



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7546

Hearing Date: May 6, 2020

Case Report Prepared by:

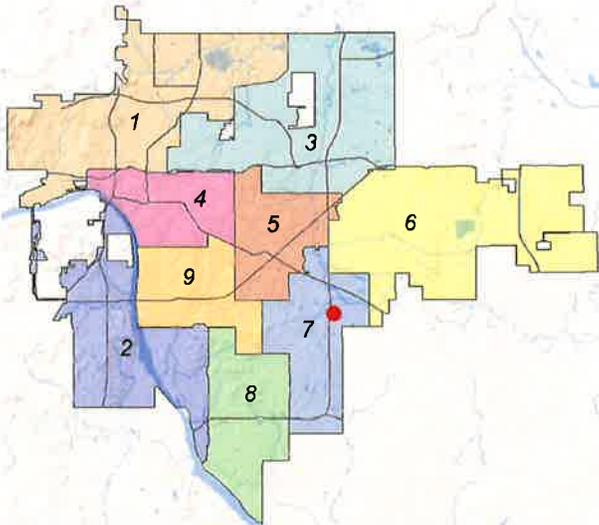
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: JR Donelson

Property Owner: FJH Family Rev Trust

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Wholesale, Distribution, & Storage

Concept summary: Site is surrounded by IL zoning and abuts a regional stormwater detention facility. Rezoning to support light industrial development.

Tract Size: 0.93 ± acres

Location: West of the southwest corner of E. 55th Place South and South Garnett Road

Zoning:

Existing Zoning: RS-3

Proposed Zoning: IL

Comprehensive Plan:

Land Use Map: Employment

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval of IL zoning.

Staff Data:

TRS: 9431

CZM: 49

City Council District: 7

Councilor Name: Lori Decter Wright

County Commission District: 1

Commissioner Name: Stan Sallee

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SECTION I: Z-7546

DEVELOPMENT CONCEPT: The subject property is surrounded by IL zoning and abuts a regional stormwater detention facility. Rezoning is requested to support light industrial development. The stormwater facility east of the site zoned RS-3.

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-7546 request IL zoning and is consistent with the expected development pattern in the area and,

Uses normally associated with IL zoning are not injurious to the surrounding property owners and,

IL zoning is consistent with the Employment land use vision in the Tulsa Comprehensive Plan therefore,

Staff recommends approval of Z-7546 to rezone property from RS-3 to IL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: IL zoning at this location is consistent with the Employment land use vision of the Tulsa Comprehensive Plan.

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.

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

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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: None

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 subject property is at the end of a dead-end street. No opportunities are available for a future extension and the property abuts Mingo Creek on the north and a regional stormwater facility on the east. Recreational opportunities are not visually available in the facility.

Environmental Considerations: None that affect site development or rezoning request.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South 107 th East Avenue	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	IL	Employment	Growth	Light industry
East	RS-3	Park and open space	Stability	City of Tulsa Regional Stormwater Detention Facility
South	IL	Employment	Growth	Light industry
West	IL	Employment	Growth	Light industry

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11825 dated June 26, 1970 established zoning for the subject property.

Subject Property:

No Relevant History.

Surrounding Property:

BOA-20118 September 2005: The Board of Adjustment **approved** a *Special Exception* to permit a public park on the subject property, subject to the Public Works and/or Parks Department submitting a site plan addressing the parking facilities and/or fencing according to the wishes of the neighborhood, on property located at 10901 East 61st Street South.

BOA-18849 September 2000: The Board of Adjustment **approved** a *Special Exception* to permit a manufactured home in an IL zoned district, on property located at 5624 South 107th East Avenue.

Z-6762 June 2000: All concurred in **approval** of a request for *rezoning* a 1± acre tract of land from RS-3 to IL for a warehouse, on property located south of the southeast corner of East 56th Street & South 107th East Avenue.

Z-6574 January 1997: All concurred in **approval** of a request for *rezoning* a .93± acre tract of land from RS-3 to IL for trucking/storage, on property located south of the southeast corner of East 56th Street South and South 107th East Avenue.

BOA-17368 May 1996: The Board of Adjustment **approved** a *Special Exception* to permit a transitional living center in an IL zoned district, per plan submitted, subject to 12 residents at this time, on property located at 5624 South 107th East Avenue.

Z-6308 February 1991: All concurred in **approval** of a request for *rezoning* a 1.28± acre tract of land from RS-3 to IL for storage/parking, on property located northwest corner of South 107th East Avenue and East 56th Street.

Z-6164 July 1987: All concurred in **approval** of a request for *rezoning* a 4.91± acre tract of land from RS-3 to IL for industrial, on property located south of East 56th Street South and west of South 107th East Avenue.

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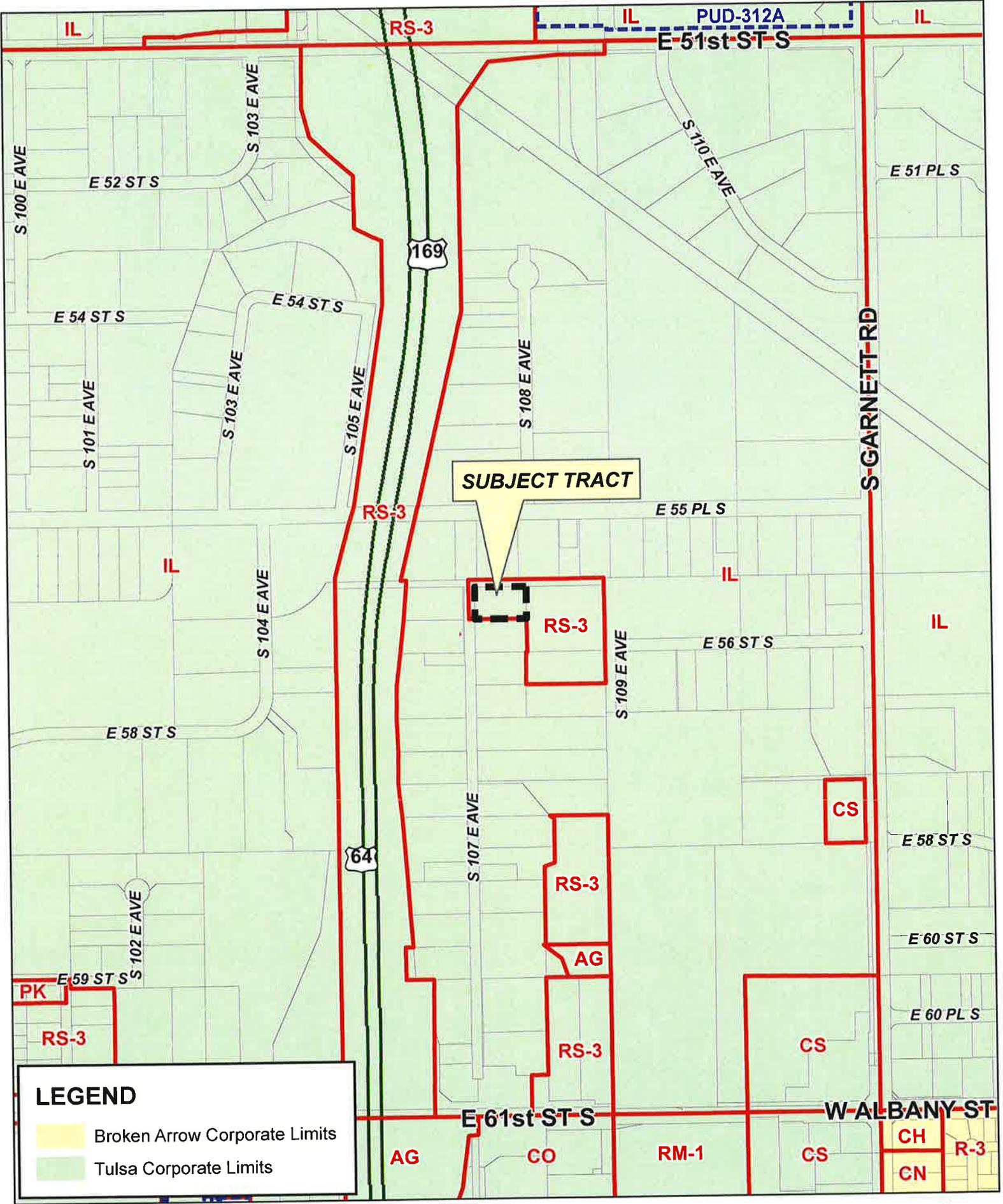
Z-5849 September 1983: All concurred in **approval** of a request for *rezoning* a 2.3± acre tract of land from RS-3 to IL for industrial, on property located 5635 South 107th East Avenue.

Z-5647 February 1982: All concurred in **approval** of a request for *rezoning* a 2.5± acre tract of land from RS-3 to IL for industrial, on property located south and east of 56th Street and 107th East Avenue.

Z-5614 October 1981: All concurred in **approval** of a request for *rezoning* a 4.77± acre tract of land from RS-3 to IL industrial, on property located north of the northwest corner of East 61st Street South and South 107th East Avenue.

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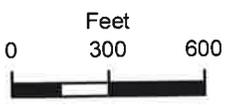


LEGEND

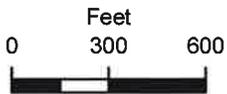
- Broken Arrow Corporate Limits
- Tulsa Corporate Limits

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Subject
Tract

Z-7546

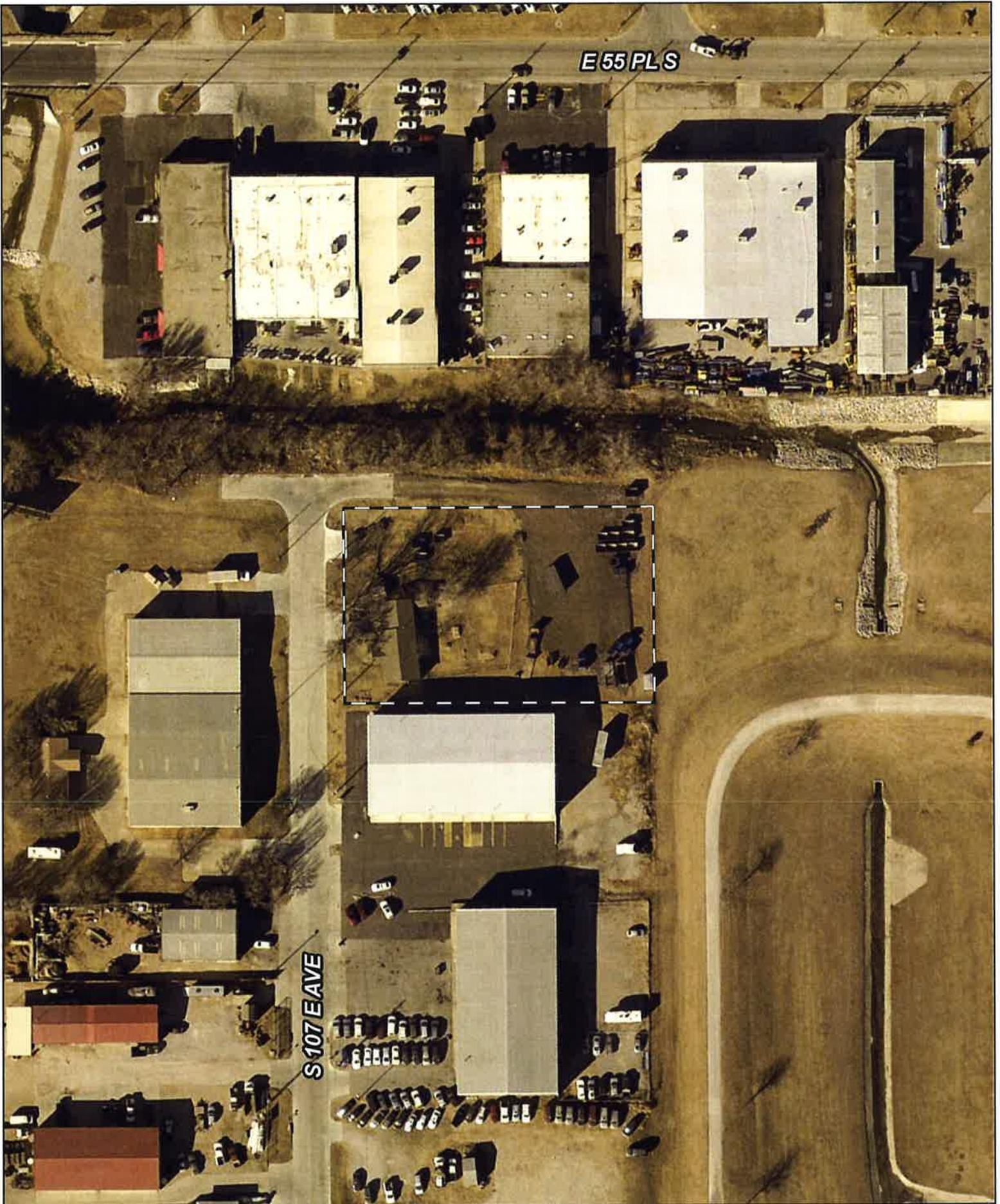
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

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E55 PLS

S107 EAVE



Subject Tract

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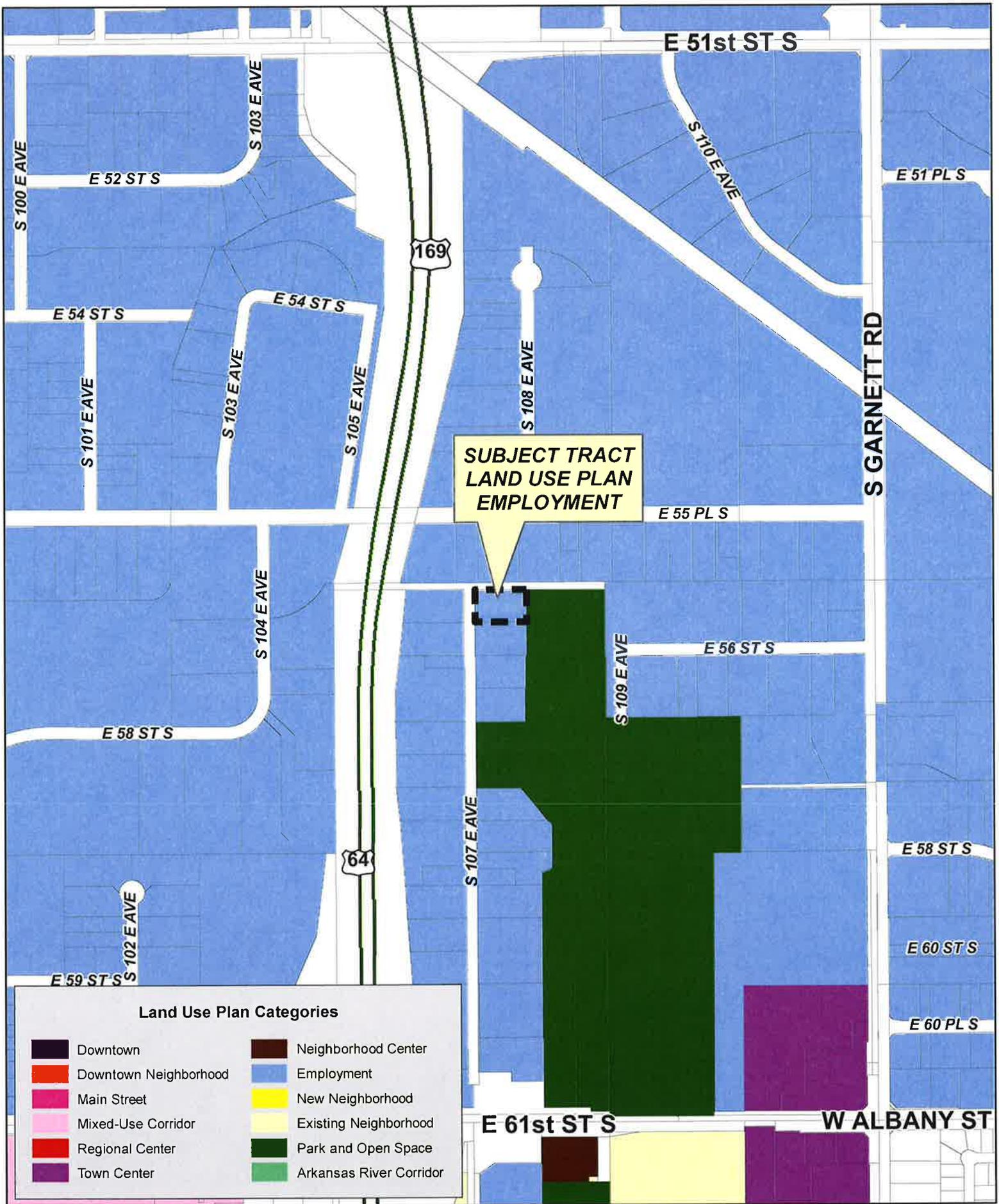
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Aerial Photo Date: February 2018

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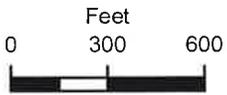




**SUBJECT TRACT
LAND USE PLAN
EMPLOYMENT**

Land Use Plan Categories

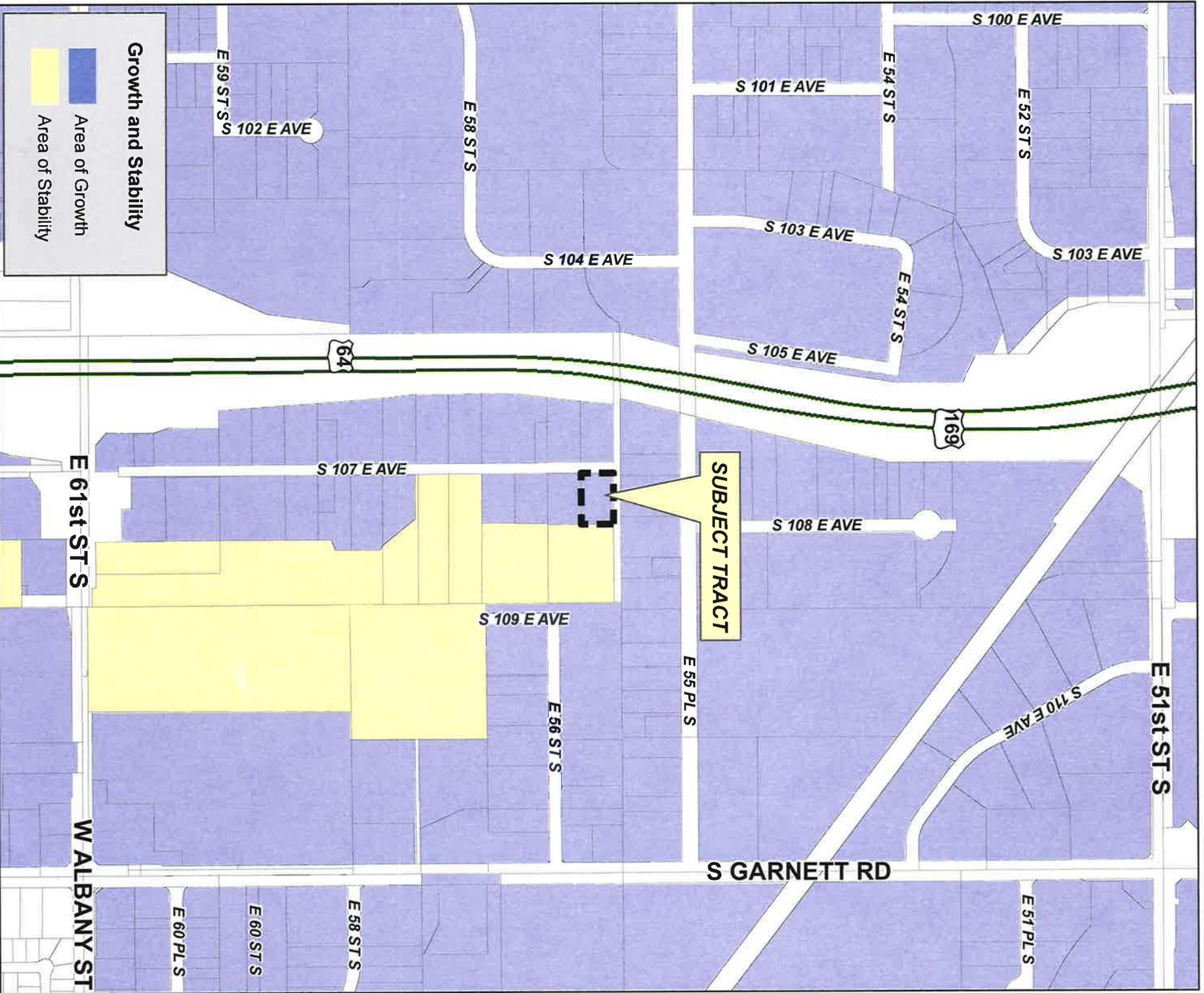
- | | |
|----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
|  Downtown |  Neighborhood Center |
|  Downtown Neighborhood |  Employment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



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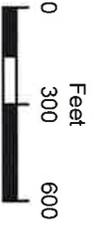
Growth and Stability



Area of Growth



Area of Stability



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