

CS

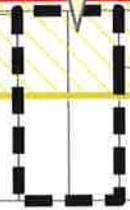
RT66

E 11th ST S

CS

E 11 PL S

AG



E 12 ST S

E 12 ST S

RS-3

PUD-737

E 12 PL S

E 13 ST S

RS-3

AG

S-157 E AVE

E 14 ST S

AG

E 15 PL S

RS-3

AG

RD



Z-7537

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E 11th ST S

S 156 E AVE

S 161st E AVE

S 161 E PL

E 11 PLS

E 12 ST S

S 149 E AVE

E 12 ST S

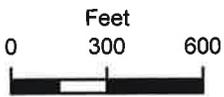
E 12 PLS

E 13 ST S

S 157 E AVE

E 14 ST S

E 15 PLS



 Subject Tract

**Z-7537**

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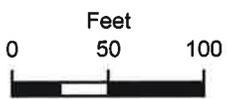
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Aerial Photo Date: February 2018



E 11th ST S

S 156 E AVE



 Subject Tract

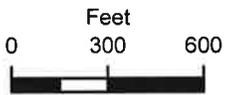
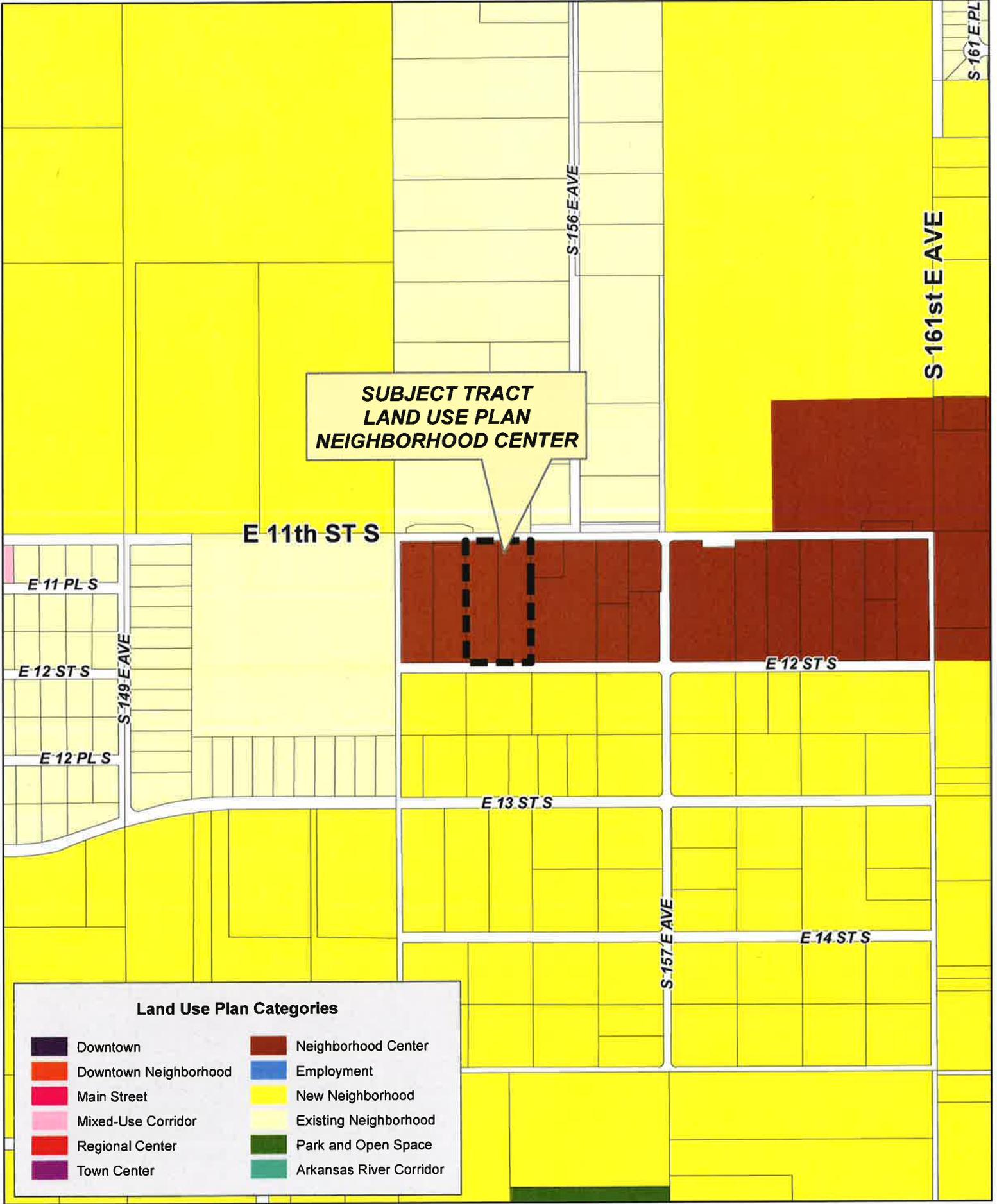
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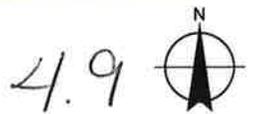
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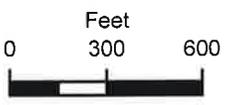
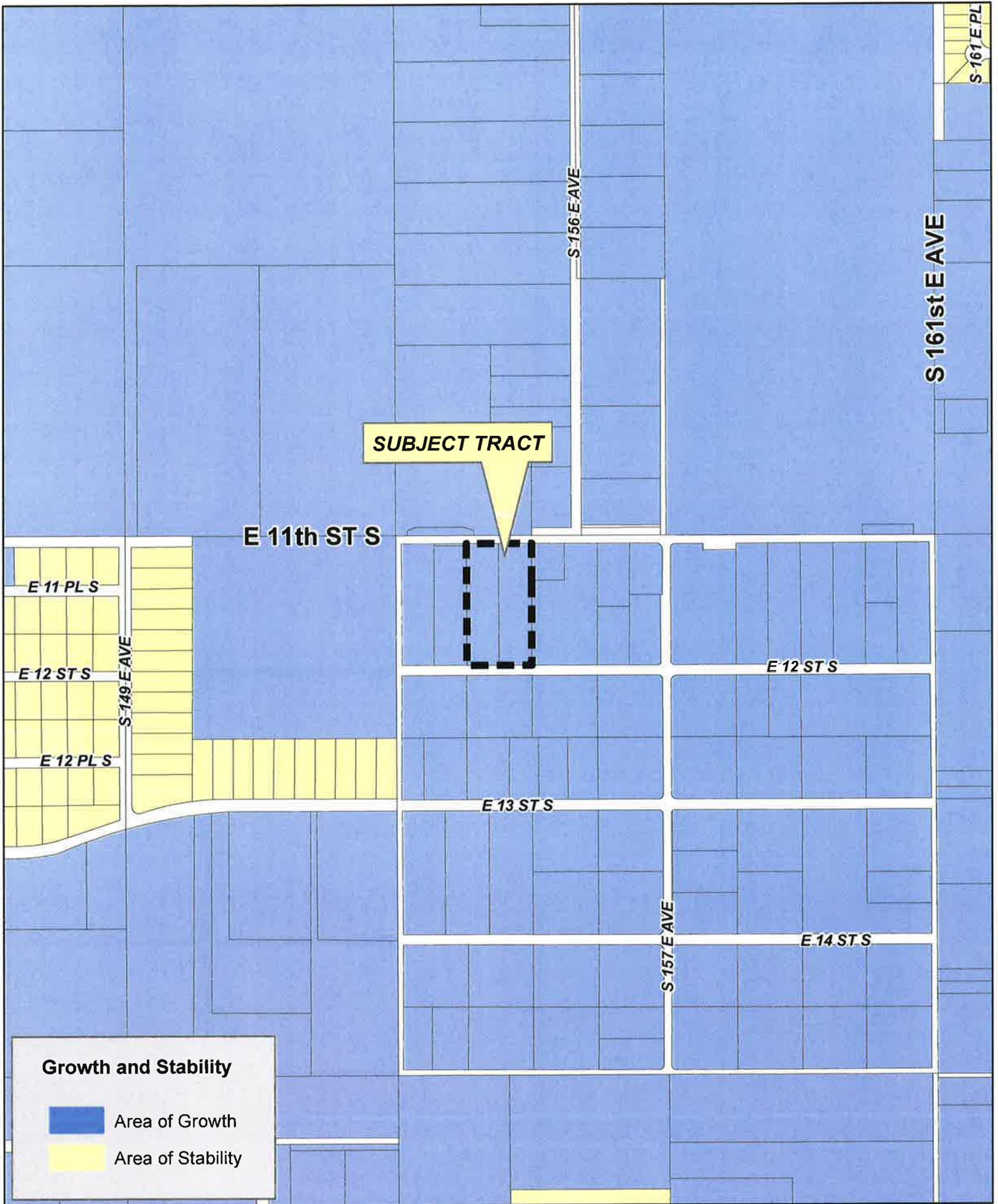




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