



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7602

Hearing Date: April 7, 2021

Case Report Prepared by:

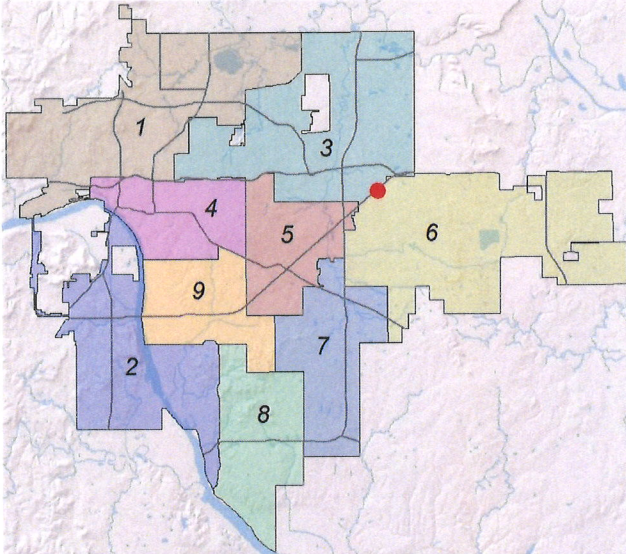
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: John Moody

Property Owner: Seychelles Organics INC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Low-Impact Manufacturing & Industry

Concept summary: Rezoning from CO zoning with site plan approval to IL with the optional development plan provides additional opportunities to repurpose the existing manufacturing facility.

Tract Size: 7.09 ± acres

Location: Southeast corner of East Skelly Drive & South 123rd East Avenue

Zoning:

Existing Zoning: CO

Proposed Zoning: IL with optional development plan

Comprehensive Plan:

Land Use Map: Employment

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval but only with optional development plan.

Staff Data:

TRS: 9405
CZM: 39

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: Stan Sallee

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SECTION I: Z-7602

APPLICANTS STATEMENT OF INTENT:

Coates Commercial Properties, LLC is acquiring the former Seychelles Organics bottling and distribution plant located at 123020 E. Skelly Drive, Tulsa, OK, to lease for low impact manufacturing and industry businesses, including offices and warehouses.

The plant is located in an Employment land use designation and has been vacant for several years. The property is now zoned Corridor District (CO). The existing CO zoning has made it difficult to market because CO is not favored by tenants and businesses. The applicant states that in their experience that potential buyers, tenants and brokers-particularly from out of state-representing businesses looking for industrial property in Tulsa generally will not look at properties that are zoned CO. In order to better market the property, the applicant is requesting to rezone the property from CO to IL-Low Impact Manufacturing & Industry District.

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:

The subject tract and properties north, south, and west are within an Employment land use designation in the City of Tulsa Comprehensive plan. The current IL zoning request provides a site-specific development plan that expands redevelopment opportunities, and the current zoning code provides predictable results for the surrounding property owners providing supplemental regulations that will continue to help integrate this site into the surrounding neighborhood and,

Uses allowed in the proposed in the development plan with normal supplemental regulations are consistent with the Employment land use designation in the City of Tulsa Comprehensive Plan and,

Uses allowed in the proposed development plan and IL zoning district along with normal supplemental regulations additional limitations identified in the optional development plan is compatible with the surrounding proximate properties and,

The optional development plan outlined in section II below is consistent with the provisions of the City of Tulsa Zoning Code therefore,

Staff recommends Approval of Z-7602 to rezone property from CO zoning to IL but only with the optional development plan as defined in section II.

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SECTION II: Development Plan

The optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in an IL district with its supplemental regulations and Accessory Use provisions except as further refined below. All uses categories, subcategories or specific uses and residential building types that are not listed in the following permitted uses categories are prohibited:

Permitted Use Categories, Subcategories and Specific Uses

- A) Public, Civic, and Institutional
 - Safety Service
 - Utilities and Public Service Facility
 - Minor
 - Wireless Communication Facility
 - Freestanding Tower
 - Building tower mounted antenna
- B) Commercial
 - Broadcast or Recording Studio
 - Research Service
 - Office
 - Business or professional office
 - Medical, dental or health practitioner office
- C) Wholesale, Distribution and Storage
 - Warehouse
 - Wholesale Sales and Distribution
- D) Industrial (all industrial uses must be located inside a building)
 - Low-impact manufacturing and industry.
- E) Agriculture
 - Community Garden
 - Market or Community supported Farm,
 - Horticulture Nursery

Building Height

Maximum building height shall not exceed 40 feet

Landscape standards

Where an F1 screen is required the minimum landscape width shall be 10 feet and the fence shall be a minimum height of 6 feet with a maximum height of 8 feet.

Hours of operation:

Truck Traffic shall be prohibited between the hours of 11:00pm and 7:00am.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Uses allowed in a light manufacturing (IL) zoning district are normally consistent with the Employment land use designation. Where IL districts are adjacent to residentially zoned properties the zoning code provides predictable screening and outdoor use limitations that are contemplated in the comprehensive plan.

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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 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 building on the site was originally constructed for a bottling plant and includes warehousing, office and some light manufacturing.

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Street view from west edge of property on East Skelly Drive looking East.



Environmental Considerations: None that affect site development.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East Skelly Drive	Residential Collector	60 feet	Two lanes, both lanes are one way east bound traffic
South 123 rd 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 across I-44	IL	Employment	Growth	Light industrial uses
East	RS-2 and CS	Existing Neighborhood	Stability	Large lot single family residential
South	RS-2	Employment	Growth	Single Family homes
West	CS	Employment	Growth	Religious Assembly

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 14292 dated October 30, 1978 established the current zoning for the subject property.

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Subject Property:

Z-5110 October 1978: All concurred in **approval** of a request for *rezoning* a 7± acre tract of land from RS-2 to CO, on property located at the southeast corner of the Intersection of the Skelly Bypass and South 123rd East Avenue (Ordinance No. 14292). The site plan was approved in case Z-5110 SP-1 at the City Council September 14th, 1995. Several amendments have been filed with the last public hearing for a site plan amendment in 2015. The following standards have been applied to the current site plan approval.

1. 8' screening fence abutting each adjacent residential lot.
2. Maximum building height of 37'.
3. Warehousing (truck traffic) operations from 7:00 a.m. to 11:00 p.m. only.
4. Security lighting to be directed down into the space to be secured and away from residential areas.
5. Uses restricted to those allowed under Use Units 11 and 23. (Manufacturing and retail sales are not permitted.)
6. Submittal and approval of detail landscape plans by TMAPC prior to issuance of building permits.
7. Submittal and approval of detail sign plans by TMAPC prior to issuance of any sign permits.
8. 10' minimum parking setback from westerly property line.
9. Dedication of an additional 5' of right-of-way on the side East 123rd Street South

BOA-06870 January 1971: The Board of Adjustment **approved** a *Variance* to permit erecting a sign 10' x 44' and 10' high in an RS-2 district, on property located at 12316 East Skelly Drive.

Ordinance number 11817 dated June 26, 1970 established zoning for the subject property.

Surrounding Property:

BOA-18392 April 1999: The Board of Adjustment **denied** a *Special Exception* to permit auto tune-up as a home occupation in an RS-2 District, a *Variance* of the required all-weather surface to permit gravel parking area, a *Variance* to permit two dwelling units per lot of record on a 2.3 acre tract, a *Special Exception* to permit a double-wide manufactured home in an RS-2 District, and a *Special Exception* of the one year time limit for a mobile home to permanent, on property located at 442 South 127th East Avenue.

BOA-18261 December 1998: The Board of Adjustment **approved** a *Special Exception* to allow Use Unit 15 in a CS zoned district, limiting the approval to the sale of partition flooring materials and the incidental fabricating of plastic materials, on property located at south of the southeast corner of East 4th Place South and Skelly Bypass.

Z-6577 January 1997: All concurred in **approval** of a request for *rezoning* a 1.24± acre tract of land from CS to IL for outdoor advertising sign, on property located west of the southwest corner of East 4th Place and East Skelly Drive.

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Z-6533 May 1996: All concurred in **approval** of a request for *rezoning* a 1.9± acre tract of land from RS-2 to CS for commercial, on property located 412-430 South 127th East Avenue.

Z-6520 January 1996: All concurred in **approval** of a request for *rezoning* a 3± acre tract of land from OM/RS-3 to CS for commercial, on property located at the northwest corner of East 7th Street and South 123rd East Avenue.

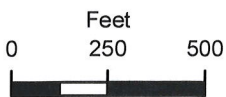
Z-6480/PUD-539 August 1995: All concurred in **approval** of a request for *rezoning* a 13.67± acre tract of land from RM-1/RM-3 to CS and **approval** of a proposed *Planned Unit Development* for storage buildings, on property located at the southeast corner of South 123rd East Avenue and East 7th Street South.

Z-5599 September 1981: All concurred in **approval** of a request for *rezoning* a 1.6± acre tract of land from RS-2 to CS for commercial, on property located west of 127th East Avenue and South Skelly Drive.

BOA-07290 January 1972: The Board of Adjustment **approved** a *Variance* to modify the bulk and area requirements to permit a 60,000 sq. ft. building on two acres of land with a restaurant facility in an OM District, on property located at the northwest corner of 7th Street and 123rd West Avenue.

4/7/2021 1:00 PM

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Subject
Tract

19-14 05

Z-7602 with Optional Development Plan

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

Aerial Photo Date: February 2018





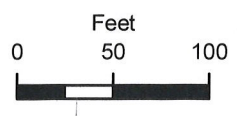
ESKELLY DR



ESKELLY DR

S 123 E AVE

S 123 E AVE



Subject Tract

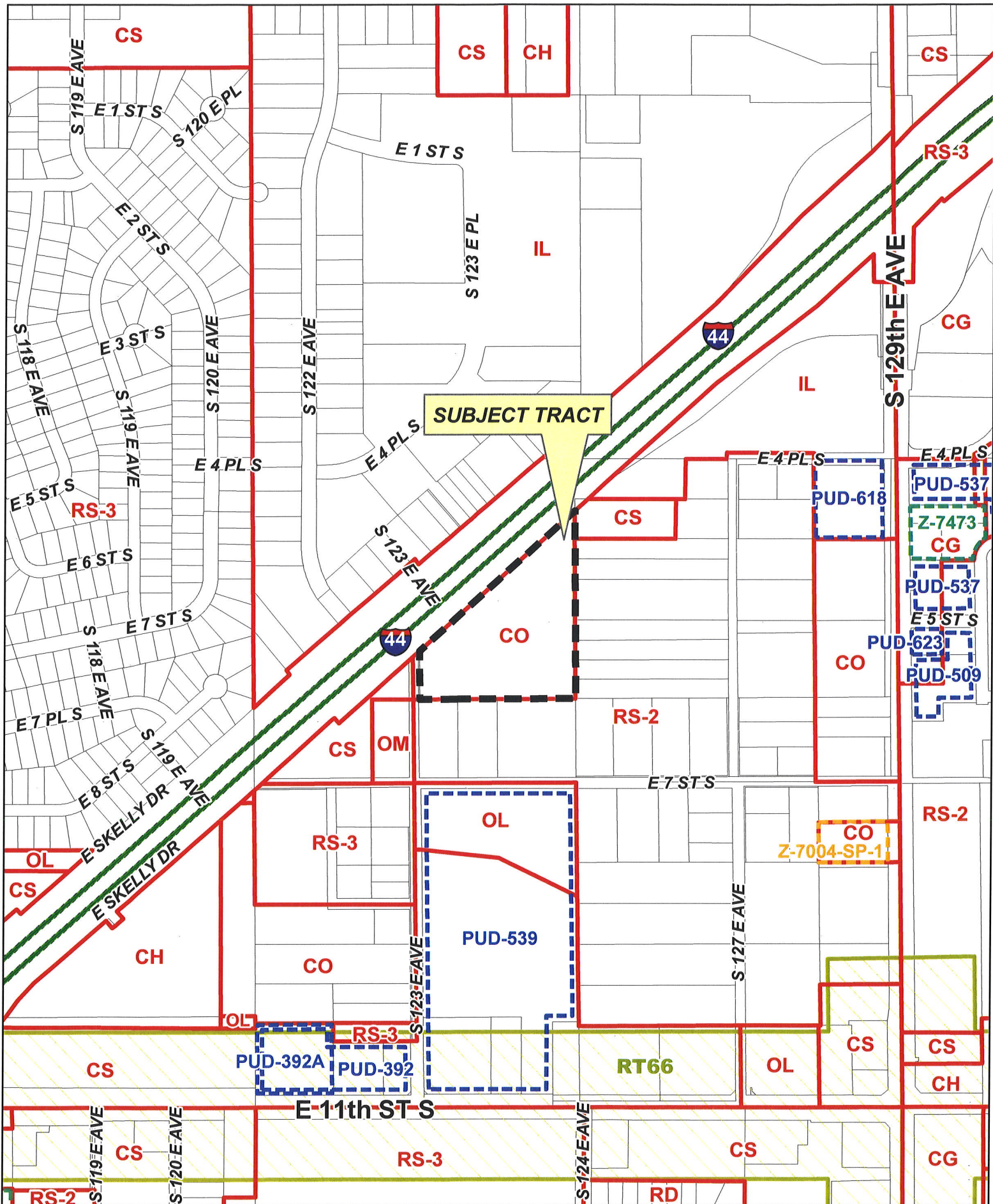
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Z-7602 with Optional Development Plan

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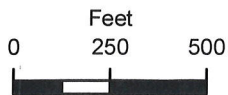




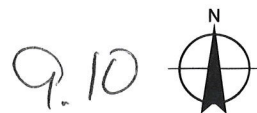
SUBJECT TRACT

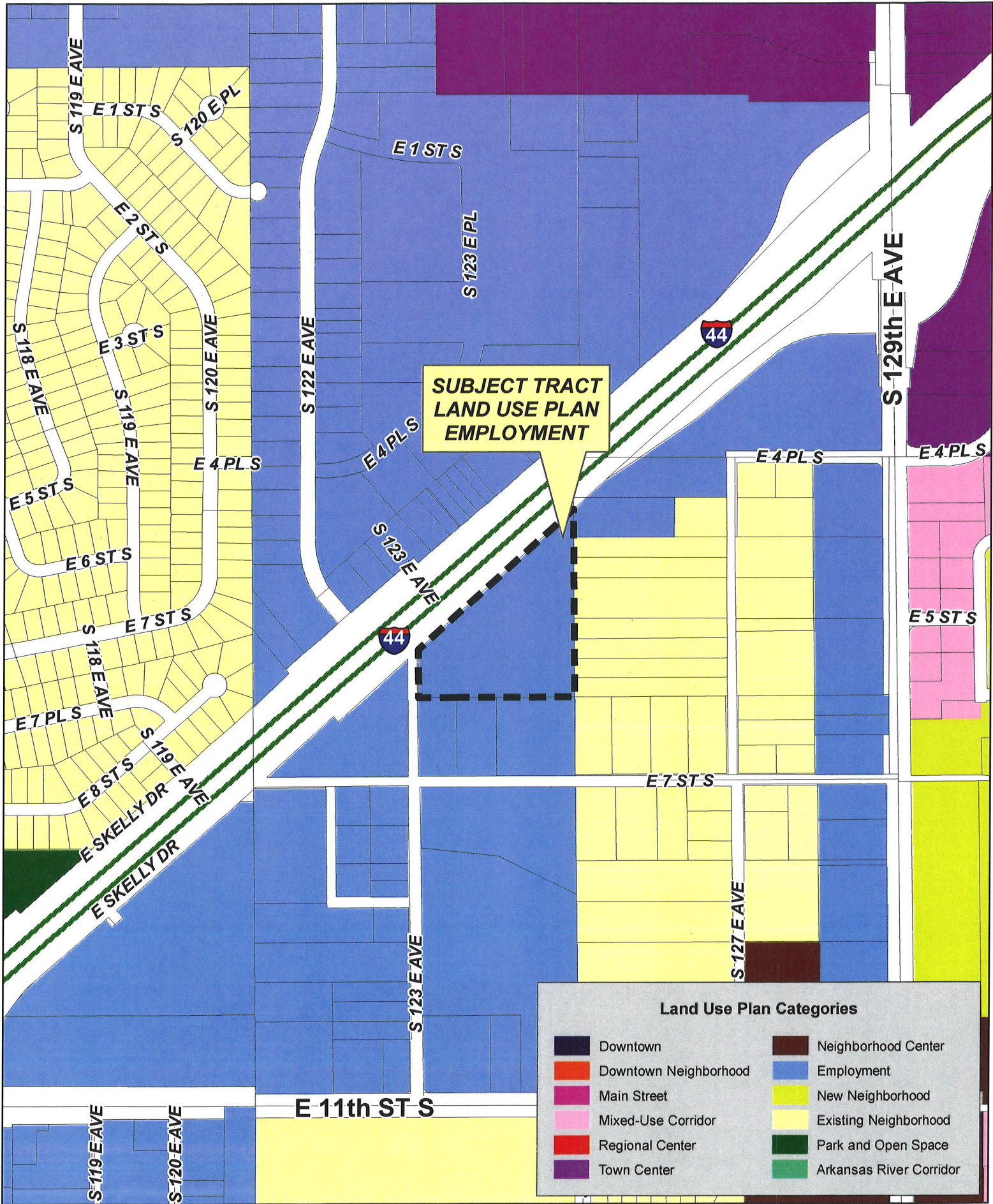
Z-7602

**with Optional
Development Plan**



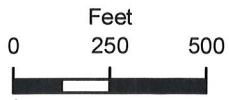
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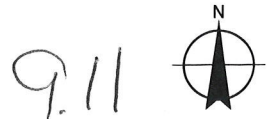
**SUBJECT TRACT
LAND USE PLAN
EMPLOYMENT**

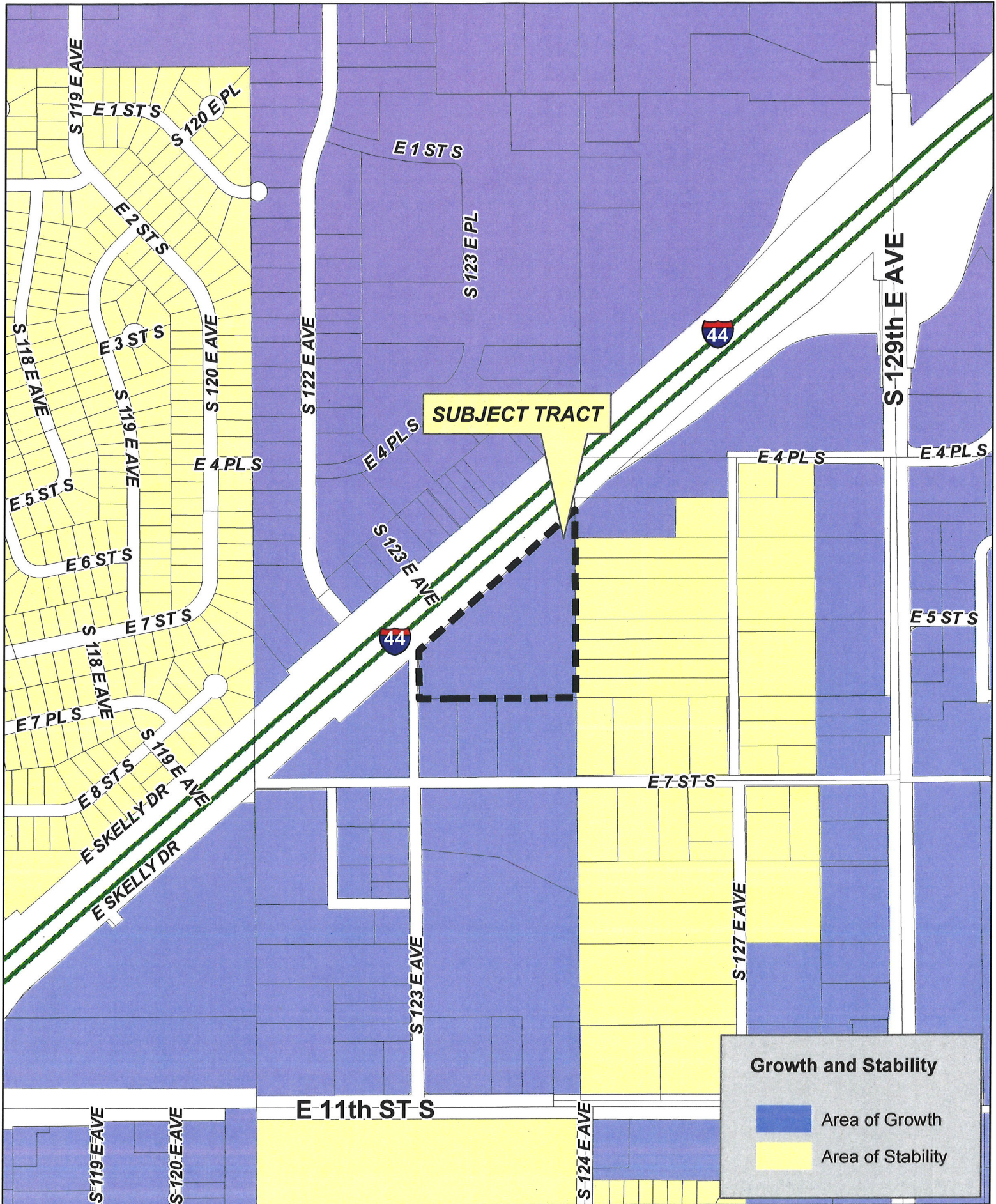
Land Use Plan Categories			
	Downtown		Neighborhood Center
	Downtown Neighborhood		Employment
	Main Street		New Neighborhood
	Mixed-Use Corridor		Existing Neighborhood
	Regional Center		Park and Open Space
	Town Center		Arkansas River Corridor



19-14 05

**Z-7602
with Optional
Development Plan**





19-14 05

Z-7602
with Optional
Development Plan

