



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7596

Hearing Date: March 17, 2021
(Moved from February 17, 2021)

Case Report Prepared by:

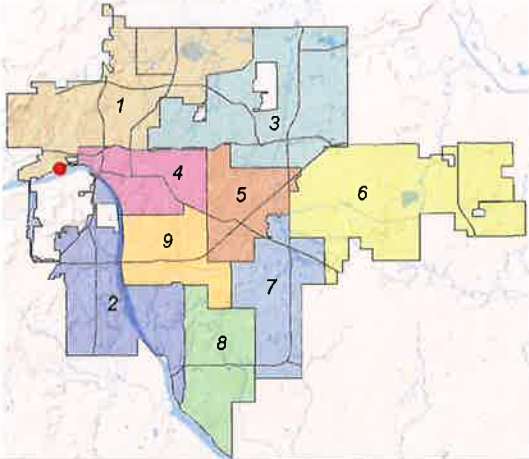
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: JP Hewitt c/o Hippies and Cowboys
property Company LLC

Property Owner: Hippies and Cowboys Property
Company LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Commercial

Proposed Use: Industrial

Concept summary: Rezoning request to IM for
consistency with abutting IM zoning east of this site.

Tract Size: 0.69 ± acres

Location: East of the Southeast corner of Charles
Page Boulevard & South 39th West Avenue

Zoning:

Existing Zoning: CH

Proposed Zoning: IM

Comprehensive Plan:

Land Use Map: Employment

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9209
CZM: 35

City Council District: 1

Councilor Name: Vanessa Hall-Harper

County Commission District: 2

Commissioner Name: Karen Keith

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SECTION I: Z-7596

DEVELOPMENT CONCEPT: Repurpose existing site to allow industrial and commercial uses similar to surrounding development.

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:
Boundary Survey

DETAILED STAFF RECOMMENDATION:

The IM district is primarily intended to group together a wide range of industrial uses that may produce some moderate adverse land use or environmental impacts in terms of their operation and appearance. Parcels adjacent to this site and in the neighboring area are zoned IM and,

Uses and building types allowed in an IM district are consistent with the Employment land use designation in the Comprehensive Plan and,

IM zoning is consistent with the future development pattern and existing uses in the area therefore,

Staff recommends Approval of Z-7596 to rezone property from CH to IM.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The comprehensive plan does not provide guidance for determining the of most environmentally objectionable industrial use areas in Tulsa. As a result, we rely primarily on the existing development pattern and uses for determining appropriate locations for IM and IH zoning districts. The abutting property east of the site is zoned IM. South of the property is the levee system and the Arkansas River. Vehicular access crossing the levee is not an option and development on the south side of the levee would require FEMA approval for development in the Floodway. The corporate limits for the city are not clear at this location however our records illustrate all property south of the levee being outside the City. It is possible that the corporate boundary does not cover all of the site.

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,

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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 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:

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *Existing single story industrial/commercial building.*

Please refer to street view on following page. Image is from northwest property corner looking south.



Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
Charles Page Blvd	Primary Arterial with multi modal corridor designation	120 feet	4

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	CH	Employment	Growth	Industrial building
East	IM	Employment	Growth	Industrial
South	AG (Arkansas River)	NA	NA	Levee
West	CH	Employment	Growth	Industrial and outdoor storage.

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11813 dated June 26, 1970 established zoning for the subject property.

Subject Property:

No Relevant History.

Surrounding Property:

BOA-18221 October 1998: The Board of Adjustment **approved** a *Special Exception* to permit a mobile home in an RS-3 District, a *Variance* to permit a mobile home on a permanent basis, and a *Variance* of all-weather surface to permit gravel drive for a period not to exceed three years, on property located at 54 South 38th West Avenue.

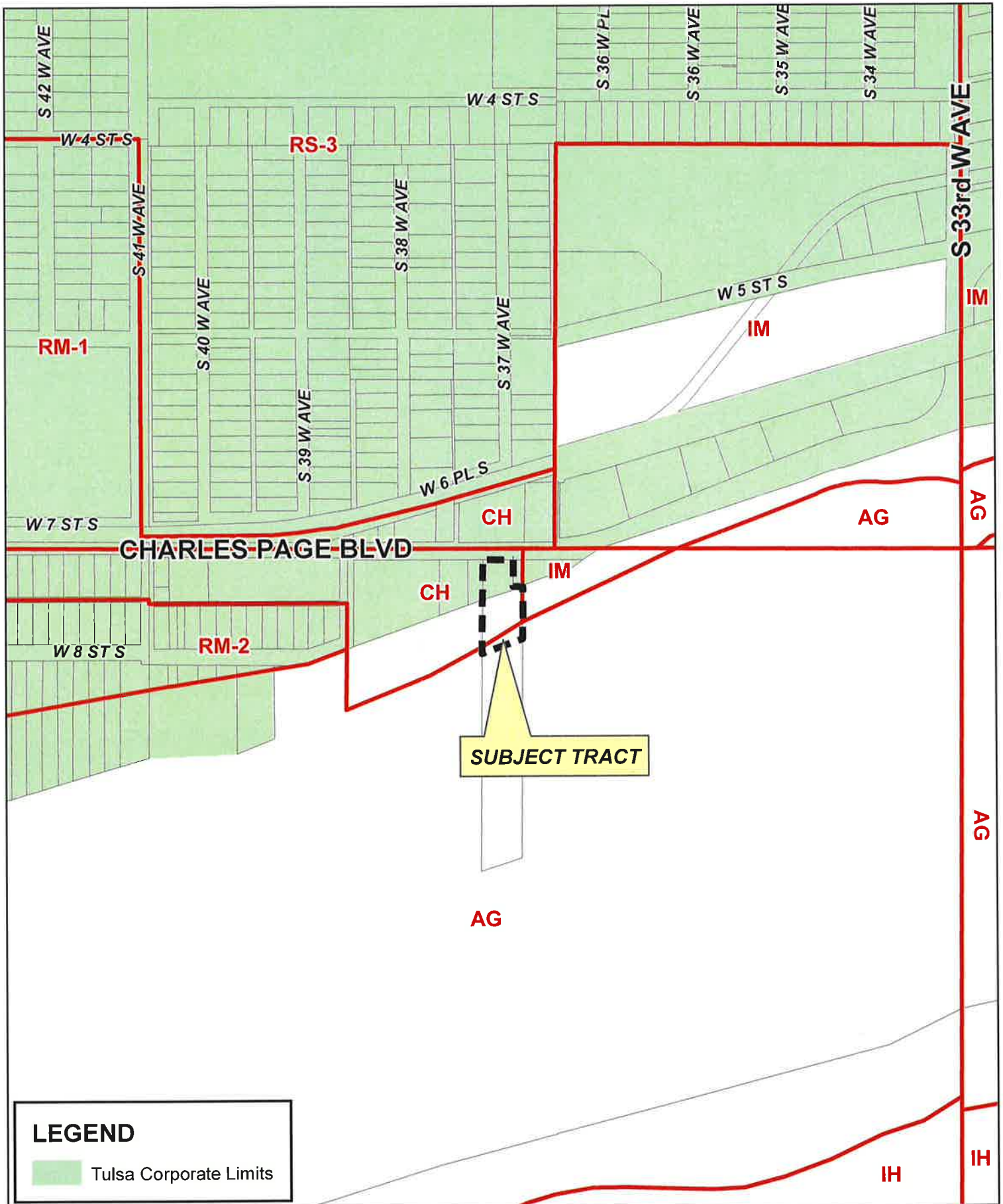
BOA-16856 November 1994: The Board of Adjustment **approved** a *Variance* of the required setback from the centerline of abutting street from 100' to 50', per plan submitted, finding that the proposed structure will align with buildings to the west, on property located at 3710 Charles Page Boulevard.

BOA-11137 August 1980: The Board of Adjustment **approved** an *Exception* to permit an existing mobile home in an RS-3 District and a *Variance* to permit the existing mobile home for a period of 5 years, or so long as the present occupant lives there, whichever is shorter, on property located at 3721 West 6th Place.

BOA-10618 August 1979: The Board of Adjustment **approved** an *Exception* to locate a mobile home in an RS-3 District, for a period of one year, removal bond required, on property located at 3721 West 6th Place.

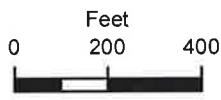
BOA-00962 February 1931: The Board of Adjustment **granted** the permit for the erection of a filling station, on property located on the east 50' of Lot 1, Block 1, Bowen Addition.

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LEGEND

Tulsa Corporate Limits

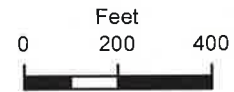


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Subject Tract

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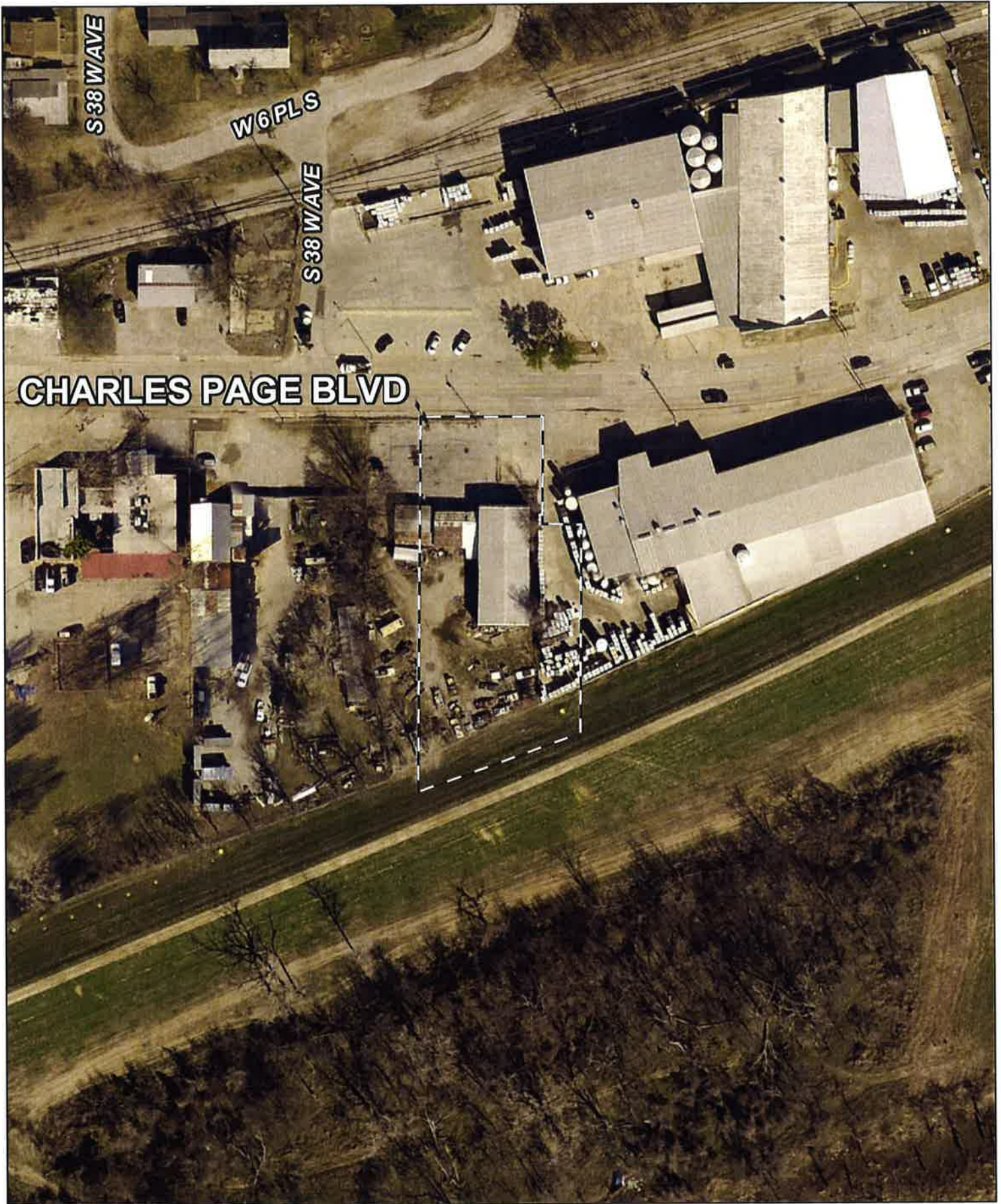
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

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S 38 WAVE

W 6 PLS

S 38 WAVE

CHARLES PAGE BLVD



Subject Tract

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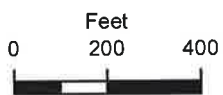
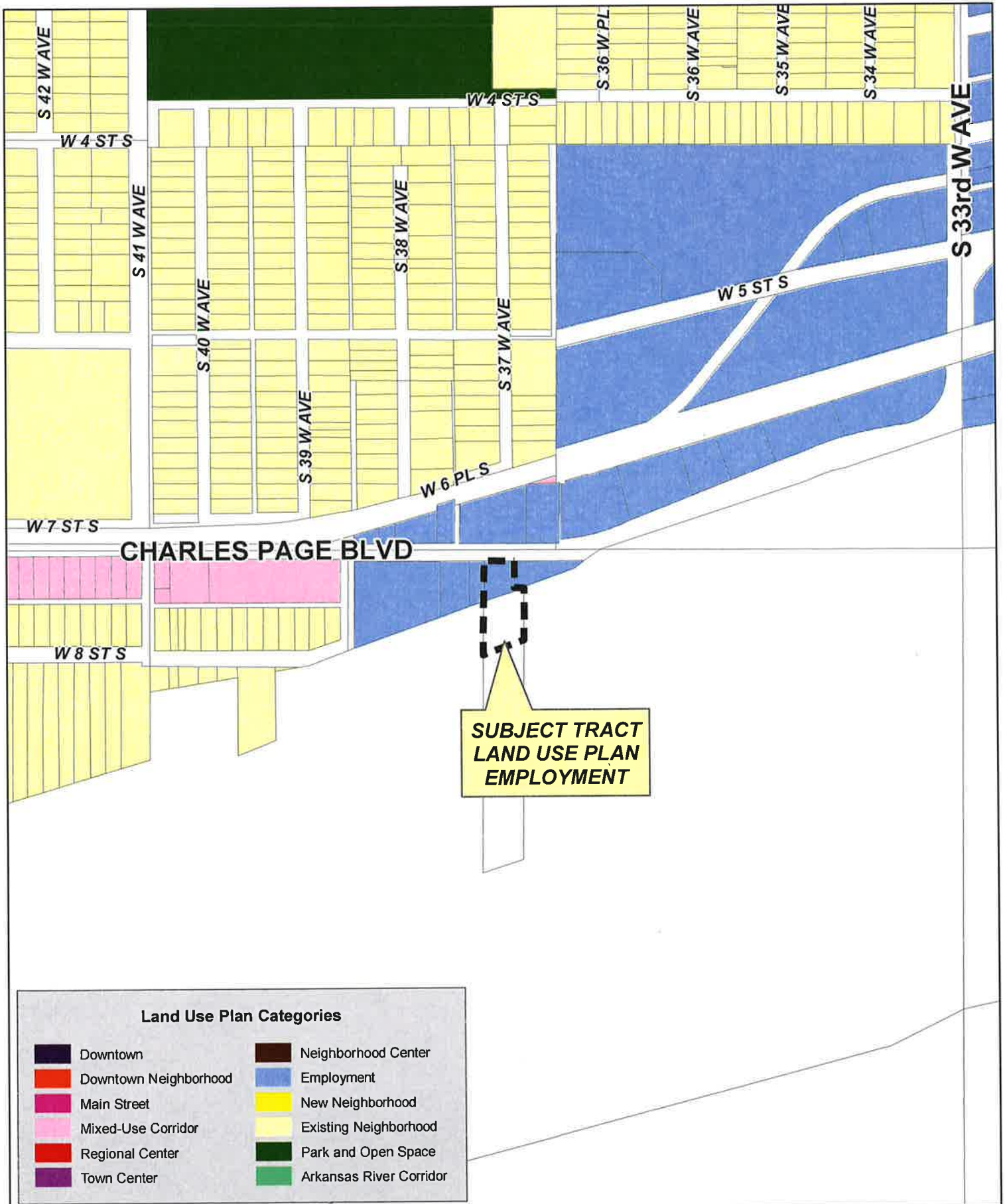
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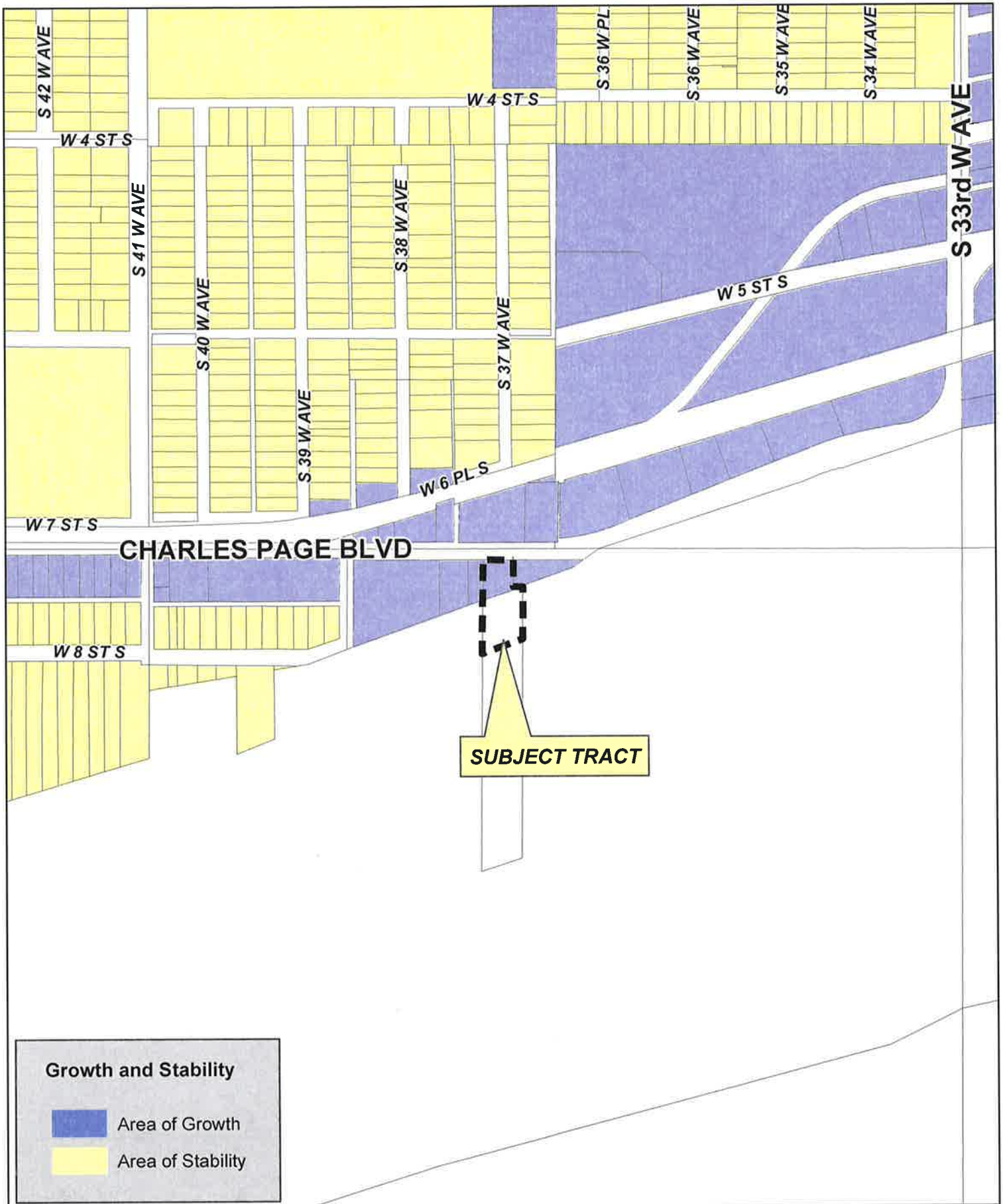
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