



Tulsa Metropolitan Area  
Planning Commission

**Case Number: Z-7540**

**Hearing Date: May 6, 2020**  
(Continued from March 18 & April 15, 2020)

**Case Report Prepared by:**

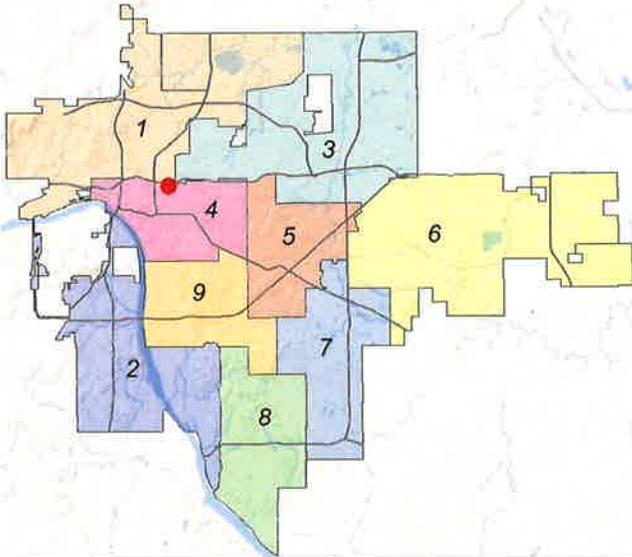
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Kyle Gibson

*Property Owner:* Rusted Truck Property Company, LLC

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



**Applicant Proposal:**

*Present Use:* Office

*Proposed Use:* Repurpose and existing building into a Mixed use building

*Concept summary:* Rezoning

*Tract Size:* 0.16 ± acres

*Location:* Southeast corner of East 2nd Street South & South Rockford Avenue

**Zoning:**

*Existing Zoning:* RM-2

*Proposed Zoning:* MX2-U-35

**Comprehensive Plan:**

*Land Use Map:* Employment

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 9306  
CZM: 37

**City Council District: 4**

*Councilor Name:* Kara Joy McKee

**County Commission District: 2**

*Commissioner Name:* Karen Keith

10.1

## SECTION I: Z-7540

### DEVELOPMENT CONCEPT:

The applicant plans to repurpose an existing building into a facility that will be a mixed-use building. Existing buildings are exempt from compliance with build-to-zone (BTZ), ground floor ceiling height and transparency regulations.

### 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:
  - Site plan

### DETAILED STAFF RECOMMENDATION:

Uses and density supported by MX2-U-35 zoning is consistent with the expected land use designation identified in the Pearl District Small Area Plan and,

MX2-U-35 zoning allows uses are consistent with the existing development pattern in the area and,

MX2-U-35 zoning is consistent with Employment land use designation of the Tulsa Comprehensive Plan land use designation therefore,

Staff recommends approval of Z-7540 to rezone property from RM-2 to MX2-U-35.

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary:* Mixed-use development supporting re purposing of an existing building is consistent with the Employment Land Use designation. The MX2, Community Mixed-use district is intended to accommodate retail, service, entertainment and employment uses that serve many surrounding neighborhoods. The district also allows a variety of residential uses and building types. MX2 zoning is generally intended for application in areas designated by the comprehensive plan as town centers, main streets and mixed-use corridors.

### Land Use Vision:

#### *Land Use Plan map designation:* Employment

Employment areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity.

Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.

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*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 in 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:* None

*Trail System Master Plan Considerations:* None

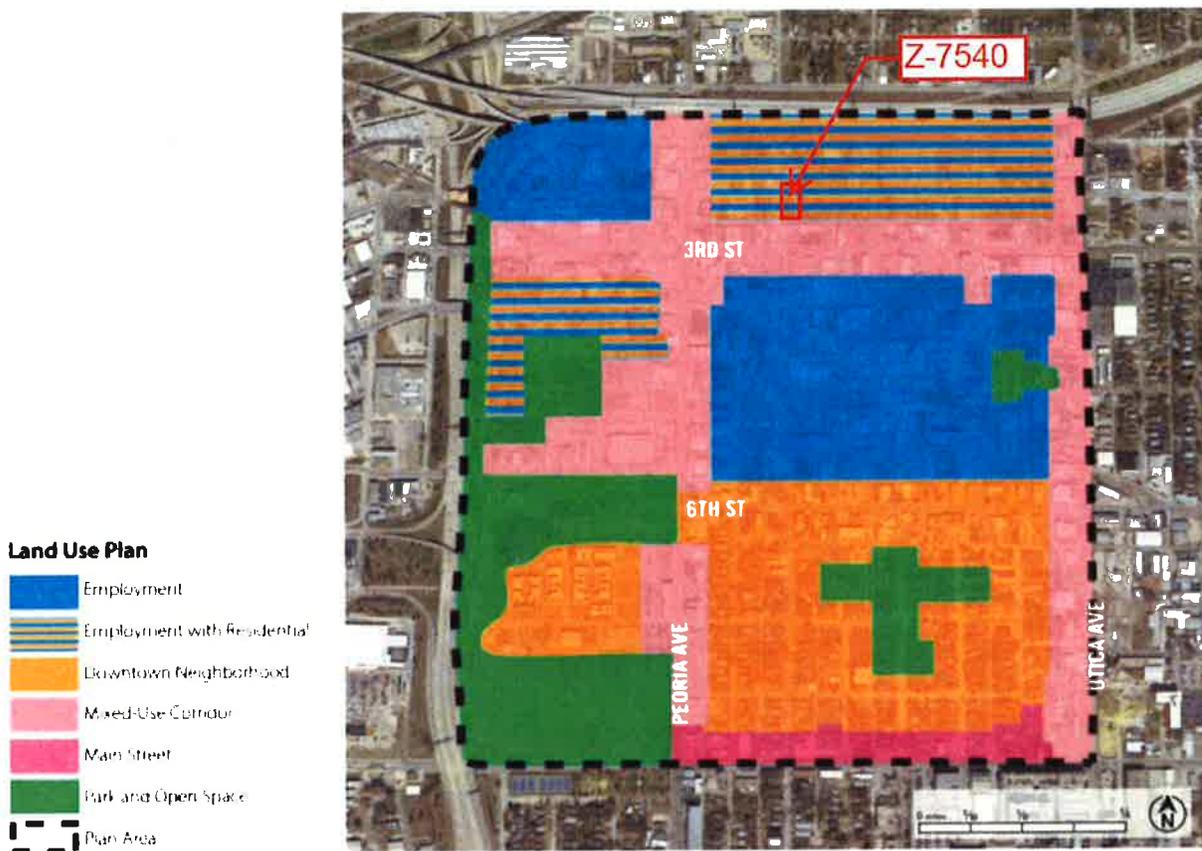
Small Area Plan: Pearl District Small Area Plan

The Pearl District Small Area Plan was updated, and the Executive Summary was adopted by the Tulsa Metropolitan Area Planning commission in July 2019 and replaced the 6<sup>th</sup> Street Infill Plan that was adopted in 2006.

The Pearl District Small Area Plan is a guide for the future development of the Tulsa neighborhood, located East of Highway 75, South of I-244, north of 11<sup>th</sup> Street and west of South Utica Ave. This site is near the north boundary of the plan area east of Peoria and north of 3<sup>rd</sup> Street. The subject property is included in the Land Use Plan area identified as Employment with Residential areas.

Employment with residential areas contain office, warehousing, light manufacturing and high tech uses such as manufacturing or information technology. These areas may also have residences, residential and office lofts in industrial buildings, and more extensive commercial activity. Employment with residential areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic. Since residential and industrial uses are allowed in this district, extensive screening and buffering between these uses within the district are not required for many of the existing uses.

Map 3 Pearl District Small Area Plan — Land Use Plan



Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary: The site is an existing single-story brick building. The site has no evidence that on-site parking has ever been provided. The applicant expects to provide required on street parking as allowed by the Tulsa Zoning Code.*

See next page for Street view from Northwest looking southeast:



Environmental Considerations: There are no known environmental concerns that that would affect site and building redevelopment

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Rockford Avenue	None	50 feet	4 including on street parking
East 2 <sup>nd</sup> Street South	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

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	IL	Employment	Growth	Outdoor Storage
East	RM-2	Employment	Growth	Single Family
South	CH	Mixed Use Corridor	Growth	Mixed Use building
West	RM-2	Employment	Growth	Detached Single Family

### SECTION III: Relevant Zoning History

**ZONING ORDINANCE:** Ordinance number 11815 dated June 26, 1970 established zoning for the subject property.

#### ***Subject Property:***

**BOA-14909 August 1988:** The Board of Adjustment **approved** a *Variance* of the setback from the centerline of the 4<sup>th</sup> Place from 50' to 45' to allow for an addition (8' x 10') to an existing building, per plot plan submitted, finding that the small addition will not protrude as far into the setback as other buildings along 4<sup>th</sup> Place, on property located at the southeast corner of 4<sup>th</sup> Place and Rockford Avenue.

#### ***Surrounding Property:***

**Z-7358 October 2016:** All concurred in **approval** of a request for *rezoning* a 1.46± acre tract of land from RM-2 to IL for light industry and specifically commercial service uses. This included several properties located west of the southwest corner of East 1<sup>st</sup> Street and South Utica Avenue.

**Z-6820 June 2001:** All concurred in **approval** of a request for *rezoning* a .16± acre tract of land from RM-2 to IL for a heating and cooling company, on property located southwest corner of East 1<sup>st</sup> Street and South Rockford.

**Z-5682 June 1982:** All concurred in **approval** of a request for *rezoning* a .47± acre tract of land from RM-2 to IL for an office and warehouse, on property located north and west of the northwest corner of 2<sup>nd</sup> Street and Rockford Avenue.

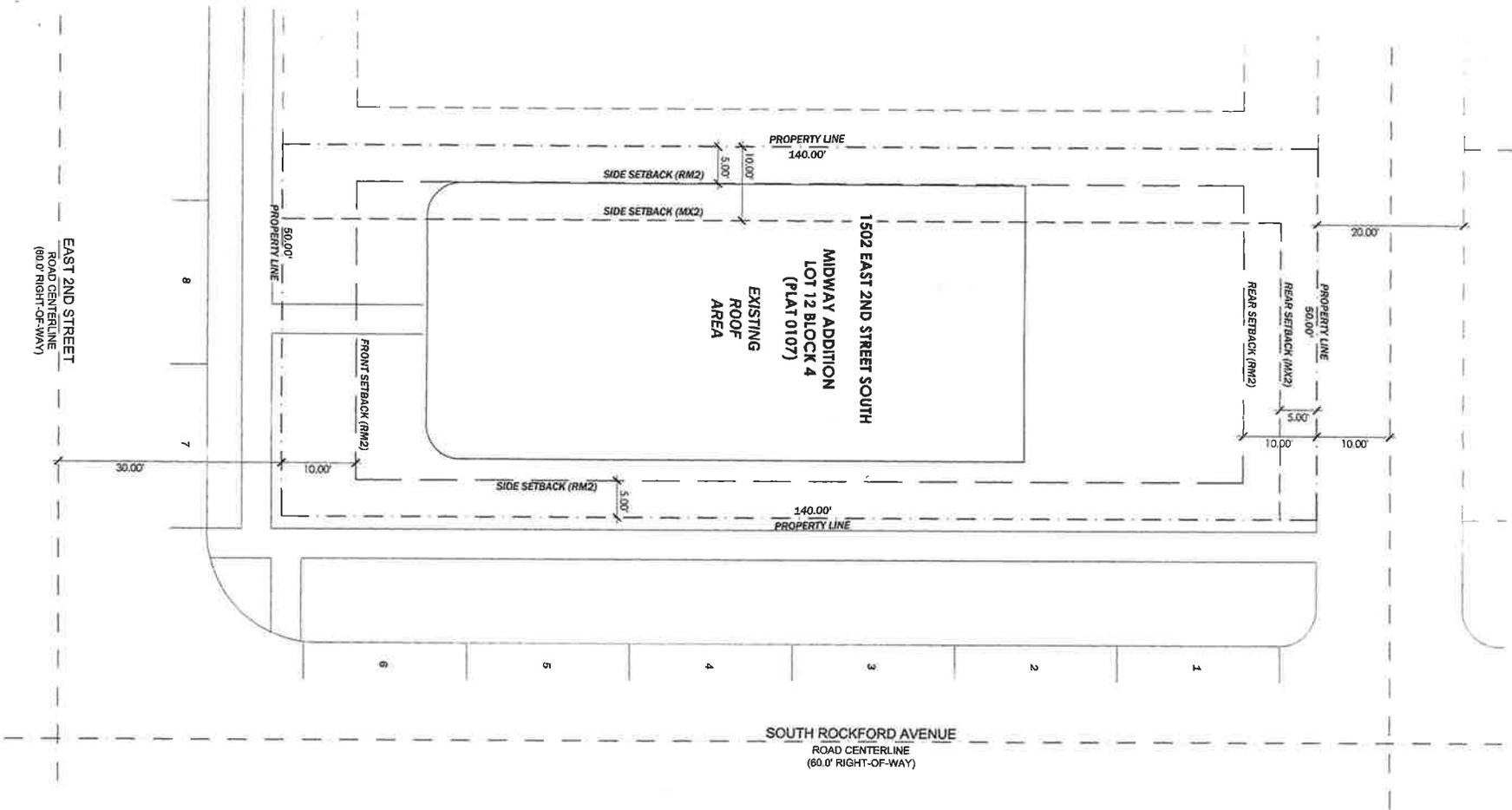
**Z-4909 September 1976:** All concurred in **approval** of a request for *rezoning* a .96± acre tract of land from RM-2 to IL for manufacturing, on property located southwest corner of 2<sup>nd</sup> Street and Trenton Avenue.

**Z-4838 January 1976:** All concurred in **approval** of a request for *rezoning* a 2.75 ± acre tract of land from RM-2 to IL for a Transportation Service Center, on property located southeast corner of 1<sup>st</sup> Street and Rockford.

**Z-4201 August 1972:** All concurred in **approval** of a request for *rezoning* a .48± acre tract of land from RM-2 to CS for a Strip Shopping Center, on property located west of the southwest corner of 1<sup>st</sup> Street and Rockford Avenue.

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**1** SITE PLAN **N**

**ELEVATOR STUDIO**  
1502 EAST 2ND STREET SOUTH  
TULSA, OK 74120

DRAWING:  
**SITE PLAN**

SCHEMATIC  
NOT FOR  
CONSTRUCTION

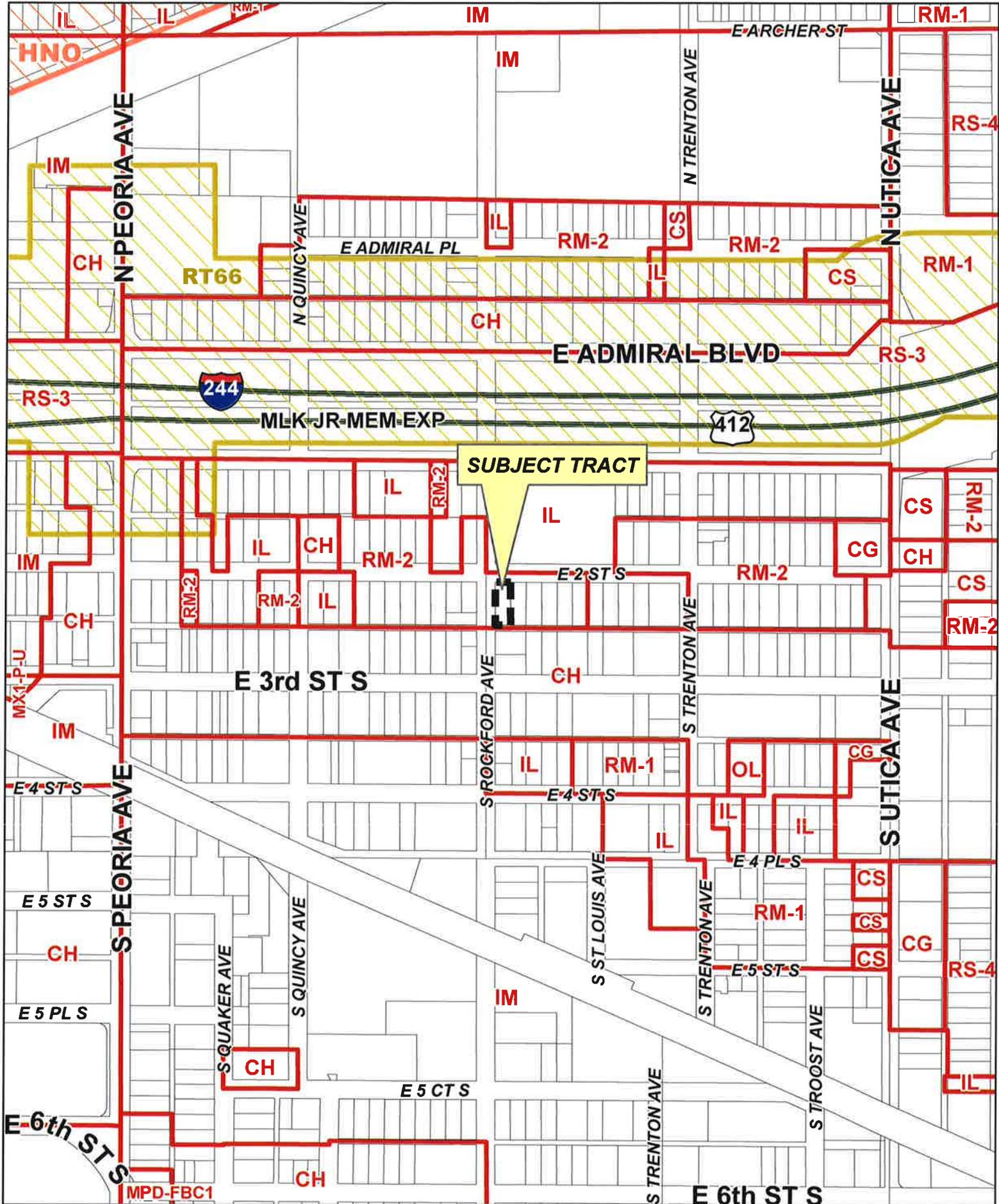
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1/31/2020

SCALE:  
1" = 10'-0"

SHEET:

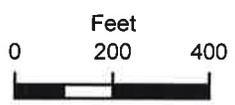
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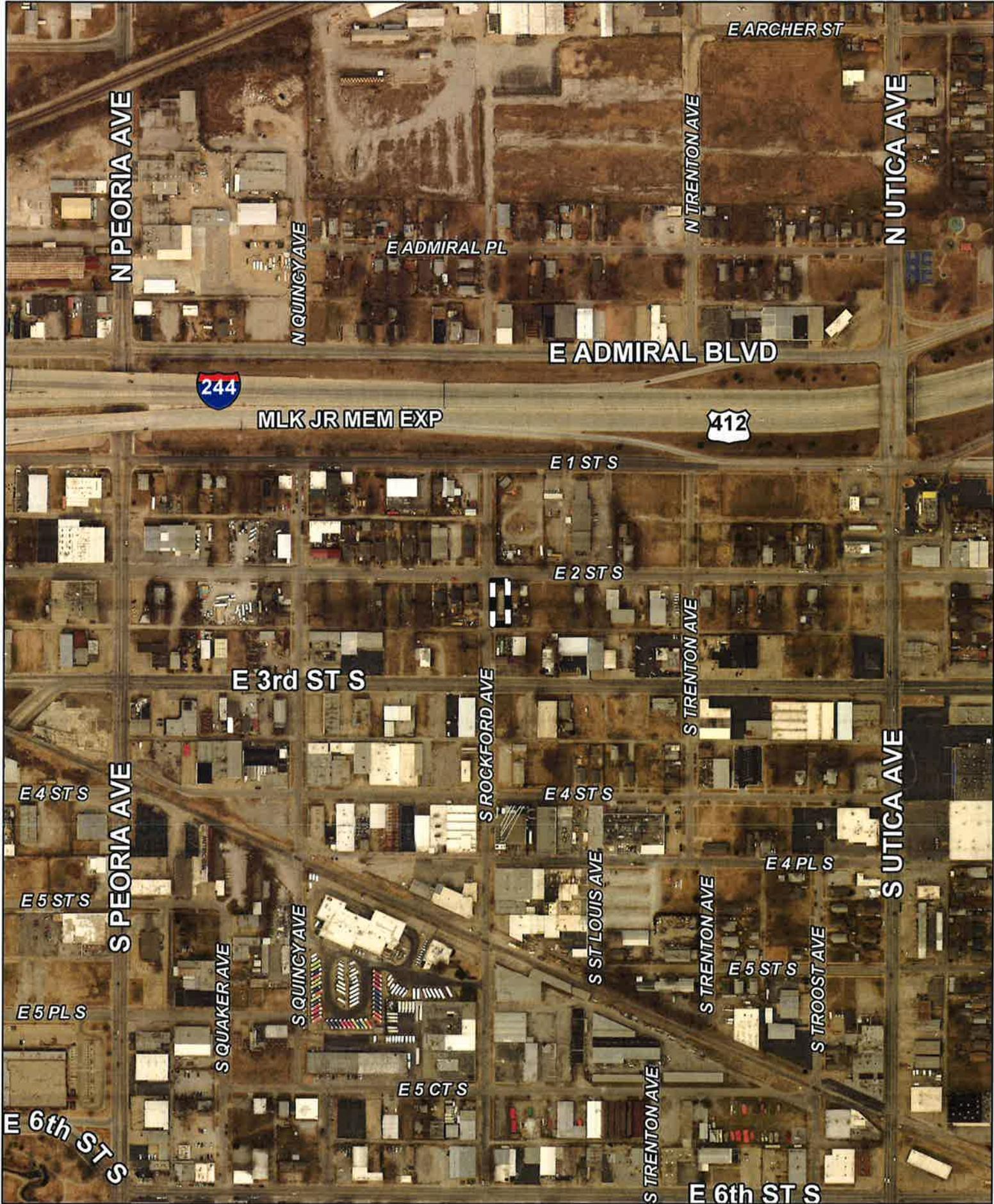
**ALIGN**  
DESIGN GROUP  
918.499.0454  
JASON GIBSON, RA, NCARB



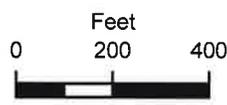
**Z-7540**

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MLK JR MEM EXP



Subject Tract

**Z-7540**

19-13 06

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

Aerial Photo Date: February 2018



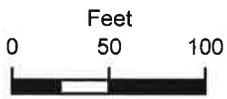


E1 STS

S ROCKFORD AVE

E2 STS

E 3rd ST S



Subject Tract

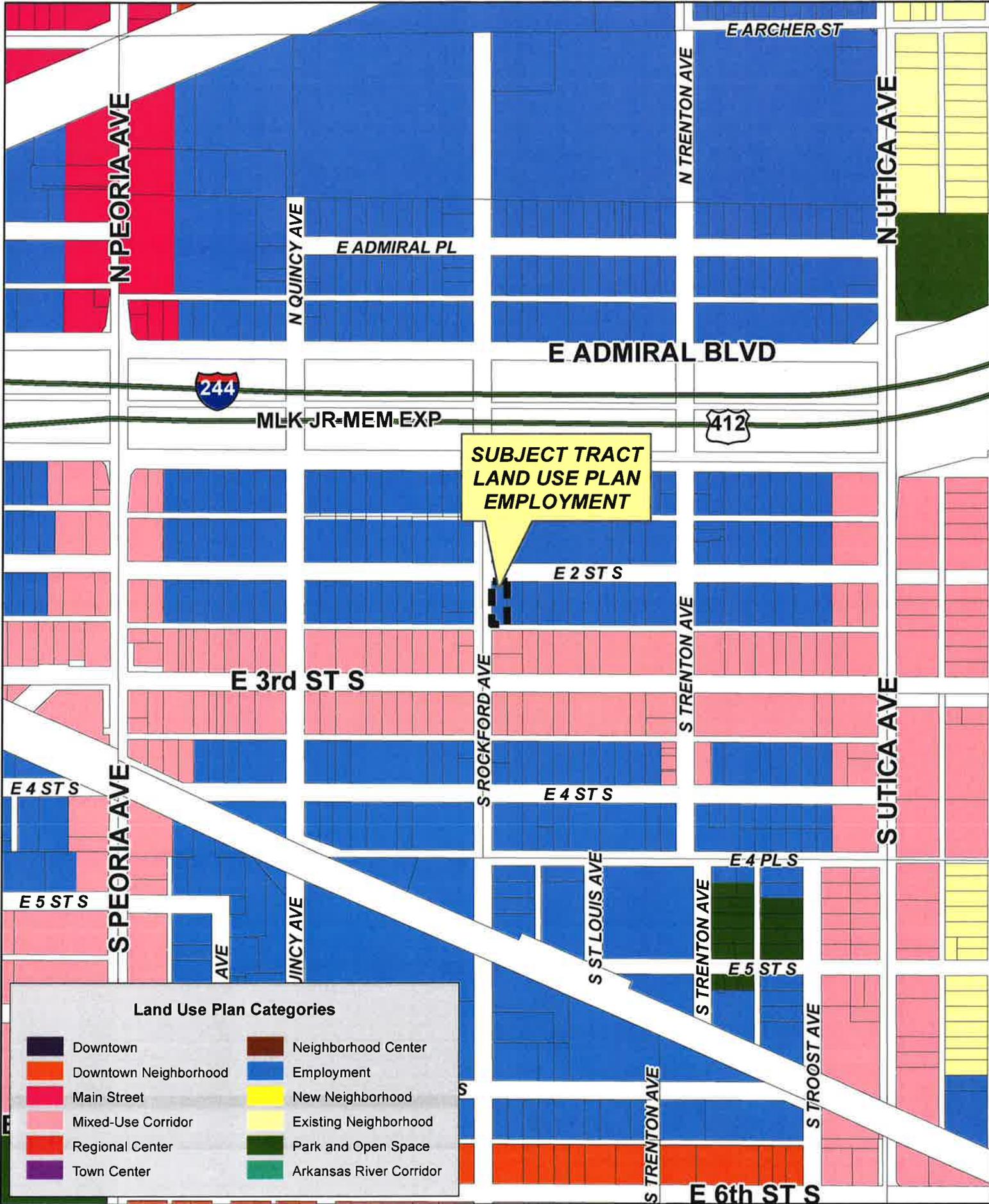
**Z-7540**

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

Aerial Photo Date: February 2018

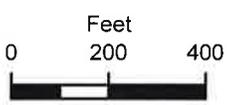




**SUBJECT TRACT  
LAND USE PLAN  
EMPLOYMENT**

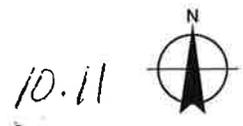
**Land Use Plan Categories**

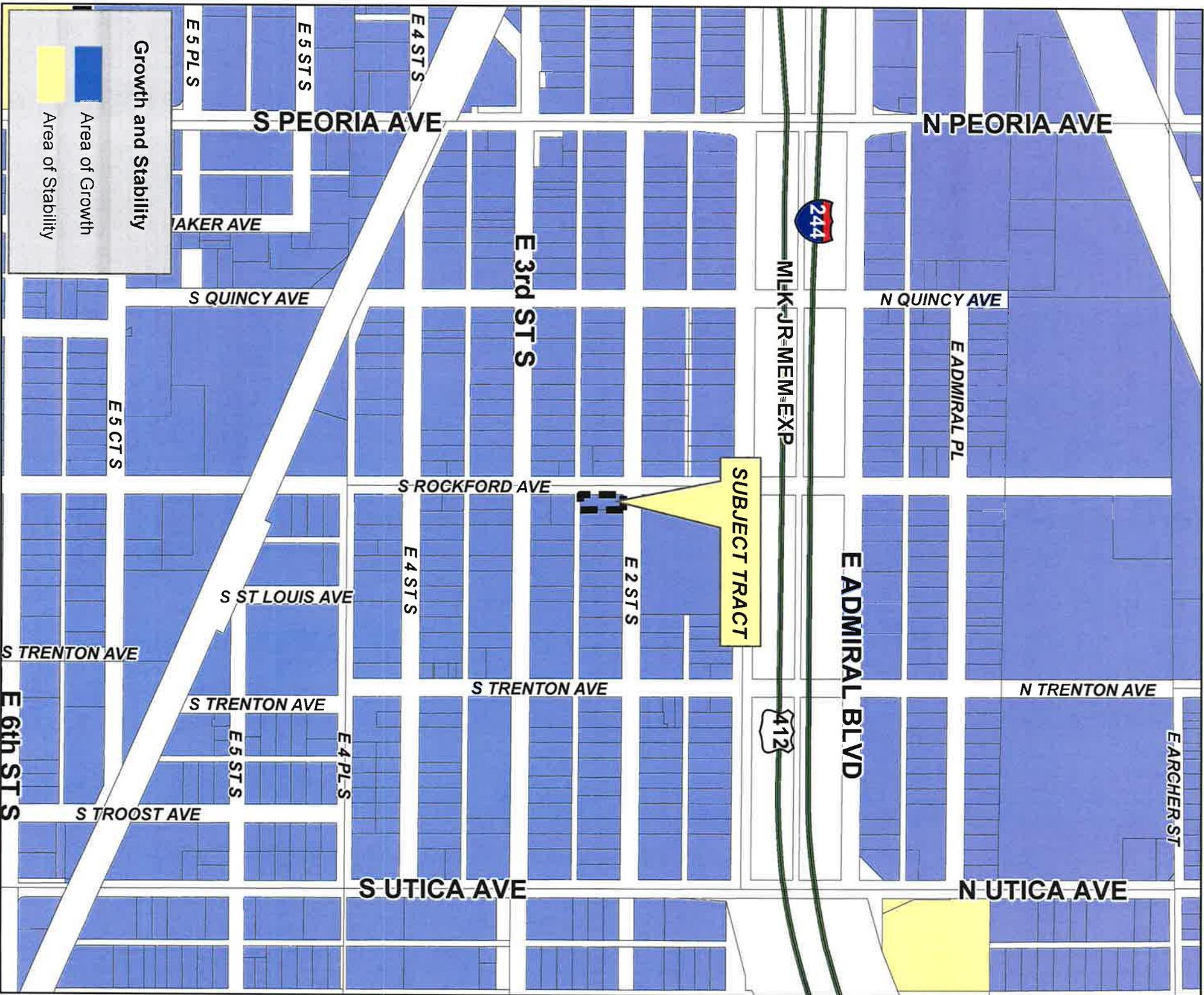
	Downtown		Neighborhood Center
	Downtown Neighborhood		Employment
	Main Street		New Neighborhood
	Mixed-Use Corridor		Existing Neighborhood
	Regional Center		Park and Open Space
	Town Center		Arkansas River Corridor



**Z-7540**

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**Z-7540**

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