



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7597

Hearing Date: February 3, 2021

Case Report Prepared by:

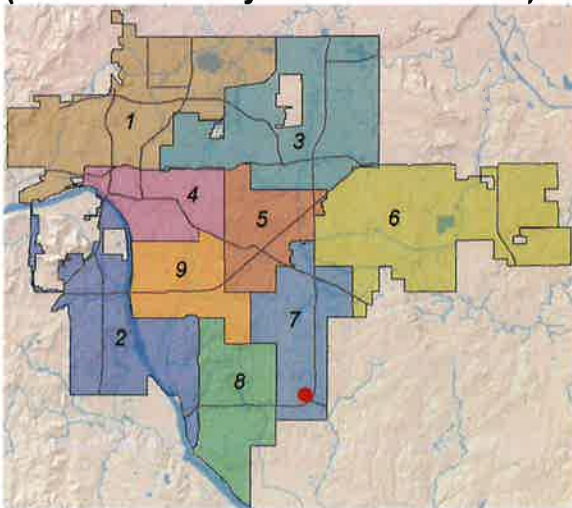
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: June Jenks, Trustee Loren H. & June S. Jenks Trusts

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Residential/Vacant

Proposed Use: Vehicle Sales & Services

Concept summary: Original CO zoning was established in 1988 without a development plan. An ordinance is required for a new development plan. CO zoning concepts for internal street collection systems are no longer relevant to this site.

Tract Size: 3.45 ± acres

Location: East of the Southeast corner of East 91st Street South & South 97th East Avenue

Zoning:

Existing Zoning: CO

Proposed Zoning: CS

Comprehensive Plan:

Land Use Map: Regional Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval for CS zoning.

Staff Data:

TRS: 8419

CZM: 58

City Council District: 7

Councilor Name: Lori Decter Wright

County Commission District: 3

Commissioner Name: Ron Peters

7.1

SECTION I: Z-7597

DEVELOPMENT CONCEPT: The Original CO zoning was established in 1988 without a development plan. Current zoning code requirements include an ordinance for a new development plan. CO zoning concepts for internal street collection systems are no longer relevant with this site and CS zoning seems more appropriate.

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-7597 requesting CS is consistent with the Regional Center land use designation of the Tulsa comprehensive plan and,

CS zoning is non-injurious to the surrounding property owners.

Uses and supplemental regulations allowed in a CS zoning district are consistent with the expected development pattern in the area therefore,

Staff recommends Approval of Z-7597 to rezone property from CO to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The uses and supplemental regulations allowed in a CS district are consistent with the expected development concepts in a Regional Center and an Area of Growth.

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 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.

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Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are in 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: Multi Modal Street

Multi-modal streets emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are in high intensity mixed-use commercial, retail and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: Single family home on a wooded site.

Environmental Considerations: None that might restrict commercial development.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 91 st Street South	Secondary Arterial	100 feet	5 lanes 2 lanes both directions with a center turn lane

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

7.3

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	Corridor	Regional Center	Growth	Veteran Clinic (under construction)
East	Corridor	Regional Center	Growth	Medical mixed use hospital
South	AG	Regional Center	Growth	Undeveloped
West	CS	Regional Center	Growth	Convenience Store

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 17009 dated July 11, 1988 established the current zoning for the subject property.

Subject Property:

Z-6194 July 1988: All concurred in **approval** of a request for *rezoning* a 3.19± acre tract of land from AG to CO for a corridor development, on property located east of the southeast corner of East 91st Street South and South 97th East Avenue. Staff found no evidence that a development plan or standards were established for this property (Ordinance No. 17009).

Z-5916 December 1987: All concurred in **approval** of a request to *rezone* the west 467 feet of a 7± acre tract of land from AG to CS for commercial, and **denial** of CS on the remainder, on property located at the southeast corner of 91st Street South and South Mingo Road (Ordinance No. 16936).

Ordinance number 11834 dated June 26, 1970 established zoning for the subject property.

Surrounding Property:

Z-6538-SP-2b Pending: A *Minor Amendment* to allow a personal improvement use on property located south of the southeast corner of East 91st Street South & South 97th East Avenue, is scheduled to be presented at the January 20th Planning Commission Meeting.

CO-8 March 2019: All concurred in **approval** of a request for a *Corridor Development Plan* on a 29.83± acre tract of land for Healthcare and Mixed-use, on property located at the northeast corner of East 91st Street South and South Mingo Road.

Z-7463 December 2018: All concurred in **approval** of a request for *rezoning* a 4.45± acre tract of land from CO/AG to CS for a commercial office park, on property located south of the southeast corner of East 91st Street South and South Mingo Road.

Z-6910-SP-2 April 2006: All concurred in **approval** of a request for a *Corridor Site Plan* on a 4.45± acre tract of land for commercial and medical office use and to establish the aggregate floor area of 27,380 square feet for office development, on property located east of the southeast corner of East 91st Street and South Mingo Road.

Z-6910-SP-1 December 2003: All concurred in **approval** of a request for a *Corridor Development Plan* on a 3± acre tract of land for a four-story bank and medical office building, on property located east of the southeast corner of East 91st Street and South Mingo Road.

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Z-6910 October 2003: All concurred in **approval** of a request for *rezoning* a 3± acre tract of land from AG to CO for an office/bank, on property located south and east of the southeast corner of East 91st Street and South Mingo Road.

Z-6538-SP-2 August 1999: All concurred in **approval** of a request of a proposed *Corridor Development Plan* on a 3.47± acre tract of land for a three-story, 42,500 square foot medical and general office building, on property located south of the southeast corner of 91st Street and South Mingo Road.

Z-5888-SP-3/PUD-559-A May 1999: All concurred in **approval** of a proposed *Major Amendment* to a Corridor Site Plan and PUD on a 58.4± acre tract of land to allow two outdoor advertising signs within Development Area A of the original PUD-559 that was approved for South Crest Hospital facilities, on property located at the northwest corner of East 91st Street and South Mingo Valley Expressway.

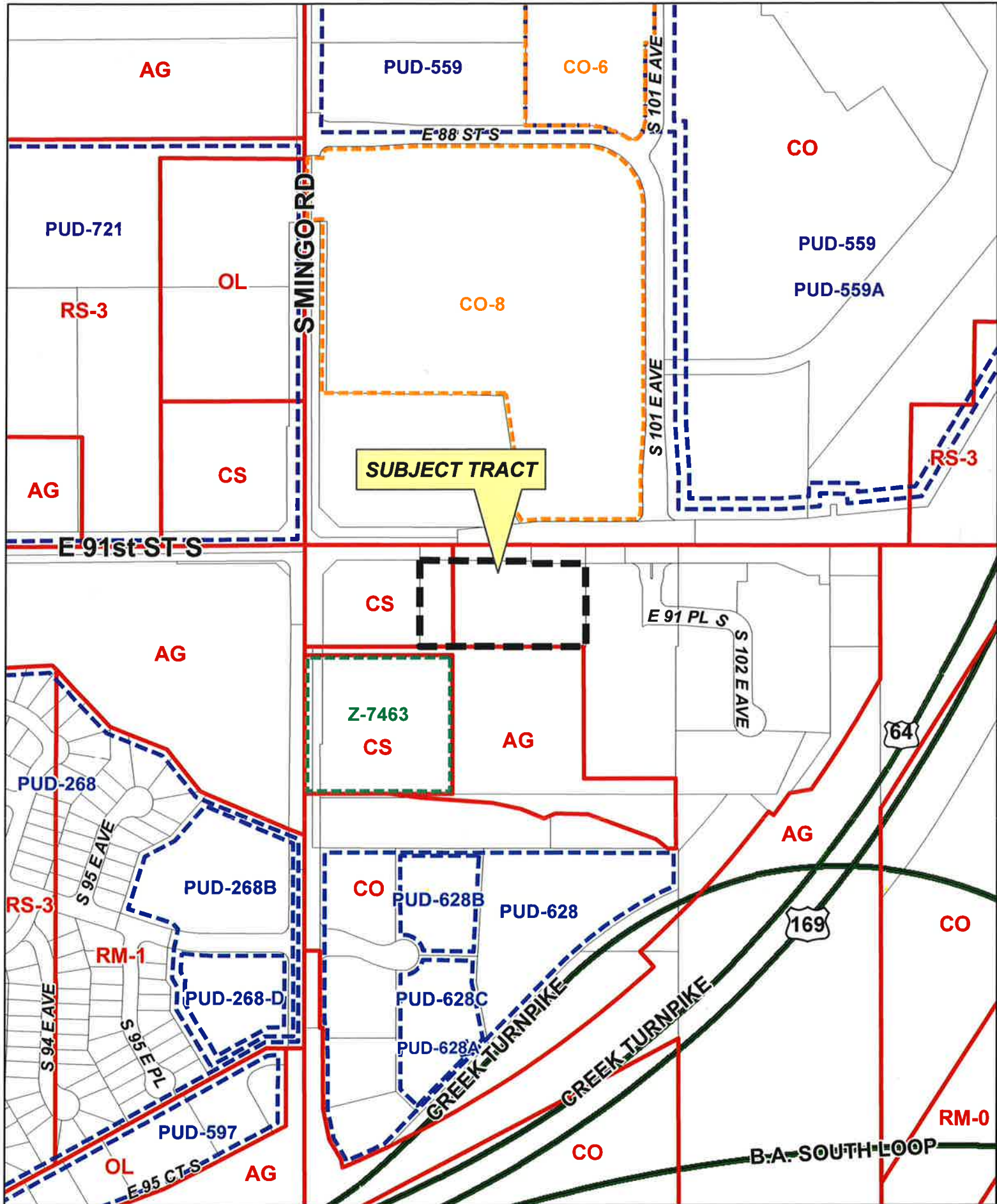
Z-5888-SP-1/PUD-559 November 1997: All concurred in **approval** of a proposed *Major Amendment* to a Corridor Site Plan and PUD on a 60.9± acre tract of land for a multi-use development including apartments, offices, college and universities, on property located at the northwest corner of East 91st Street and South Mingo Valley Expressway.

Z-6538/Z-6538-SP-1 June 1996: All concurred in **approval** of a request for *rezoning* a 3.47± acre tract of land from AG to CO for a hockey facility, on property located south of the southeast corner of 91st Street and South Mingo Road.

Z-6014 December 1984: All concurred in **approval** of a request for *rezoning* a 5.28± acre tract of land from AG to CS/CO for commercial, on property located east of the southeast corner of 91st and Mingo.

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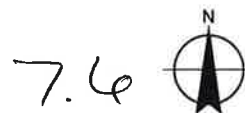


SUBJECT TRACT

Z-7597



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Subject Tract

Z-7597

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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 91st ST S



Subject Tract

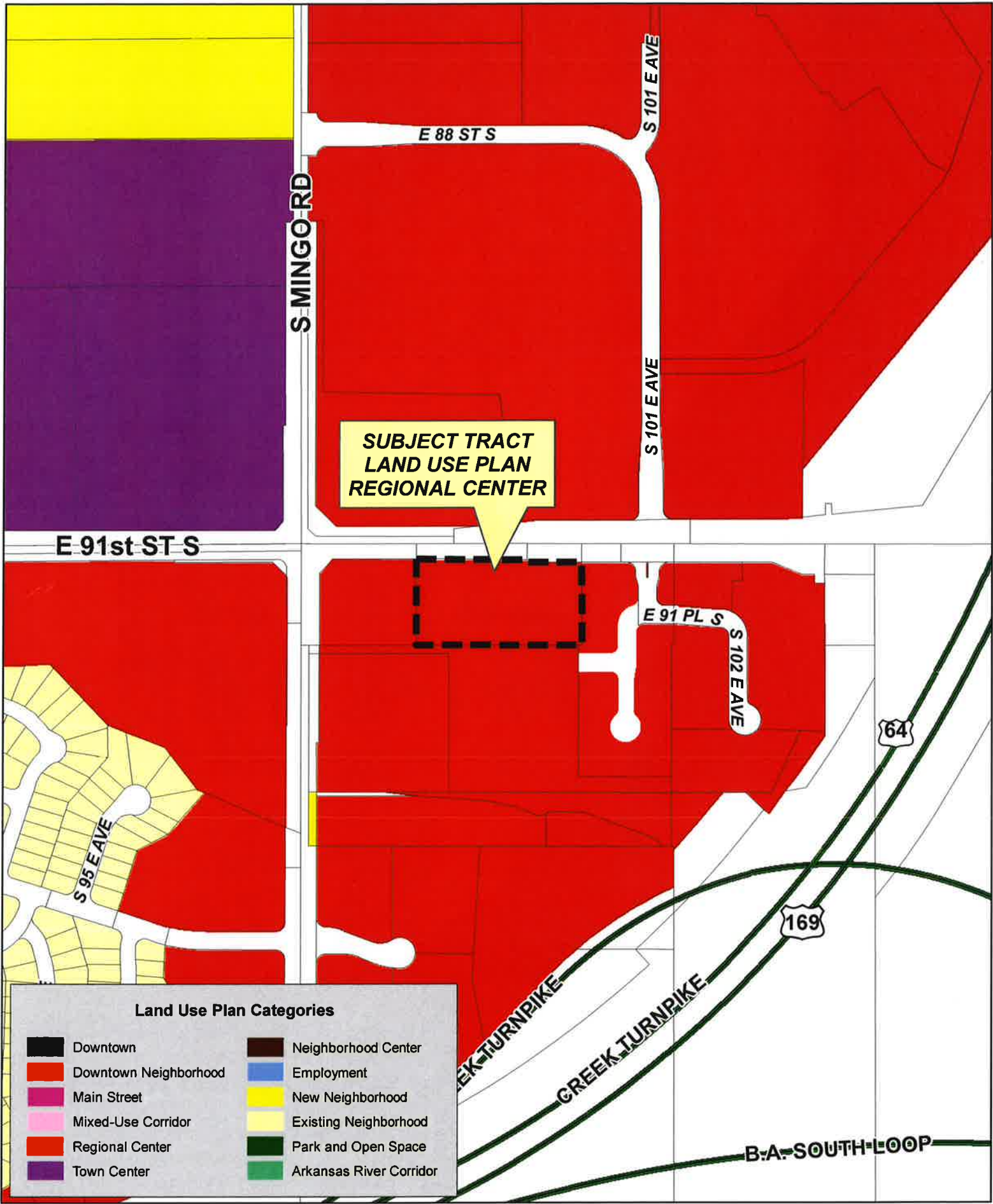
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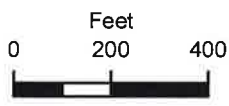
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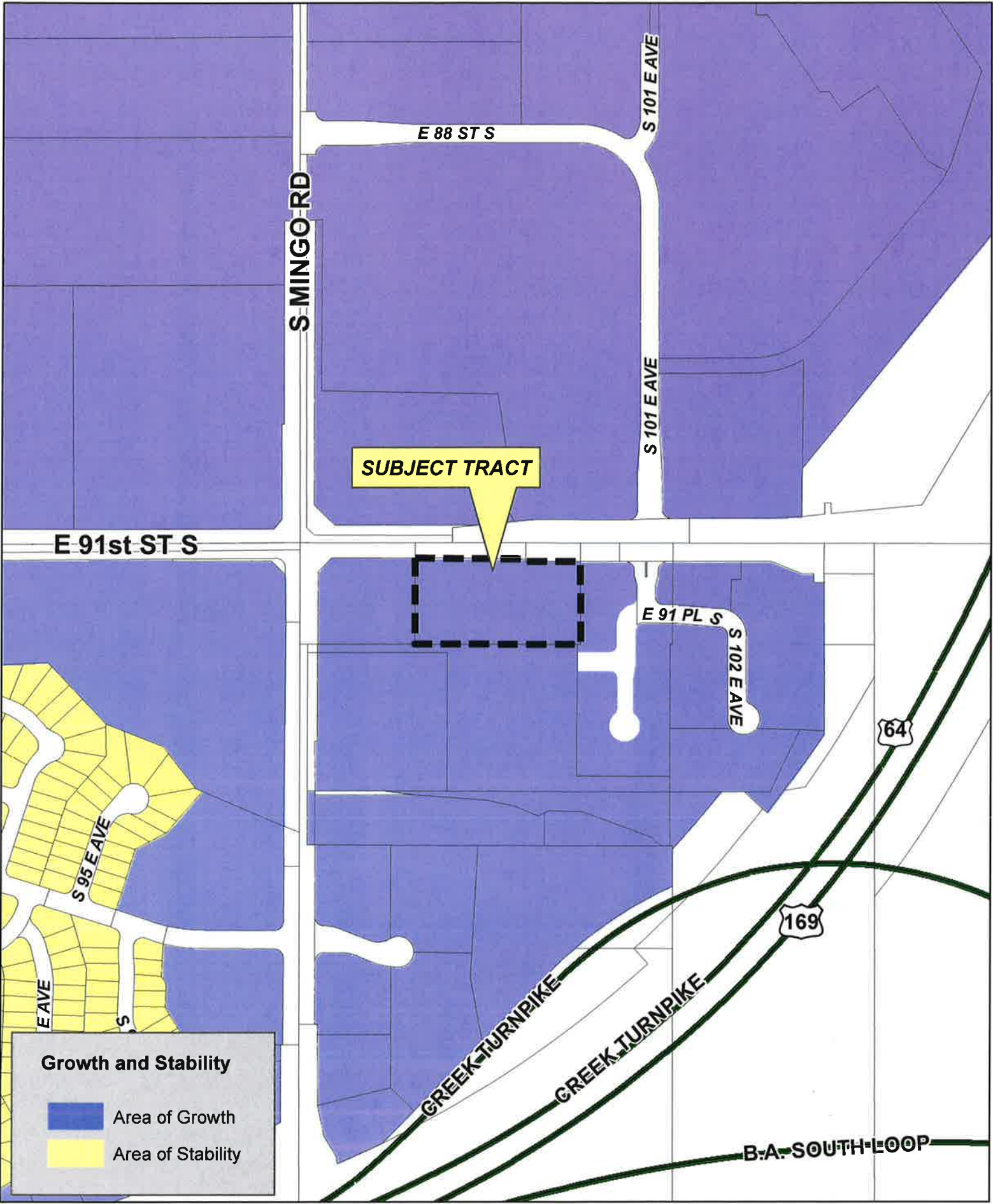
Land Use Plan Categories			
	Downtown		Neighborhood Center
	Downtown Neighborhood		Employment
	Main Street		New Neighborhood
	Mixed-Use Corridor		Existing Neighborhood
	Regional Center		Park and Open Space
	Town Center		Arkansas River Corridor



Z-7597

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SUBJECT TRACT

Growth and Stability

- Area of Growth
- Area of Stability



Z-7597

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