



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7545

Hearing Date: May 6, 2020
(Continued from April 15, 2020)

Case Report Prepared by:

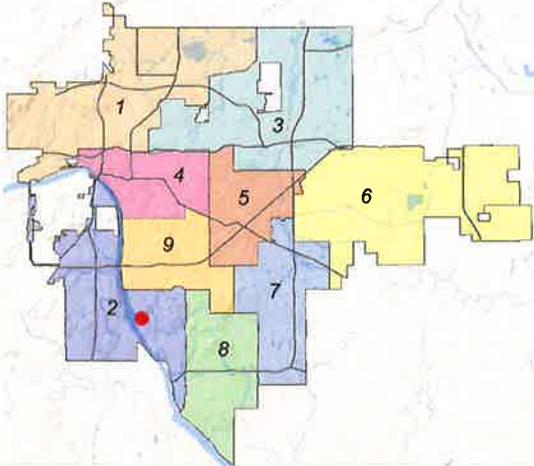
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Molly Jones

Property Owner: Green Country Cohousing LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Condominiums

Concept summary: Co-housing development.

Tract Size: 4.79 ± acres

Location: South of the southeast corner of East 71st Street South and South Quincy Avenue

Zoning:

Existing Zoning: RT

Proposed Zoning: RM-2

Comprehensive Plan:

Land Use Map: Town Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 8307

CZM: 52

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

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SECTION I: Z-7545

DEVELOPMENT CONCEPT: Last year this site was rezoned to allow townhouse development. The concept has not significantly changed however the developer had determined that the site can also be developed as a condominium project. Infrastructure development of this concept is a more cost-effective solution on this site than the original townhouse development idea. The anticipated cohousing style of the development has not changed.

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:

Case Z-7545 requests RM-2 zoning is consistent with the expected development pattern in the area and,

RM-2 zoning is not injurious to the surrounding property owners and,

RM-2 zoning is consistent with the Town Center land use vision in the Tulsa Comprehensive Plan therefore,

Staff recommends approval of Z-7545 to rezone property from RT to RM-2.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Residential town home style condominium development as a lifestyle community is consistent with the Town Center land use designation and the Area of Growth. Staff notes that if RM-2 zoning is approved the building setback from Quincy is 10 feet from the right of way line. Should the applicant choose to move the buildings closer to the street the building placement would be consistent with the Town Center Vision of the Town Center land use designation.

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

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: None that would affect site redevelopment. River parks and the associated trail is approximately 750 feet from the west boundary.

Major Street and Highway Plan: None

Trail System Master Plan Considerations: The only public access to the trail from this site is from East 71st Street South. The south end of Quincy is currently constructed as a dead-end street with no access to Riverside Drive or to the park and trail system. Staff suggest a street and trail connection to this site from the south end of Quincy.

Small Area Plan: None

Special District Considerations: None however it should be noted that Quincy is the east boundary of the Arkansas River Corridor Overlay.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is generally flat with no known conditions that would affect site development.

Environmental Considerations: None that would affect site development

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Quincy single public access provided to East 71 st Street South. Quincy ends approximately ¼ mile south.	None	50 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	RM-1 / PUD 357-A	Town Center	Growth	Vacant adjacent to north boundary Commercial retail further north in PUD 357-A
East	RM-1	Existing Neighborhood	Stability	Duplex
South	OM	Town Center	Growth	Family Medical Clinic
West	RS-2 / RDO-3	Arkansas River Corridor	Growth	Vacant

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 24065 dated January 7, 2019 established the current zoning for the subject property.

Subject Property:

Z-7461 December 2018: All concurred in **approval** of a request for *rezoning* a 4.79± acre tract of land from OM/MX-2-V-U to RT for townhouse development, on property located south of the southeast corner of East 71st Street South and South Quincy Avenue. (Ordinance 24065)

Z-7430 January 2018: All concurred in **approval** of a request for *rezoning* a 2.39± acre tract of land from OM to MX-2-V-U for mixed-use, on property located south of the southeast corner of East 71st Street South and South Quincy Avenue. (Ordinance 23865)

Z-7074 November 2007: All concurred in **approval** of a request for *rezoning* a 11.97± acre tract of land from RS-2/RS-4 to OM for office, on property located south of the southeast corner of East 71st Street South and South Quincy Avenue. This includes a part of the subject property and the abutting property to the south. (Ordinance 21682)

Ordinance number 11828 dated June 26, 1970 established the zoning for the subject property.

Surrounding Property:

SA-1 September 2016: All concurred in **approval** of a request for a Special Area Overlay on multiple properties along the Arkansas River extending from W. 11th St. S. to E. 121st St. S., to establish the River Design Overlay as a supplemental zoning, RDO-1, RDO-2, or RDO-3 and regulations to govern the form, function, design and use of the properties located within the boundaries of the River Design Overlay District. These regulations are generally intended to maintain and promote the Arkansas River corridor as a valuable asset to the city and region in terms of economic development and quality of life. The properties directly abutting the subject

property to the west and south carry a designation of RDO-3, which is primarily intended to apply to properties that do not have direct access to the river, but are visible from the riverfront and benefit from their proximity, contributing to the overall visual environment of the riverfront area. **PUD-808 April 2014:** All concurred in **approval** of a proposed *Planned Unit Development* on a 14± acre tract of land for a family medical clinic/TPD Riverside Drive, on property located south of the southeast corner of East 71st Street and South Riverside Drive.

PUD-691-A April 2007: All concurred in **approval** of a proposed *Planned Unit Development* on a 1.81± acre tract of land for a drive-thru/lobby bank, on property located south of the southeast corner of East 71st Street South and Riverside Parkway.

Z-7066 September 2007: All concurred in **approval** of a request for *rezoning* a 4.78± acre tract of land from RS-2 to OM for office, on property located northeast corner 75th Place South and Riverside Drive.

Z-6908/PUD-691 October 2003: All concurred in **approval** of a request to rezone a 1.81± acre tract of land from RS-2 to OL and **approval** of a proposed *Planned Unit Development* for office, on property located south of the southeast corner of East 71st Street and South Riverside.

Z-6619 January 1998: All concurred in **approval** of a request for *rezoning* a 3.3± acre tract of land from RS-3 to CS for a church, on property located northwest corner East 61st Street South and South Mingo Road.

PUD-545-A Abandonment December 1997: All concurred in **approval** of a proposed *Planned Unit Development* on a 6.3± acre tract land to abandon PUD-545 for a multi-use development, on property located south and east of the southeast corner of 71st Street and Riverside.

PUD-545 May 1996: All concurred in **approval** of a proposed *Planned Unit Development* on a 6.3± acre tract of land for a theater and parking, on property located south of the southeast corner of 71st Street and Riverside.

Z-6313 May 1991: All concurred in **approval** of a request for *rezoning* a 5.25± acre tract of land from RS-2 to RS-4 for single-family residential, on property located north of the northeast corner of 75th Place and South Quincy Avenue.

Z-6070 October 1985: All concurred in **approval** of a request for *rezoning* a 4± acre tract of land from RM-2/RD to CS for commercial, on property located southeast corner of 71st and Peoria.

Z-6005/PUD-357-A December 1984: All concurred in **approval** of a proposed *Planned Unit Development* on a 8± acre tract of land for on property located east of the southeast corner of 71st Street and Quincy Avenue.

PUD-357 May 1984: All concurred in **approval** of a proposed *Planned Unit Development* on a 8.5± acre tract of land for a commercial/office complex, on property located east of the southeast corner of 71st Street and Quincy Avenue

Z-5785 February 1983: All concurred in **approval** of a request for *rezoning* a .3± acre tract of land from RS-2 to RM-1 for garden office building, on property located south of the southeast corner of 71st Street and Quincy.

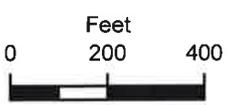
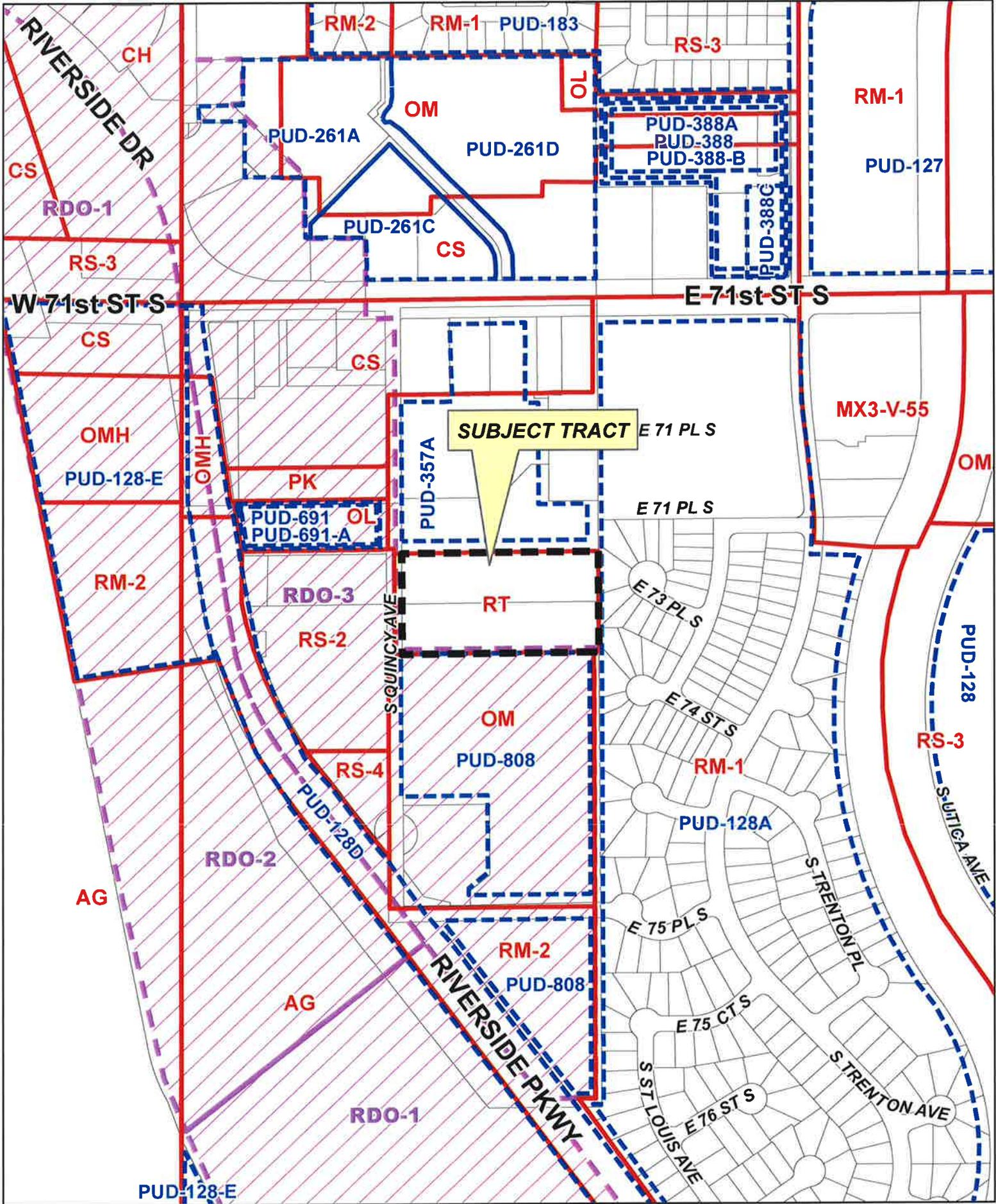
Z-5400 June 1980: All concurred in **approval** of a request for *rezoning* a .89± acre tract of land from RS-2 to RM-1 for apartments, on property located south of the southeast corner of West Edison Street and North 25th West Avenue.

PUD-128-A November 1979: All concurred in **approval** of a proposed *Planned Unit Development* on a 118± acre tract of land for single-family and multi-family residential units, on property located south of 71st Street and West of the Joe Creek Channel.

Z-4667 June 1974: All concurred in **approval** of a request for *rezoning* a 4.07± acre tract of land from RM-2 to RM-2/CS for commercial shopping, on property located east of the southeast corner of 71st Street and Peoria Avenue.

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Subject
Tract

Z-7545

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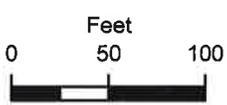
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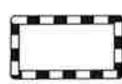
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SQUINCY AVE



 Subject Tract

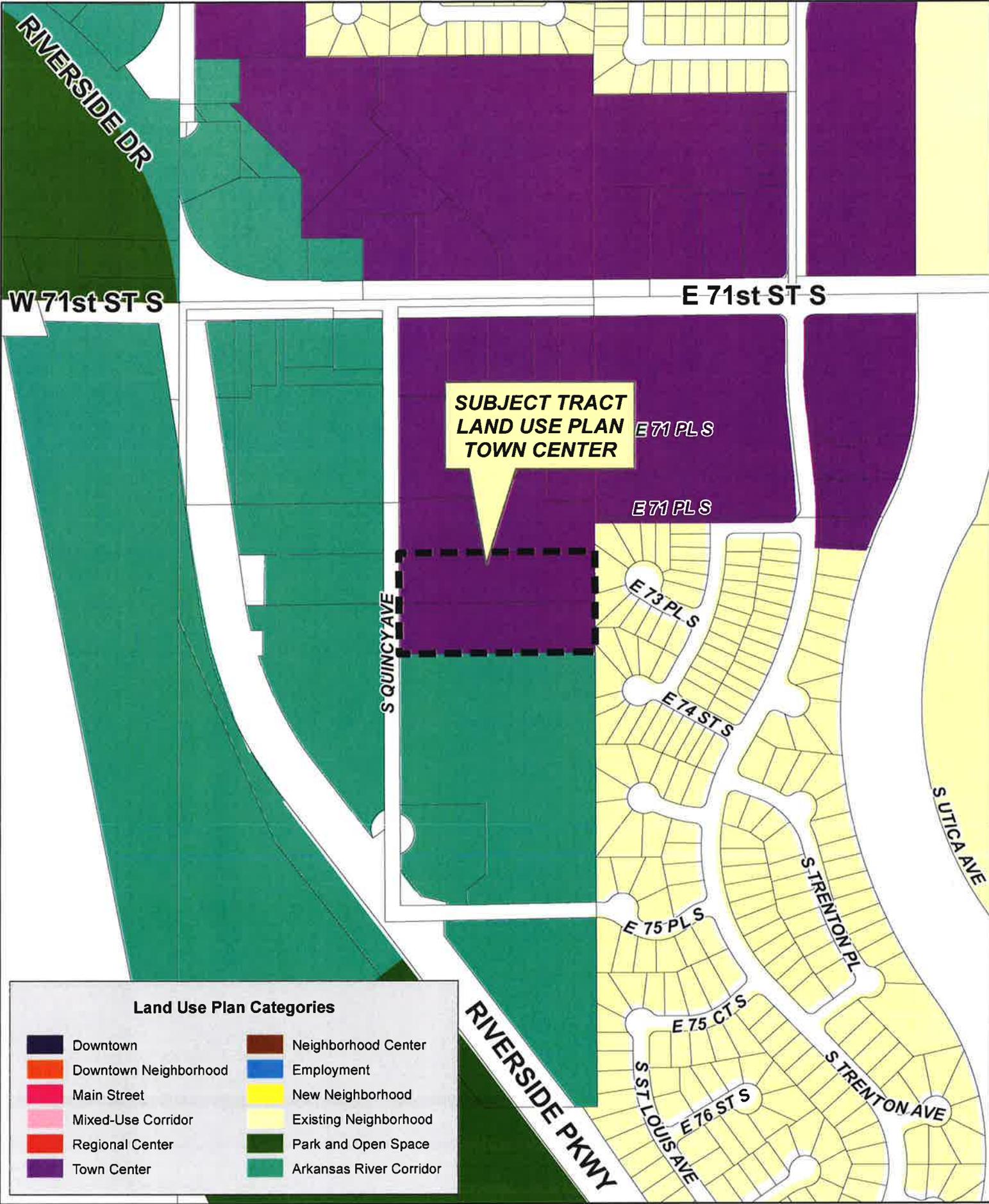
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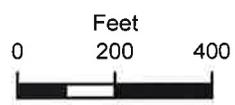
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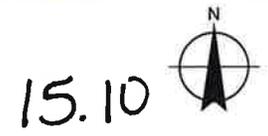
Land Use Plan Categories

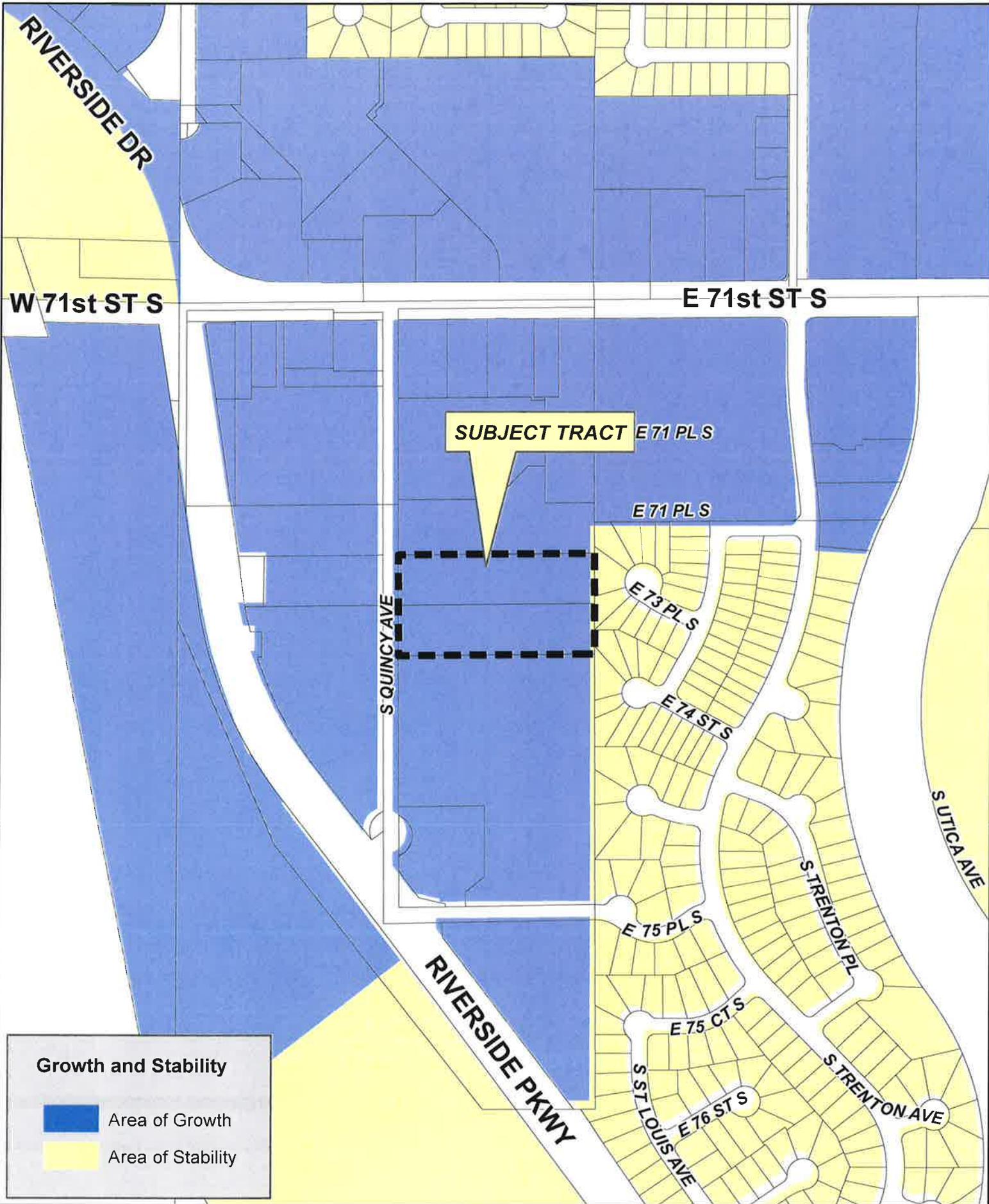
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|--|-----------------------|---|-------------------------|
|  | Downtown |  | Neighborhood Center |
|  | Downtown Neighborhood |  | Employment |
|  | Main Street |  | New Neighborhood |
|  | Mixed-Use Corridor |  | Existing Neighborhood |
|  | Regional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



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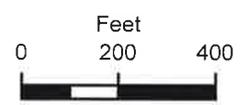
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Growth and Stability

- Area of Growth
- Area of Stability



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