



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7593
(related to case PUD-498-D)

Hearing Date: January 20, 2021

Case Report Prepared by:

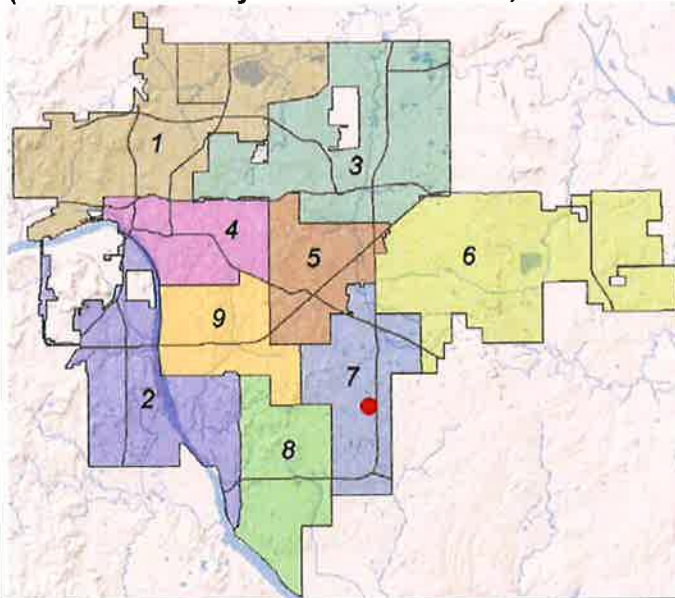
Jay Hoyt

Owner and Applicant Information:

Applicant: C Brody Glenn

Property Owner: High Ridge LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant Retail

Proposed Use: Mini Storage

Concept summary: Rezone from OM/CS to OMH in conjunction with PUD-498-D to permit a self-storage facility.

Tract Size: 3.09 ± acres

Location: West of the Southwest corner of East 71st Street South & South 101st East Avenue

Zoning:

Existing Zoning: OM/CS/PUD-498

Proposed Zoning: OMH/PUD-498-D

Comprehensive Plan:

Land Use Map: Regional Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 8407
CZM: 54

City Council District: 7

Councilor Name: Lori Decter Wright

County Commission District: 3

Commissioner Name: Ron Peters

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SECTION I: Z-7593

DEVELOPMENT CONCEPT: The applicant is proposing to rezone from OM/CS to OMH in conjunction with Major Amendment Application PUD-498-D in order to permit the development of a self-storage facility.

The applicant, as part of their major amendment application, has requested an increase of the allowable floor area from 45,000 sf to 130,000 sf. The current underlying zoning of OM/CS has a Floor Area Ratio of 0.5, which, given the size of the subject lot, would not allow the requested floor area increase. The proposed OMH zone has a Floor Area Ratio of 2.0, which would allow for the requested floor area increase.

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:

Requested OMH zoning is consistent with the Regional Center vision of the Tulsa Comprehensive Plan and,

OMH zoning is consistent with the expected development of surrounding properties and,

Uses allowed by OMH zoning and PUD-498-D are non-injurious to proximate properties therefore,

Staff recommends **Approval** of Z-7593 to rezone property from OM/CS to OMH.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject area is located with the Regional Center designation of the City of Tulsa Comprehensive Land Use Plan.

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

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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: E 71st St S is classified as a Primary Arterial

Trail System Master Plan Considerations: None. The site is located approximately 1,100 Feet west of the Mingo Trail.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site currently contains a vacant retail building and associated parking areas.

Environmental Considerations: None

Streets:

| <u>Exist. Access</u> | <u>MSHP Design</u> | <u>MSHP R/W</u> | <u>Exist. # Lanes</u> |
|-------------------------|--------------------|-----------------|-----------------------|
| E 71 st St S | Primary Arterial | 120 Feet | 6 |

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 | CS | Regional Center | Growth | Commercial/Retail |
| South | CO | Existing Neighborhood | Growth | Hotel |
| East | CS/RM-2/PUD-521 | Regional Center | Growth | Commercial/Retail |
| West | CS/OM/PUD-498 | Regional Center | Growth | Commercial/Retail |

SECTION III: Relevant Zoning History

Ordinance number 17952 dated June 21, 1993 established the current zoning for the subject property.

Subject Property:

Z-6402/PUD-498 June 1993: All concurred in **approval** of a request to rezone a 11.4± acre tract of land from CO to CS and **approval** of a proposed *Planned Unit Development* for commercial development, on property located east of the southeast corner of Mingo Road and 71st Street South. This includes the subject property and surrounding property. (Ordinance No. 17952)

Ordinance number 11830 dated June 26, 1970 established zoning for the subject property.

Surrounding Property:

PUD-498-B/Z-6714-SP-1a February 2001: All concurred in **approval** of a proposed *Major Amendment* to PUD and *Minor Amendment* to CO on a 1.24± acre tract of land to increase the maximum building floor area from 27,500 SF to 34,000 SF, on property located southwest corner of East 73rd Street South and South 101st East Avenue.

Z-6714/PUD-498-A/Z-6714-SP-1 October 1999: All concurred in **approval** of a request to rezone a 1.24± acre tract of land from OM/PUD-498 to CO, **approval** of a *Major Amendment* to PUD, and **approval** of a proposed *Corridor Development Plan* for hotel uses, on property located southwest corner of East 73rd Street South and South 101st East Avenue.

Z-6469/PUD-521 January 1995: All concurred in **approval** of a request to rezone a 8.1± acre tract of land from CO/OL to CS/RM-2 and **approval** of a proposed *Planned Unit Development* for a shopping and restaurant development, on property located west and south of the southwest corner of East 71st Street South and Mingo Valley Expressway.

Z-6357/PUD-489 May 1992: All concurred in **approval** of a request to rezone a 34± acre tract of land from CO/CS to CS and **approval** of a proposed *Planned Unit Development* for shopping center, on property located northeast corner of East 71st Street South and Mingo Road.

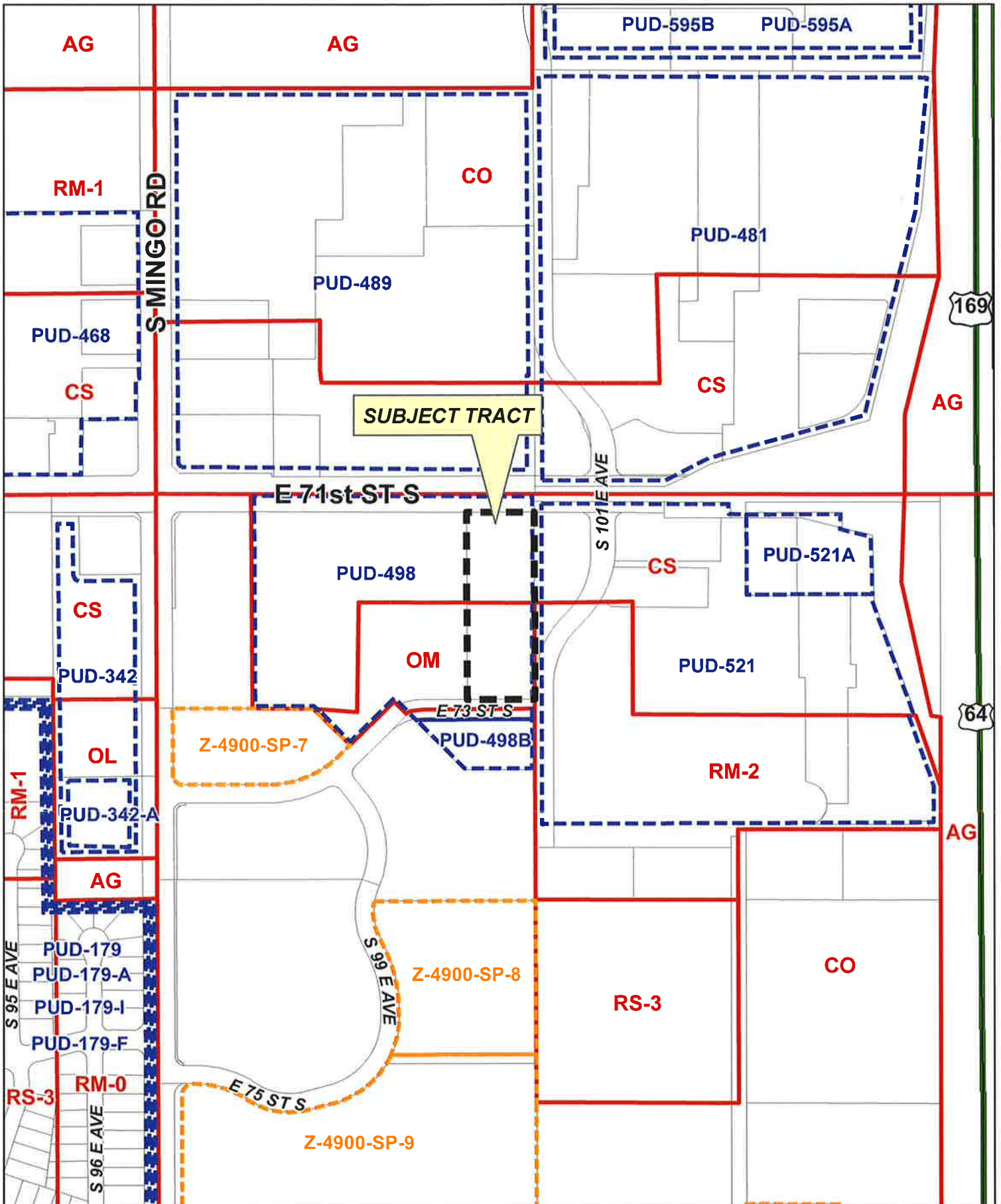
Z-6345/PUD-481 February 1992: All concurred in **approval** of a request to rezone a 2.5± acre tract of land from CO/CS to CS to extend CS zoning and **approval** of a proposed *Planned Unit Development* on a 35± acre tract of land for a shopping center, on property located northwest corner of 71st Street and Mingo Valley Expressway.

BOA-15112 April 1989: The Board of Adjustment **approved** a *Special Exception* to permit a temporary off-site concrete facility (concrete batch plant) in a CS zoned district for a period of nine-months only, per map submitted, on property located east of the southeast corner of 71st Street and South Mingo Road.

Z-4657 August 1974: All concurred in **approval** of a request for *rezoning* a 80± acre tract of land from AG to CS/RM-2 for commercial or multi-family, on property located east of the southeast corner of 71st Street and Mingo Road.

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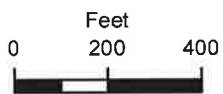
SUBJECT TRACT

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Subject Tract

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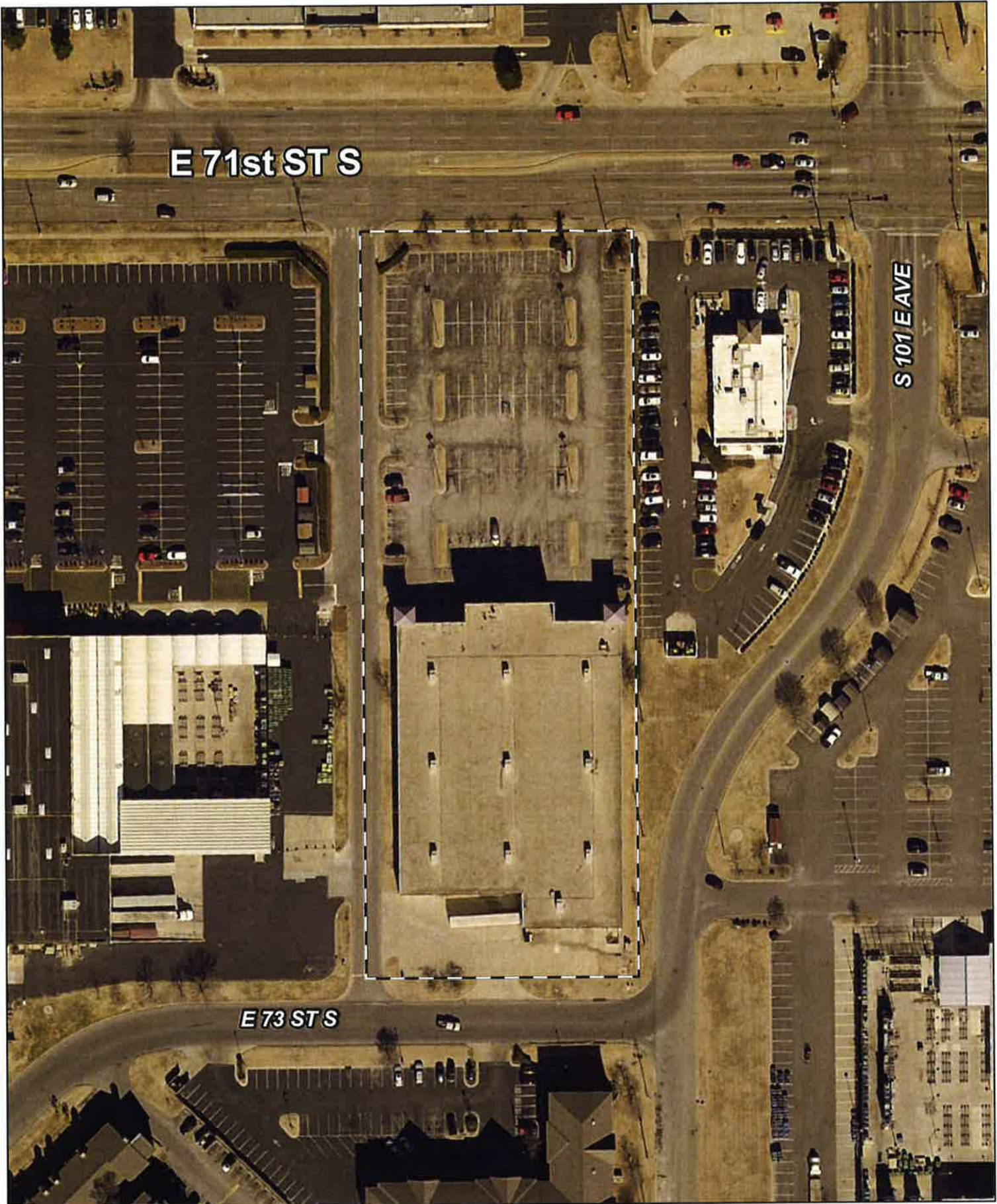
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

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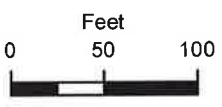




E 71st ST S

S 101 E AVE

E 73 ST S



 Subject Tract

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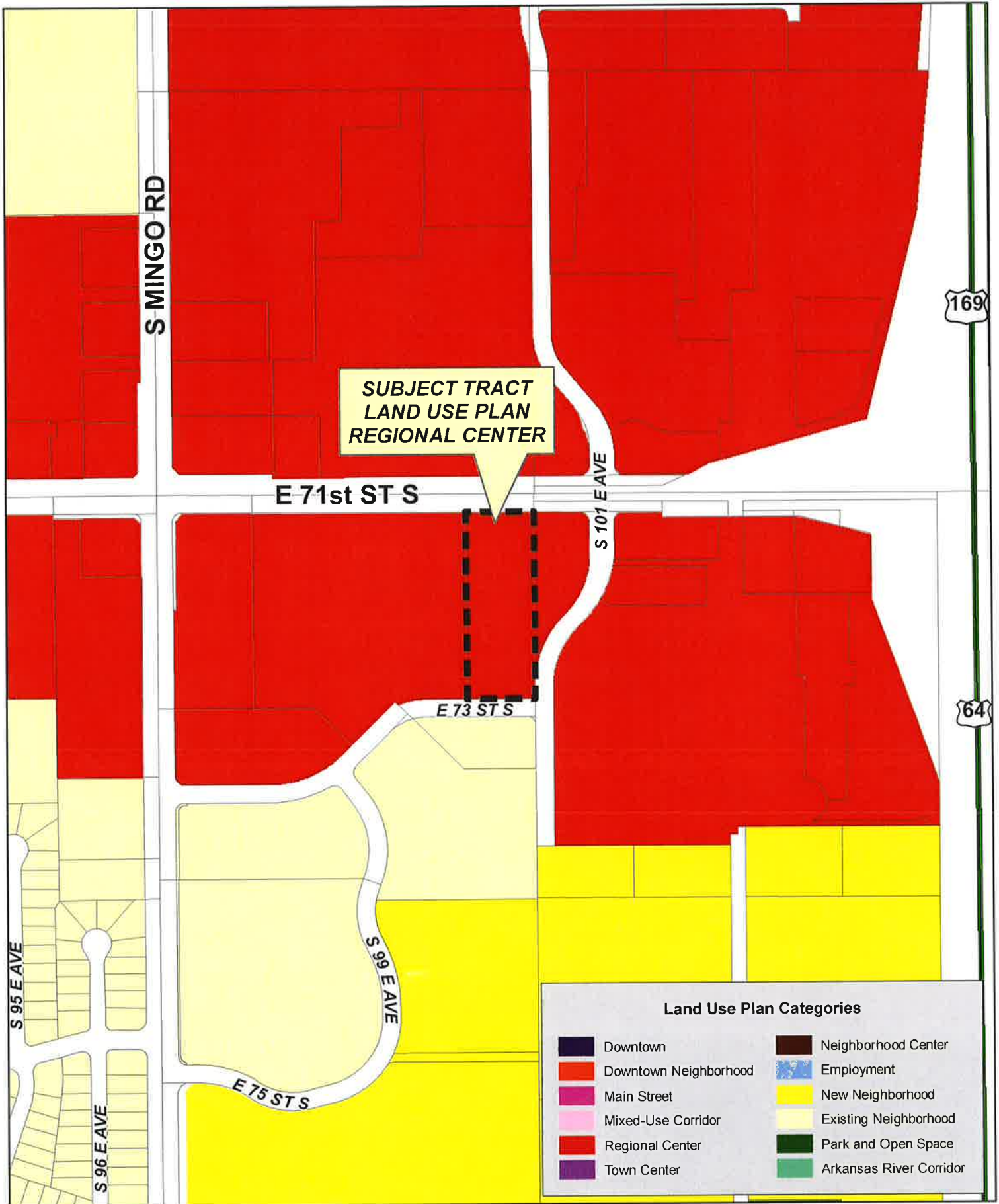
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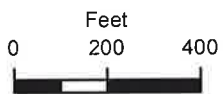
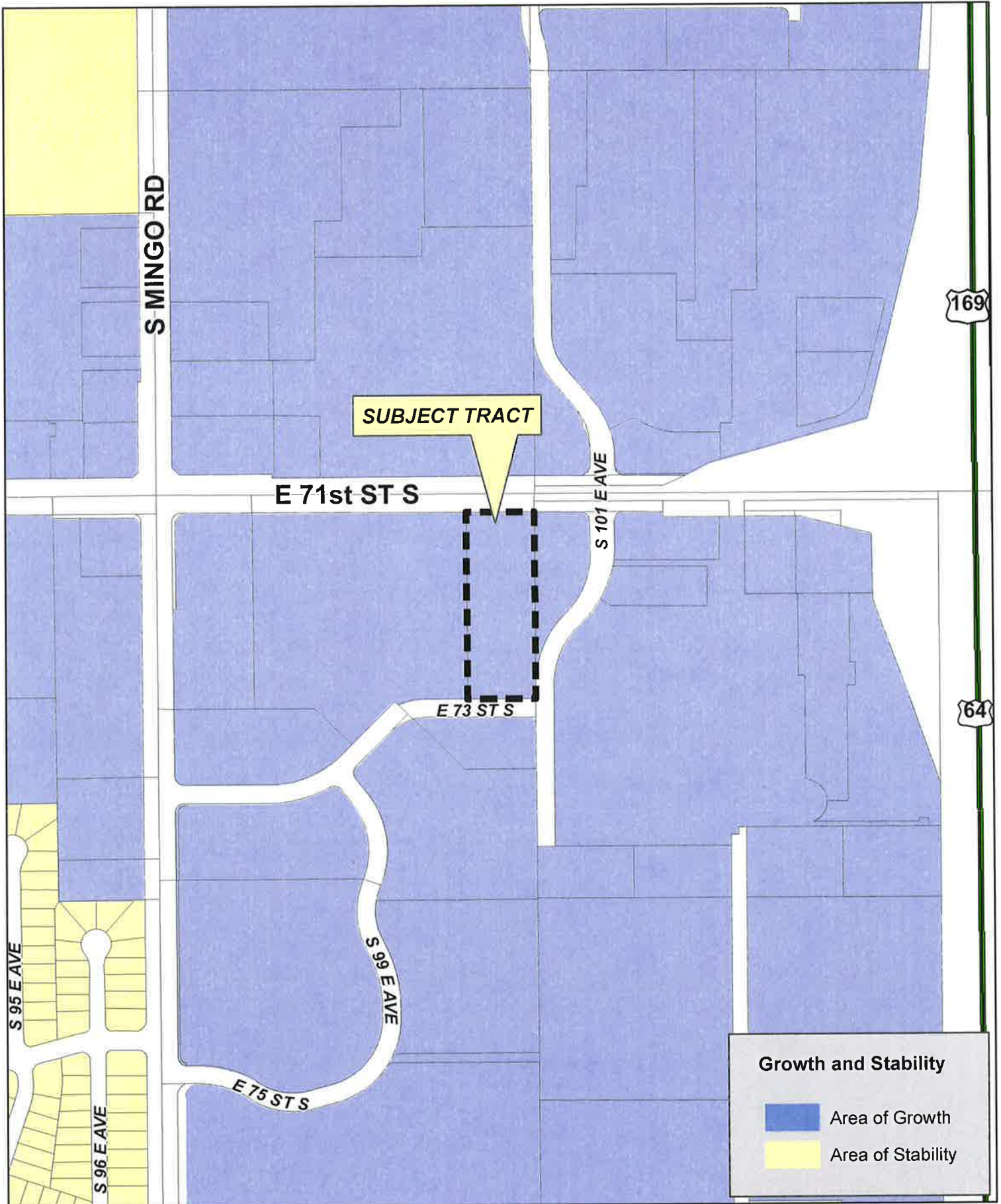
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