



Tulsa Metropolitan Area Planning Commission

Case Number: Z-7594

Hearing Date: April 7, 2021

Moved from February 17 to March 17th.

Applicant continuance from March 17th to April 7th

Case Report Prepared by:

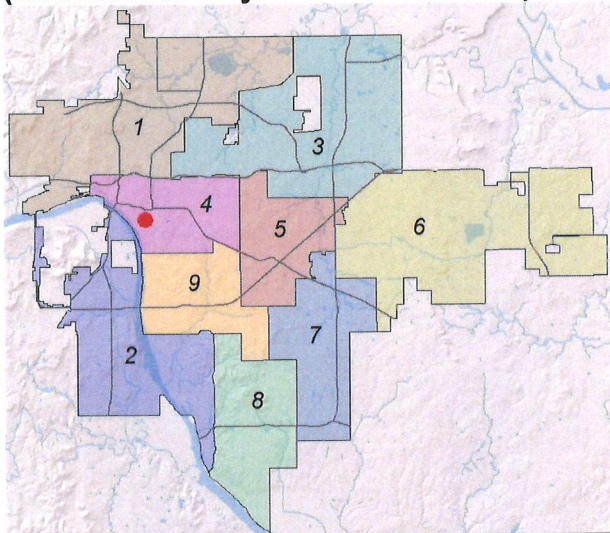
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Todd Robinson

Property Owner: Todd & Allison Robinson

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Residential Multi-family

Concept summary: Rezoning to support multifamily development on the site at a greater density than is currently allowed by OL zoning. Open space requirements are less in the RM-2 district.

Tract Size: 0.17 ± acres

Location: North of the Northwest corner of East 18th Street South & South Cincinnati Avenue

Zoning:

Existing Zoning: OL

Proposed Zoning: RM-2

Comprehensive Plan:

Land Use Map: Neighborhood Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9212

CZM: 36

City Council District: 4

Councilor Name: Kara Joy McKee

County Commission District: 2

Commissioner Name: Karen Keith

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SECTION I: Z-7594

DEVELOPMENT CONCEPT: This site is already zoned OL and allows multifamily development. The street, trail and utility infrastructure can support the additional density anticipated on the lot.

Apartment/Condo Density summary for 0.17-acre lot.

	Minimum land area per du	Minimum open space per dwelling unit	Maximum building height	Minimum street setback	Maximum dwelling units allowed
Existing OL	1100 sf	1200 sf	35 feet	10 feet	3 +/-
Proposed RM-2	1100 sf	200 sf	35 feet	10 feet	5 +/-

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:

Z-7572 is in the Neighborhood Center land use designation. RM-2 zoning is consistent with the goals of the plan to create a well-connected, walkable neighborhood with access to goods and services, diverse housing options, and public transportation. RM-2 zoning provides uses and opportunities to accomplish those goals and,

The existing OL zoning allows apartment/condo development however OL zoning requires 1200sf of open space per dwelling unit. RM-2 zoning only requires 200 square feet of open space per dwelling unit. This site abuts the Midland Valley trail system and provides direct access to the park north of the site and direct access to Gathering Place south of this site. Increased opportunities for density on the site are mitigated by a 35 foot tall building height in both the OL and RM-2 zoning district and,

RM-2 zoning allows uses and building types that are consistent with the Neighborhood Center land use designation therefore,

Staff recommends approval of Z-7594 to rezone property from OL to RM-2.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: RM-2 zoning allows uses and building types that are consistent with the Neighborhood Center land use designation.

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:

Trail System Master Plan Considerations:

Midland Valley Trail System abuts this property. Direct connection to the trail should be provided to this site.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is a small undeveloped empty parcel abutting the Midland Valley Trail system. Vehicular access to this site is limited to South Cincinnati Avenue which is a one-way street for southbound traffic.

Environmental Considerations: None that affect site redevelopment opportunities.

Streets and Trails:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Cincinnati Avenue	Residential Collector	60 feet	2 southbound only
Midland Valley Trail	NA	NA	Pedestrian and bicycle access only

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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-2	Neighborhood Center	Growth	Single Family home
East	RS-2	Existing Neighborhood	Stability	HP neighborhood
South	CS	Neighborhood Center	Growth	Convenience Store
West	CH	Park and Open Space	Stability	Midland Valley Trail System

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 13912 dated August 4, 1977 established zoning for the subject property.

Subject Property:

Z-5005 August 1977: All concurred in **approval** of a request for *rezoning* a .17± acre tract of land from RM-2 to OL, on property located north of the northwest corner of East 18th Street South and South Cincinnati Avenue (Ordinance No. 13912).

Ordinance number 11814 dated June 26, 1970 established zoning for the subject property.

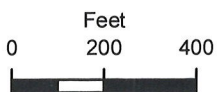
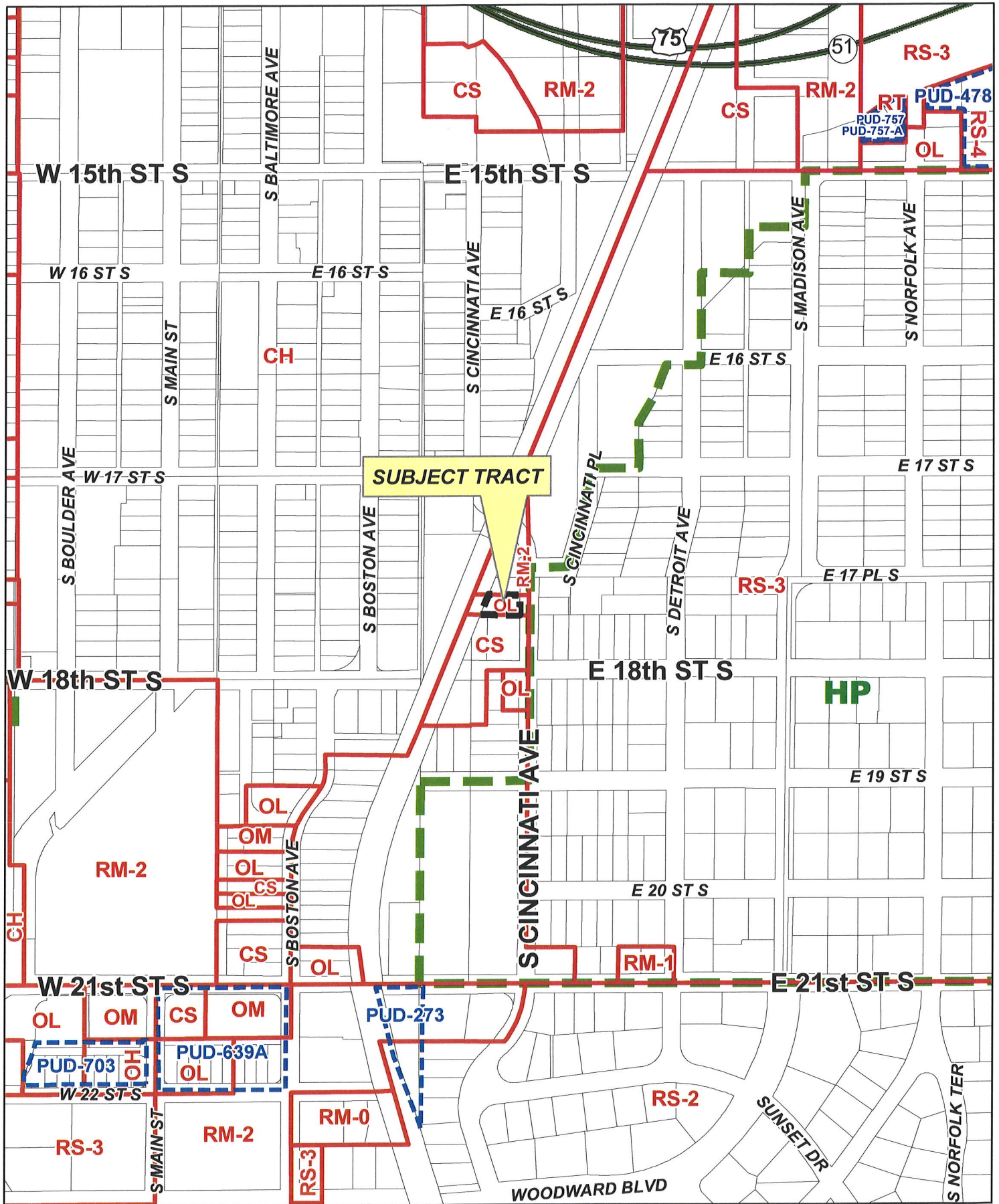
Surrounding Property:

BOA-18909 November 2000: The Board of Adjustment **approved** a *Special Exception* to permit Use Unit 6 in a CH zoned district, the request for *Variance* of the requirement that core living area be a minimum of 20' x 20' was withdrawn, on property located at 1733 South Boston Avenue.

BOA-16983 March 1995: The Board of Adjustment **approved** a *Special Exception* to permit a public park in an RS-3 zoned district, per plan submitted, finding the park improvements to be compatible with the neighborhood, on property located at 404 East 15th Street South.

Z-6378 March 1993: All concurred in **approval** of a request for *rezoning* a large, multi-acre tract of land with various zoning districts to establish an Historic Preservation Overlay and design guidelines for the review and approval of applications for Certificate of Appropriateness, on properties located in the Maple Ridge area between 15th and 21st Streets South and Peoria Avenue and old right-of-way of the Midland Valley Railroad.

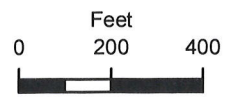
Z-5116 June 1978: All concurred in **approval** of a request for *rezoning* a .11± acre tract of land from RM-2 to OL, on property located at the southwest corner of East 18th Street South and South Cincinnati Avenue.



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 Subject Tract

Z-7594

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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 17 ST S

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Subject Tract

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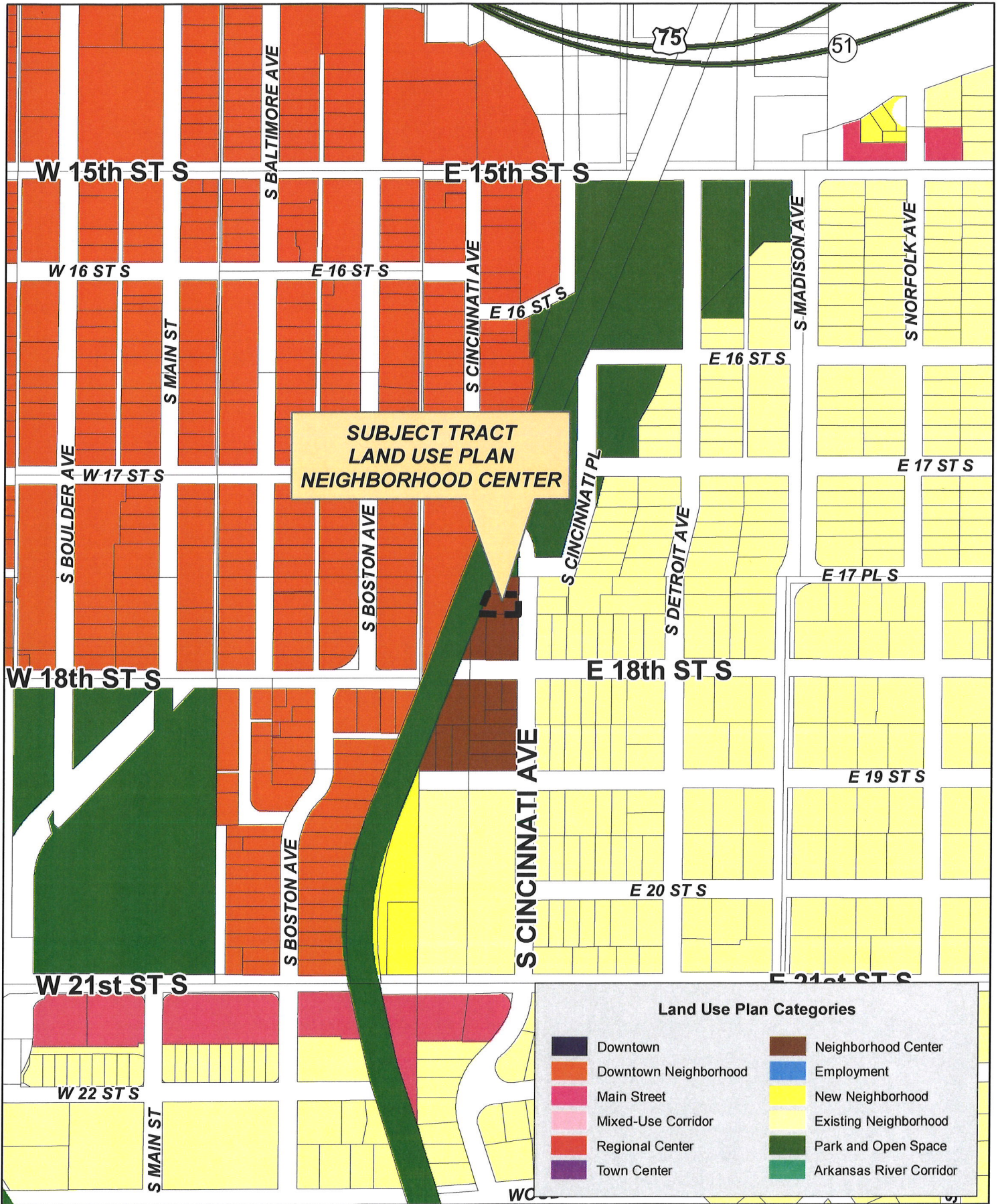
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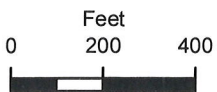


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**SUBJECT TRACT
LAND USE PLAN
NEIGHBORHOOD CENTER**

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

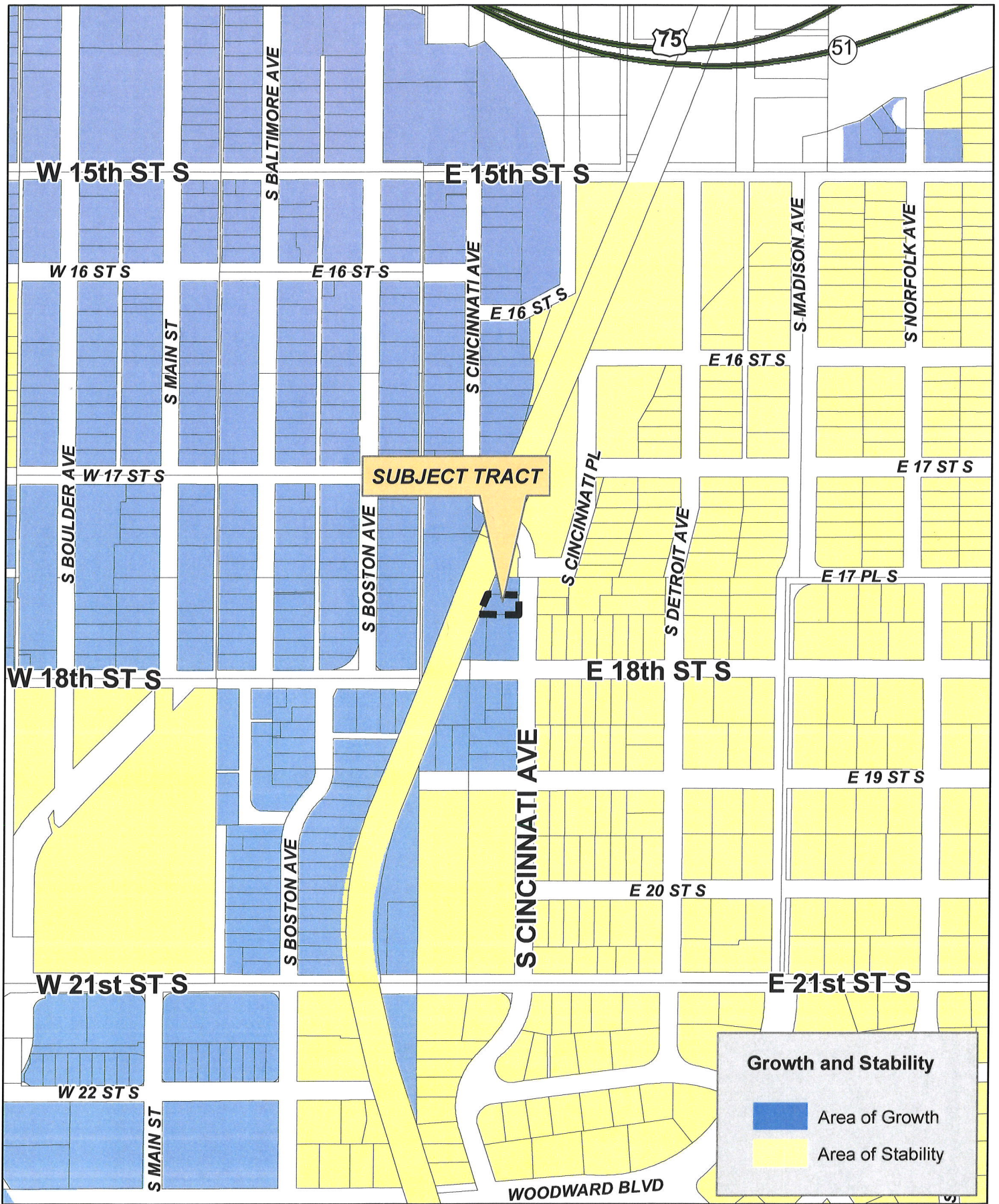


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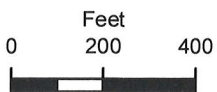


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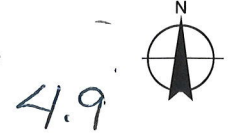
Growth and Stability

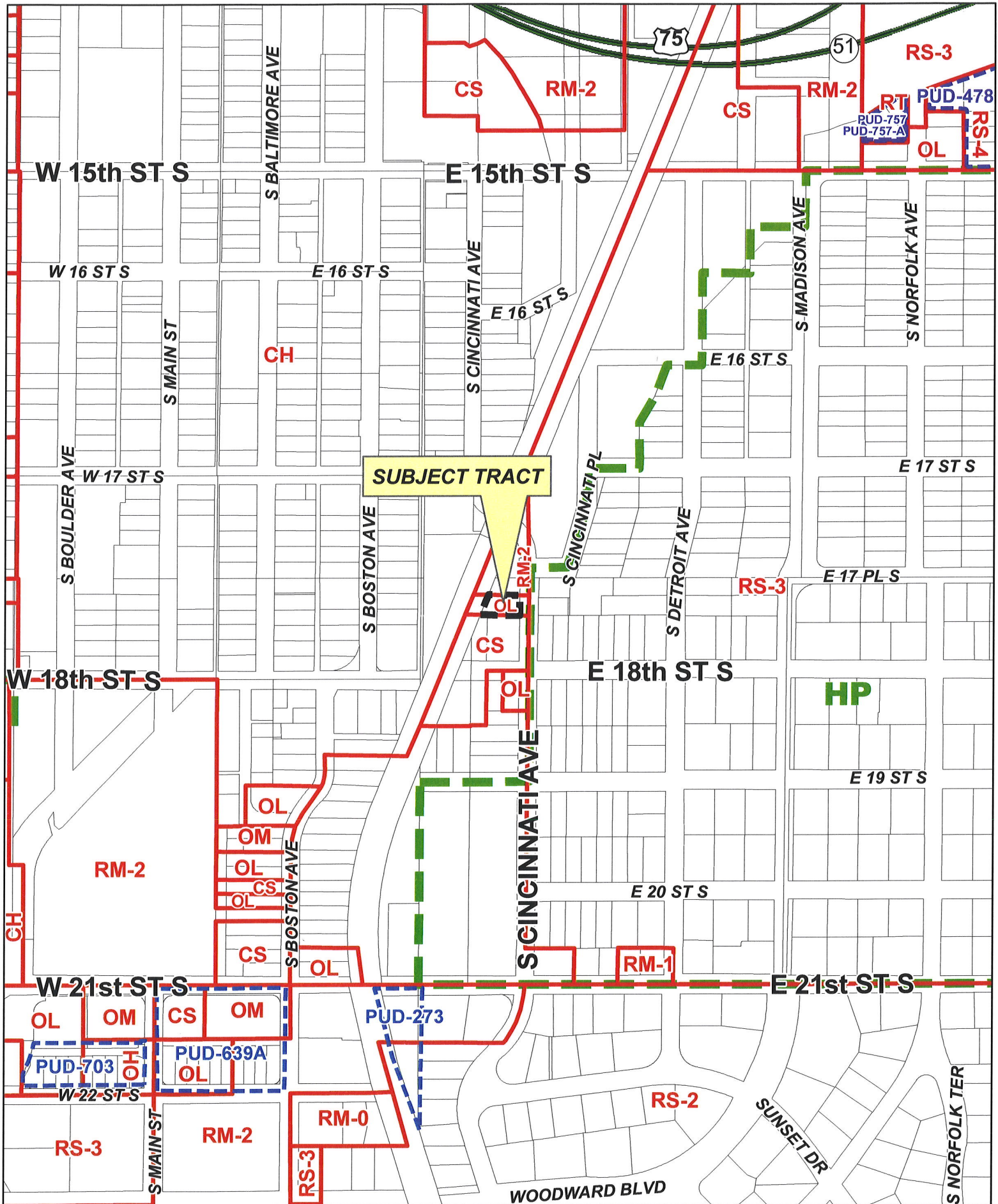
- Area of Growth
- Area of Stability



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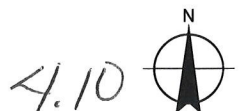


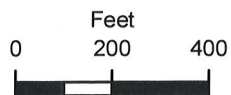
SUBJECT TRACT



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Subject Tract

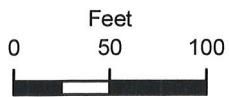
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Subject
Tract

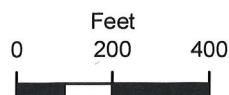
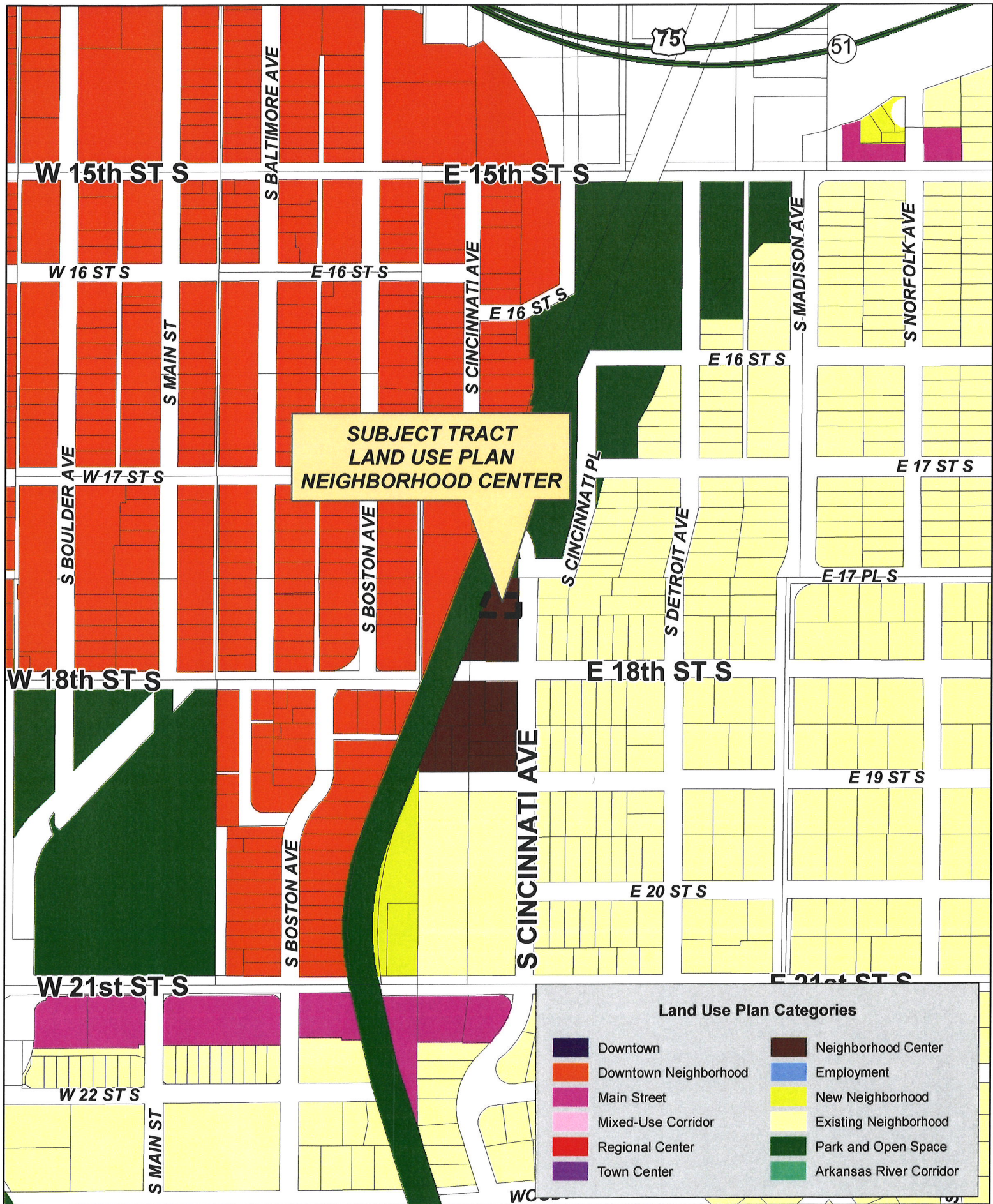
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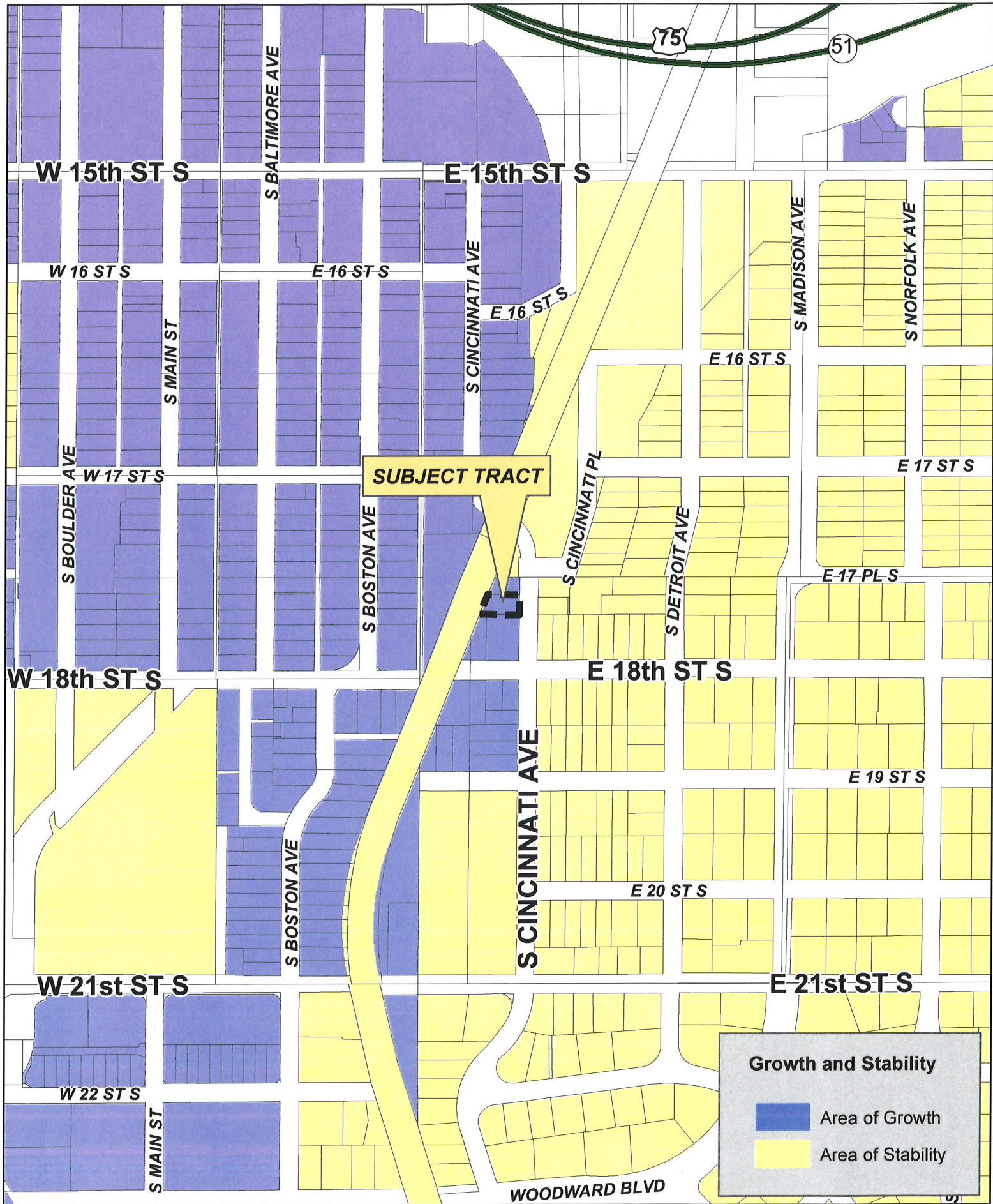




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