



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7611

Hearing Date: July 7, 2021

Case Report Prepared by:

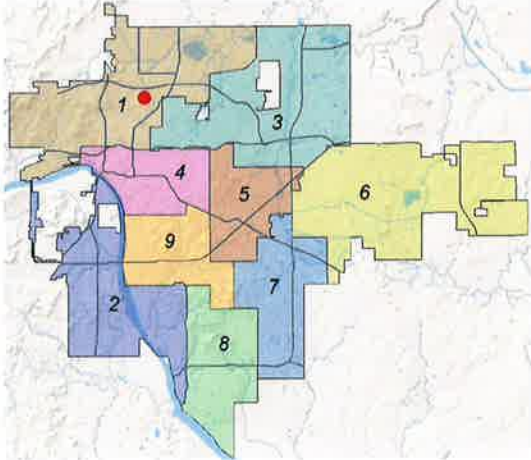
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Rob Coday

Property Owner: Heitman & Sons Inc

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Coffee Shop/Small Bakery

Concept summary: Expanding existing business opportunities to include site that is currently zoned OL.

Tract Size: 0.17 ± acres

Location: Southwest corner of East Apache Street & North St. Louis Avenue

Zoning:

Existing Zoning: OL

Proposed Zoning: CH

Comprehensive Plan:

Land Use Map: Mixed-Use Corridor

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 0330

CZM: 29

City Council District: 1

Councilor Name: Vanessa Hall-Harper

County Commission District: 1

Commissioner Name: Stan Sallee

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SECTION I: Z-7611

DEVELOPMENT CONCEPT: Open a coffee shop and small bakery, rezone part of the property from OL to CH to be consistent with the property abutting the site north and east of the site.

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 CH district is primarily intended to accommodate high-intensity commercial and related uses primarily in the core area of the city, encourage use of properties and existing buildings along older commercial corridors and minimize encroachment and adverse land use impacts on stable residential neighborhoods.

Z-7611 request CH zoning. Those uses and lot and building regulations are consistent with the land use designation in the comprehensive plan and,

Supplemental regulations identified in the zoning code provide adequate guidance for redevelopment of this property abutting a residential neighborhood and,

The area of growth identified in the comprehensive plan anticipated future redevelopment opportunities at this site therefore,

Staff recommends Approval of Z-7611 to rezone property from OL to CH.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The uses allowed in a CH district are consistent with the Mixed Use Corridor at this location.

Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor

A Mixed-Use Corridor is a plan category used in areas surrounding Tulsa's modern thoroughfares that pair high-capacity transportation facilities with housing, commercial, and employment uses. The streets usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods.

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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: Healthy Neighborhood Overlay provides adequate guidance for distribution of small box discount stores. CH zoning allows that use but spacing requirements provided in that district prevent a proliferation.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is an accessory parking lot for a vacant restaurant.*

Environmental Considerations: None that would affect site redevelopment.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
North St. Louis	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	CH	Mixed Use Corridor	Growth	Commercial
East	CH	Mixed Use Corridor	Growth	Commercial
South	RS-3	Existing Neighborhood	Stability	Vacant
West	RS-3	Existing Neighborhood	Stability	Vacant

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11809 dated June 26, 1970 established zoning for the subject property.

Subject Property:

SA-3 April 2018: All concurred in **approval** at city council (TMPAC recommended **denial**) to apply supplemental zoning, HNO (Healthy Neighborhoods Overlay), to multiple properties within the plan area boundaries of Greenwood Heritage Neighborhoods Sector Plan (also known as the Unity Heritage Neighborhoods Plan), 36th Street North Corridor Small Area Plan, and The Crutchfield Neighborhood Revitalization Master Plan (related to ZCA-7). This overlay covers the subject property and all surrounding properties.

Surrounding Property:

BOA-22752 October 2019: The Board of Adjustment **accepted** a *Verification of Spacing* to permit a medical marijuana dispensary, on property located at 1511 East Apache Street North.

BOA-22518 October 2018: The Board of Adjustment **accepted** a *Verification of Spacing* to permit expansion of the existing liquor store, on property located at 1532 East Apache Street North.

BOA-22231 May 2017: The Board of Adjustment **approved** a *Special Exception* to permit a Public, Civic, and Institutional/Religious Assembly use in an RS-2/OL District and **denied** a *Variance* to allow a parking area within the required street building setback, subject to conceptual plan 10.11 less the parking layout in front of the building on the west side of the building, on property located at 2607 & 2615 North Rockford Avenue East.

Z-7168 June 2011: All concurred in **approval** of a request for *rezoning* a .2+ acre tract of land from OL to CS for a restaurant use, on property located at the southeast corner of East Apache Street and North Rockford Avenue.

BOA-19701 January 2004: The Board of Adjustment **approved** a *Special Exception* to allow a church and church related uses (Use Unit 5), a *Variance* to allow parking to be located on a lot other than the lot containing the principal use, subject to a tie agreement, and a *Variance* of the required one acre lot size, finding the hardship to be this will help the church meet the parking requirements, and finding it will not cause substantial detriment to the public good or impair the

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purposes, spirit, and intent of the Code, or the Comprehensive Plan, on property located at 2630 North Rockford.

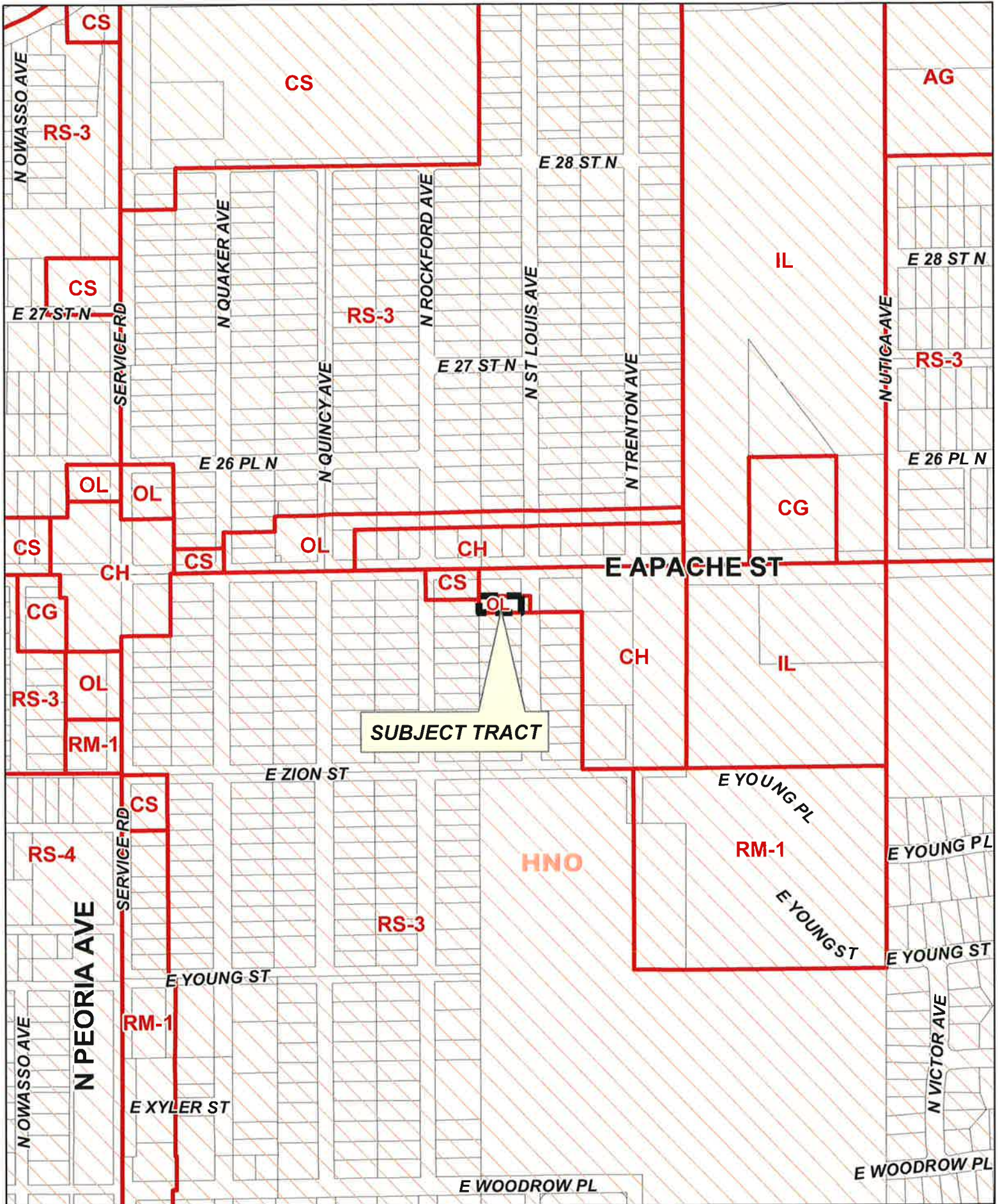
BOA-14201 September 1986: The Board of Adjustment **approved** a *Variance* of the required setback from the centerline of North St. Louis from 50' to 41' to permit converting a residence to office use, finding that the building in question aligns with other structures in the block, with some being closer to the street, on property located at 2611 North St. Louis.

BOA-09760 December 1977: The Board of Adjustment **approved** a *Variance* to permit enlarging a residence in a CH District as presented, on property located at 1550 East Apache Street.

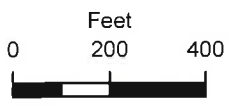
BOA-04405 July 1964: The Board of Adjustment **granted** a *request* to extend a non-conforming use in a U-3-B District and to extend the building to the property line, on property located on Lot 1, Block 1, College Ann Addition.

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SUBJECT TRACT

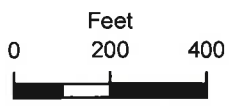


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Subject Tract

Z-7611

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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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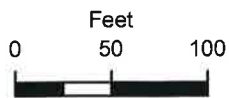


E 26 PLN

N ST LOUIS AVE

E APACHE ST

N ROCKFORD AVE



Subject Tract

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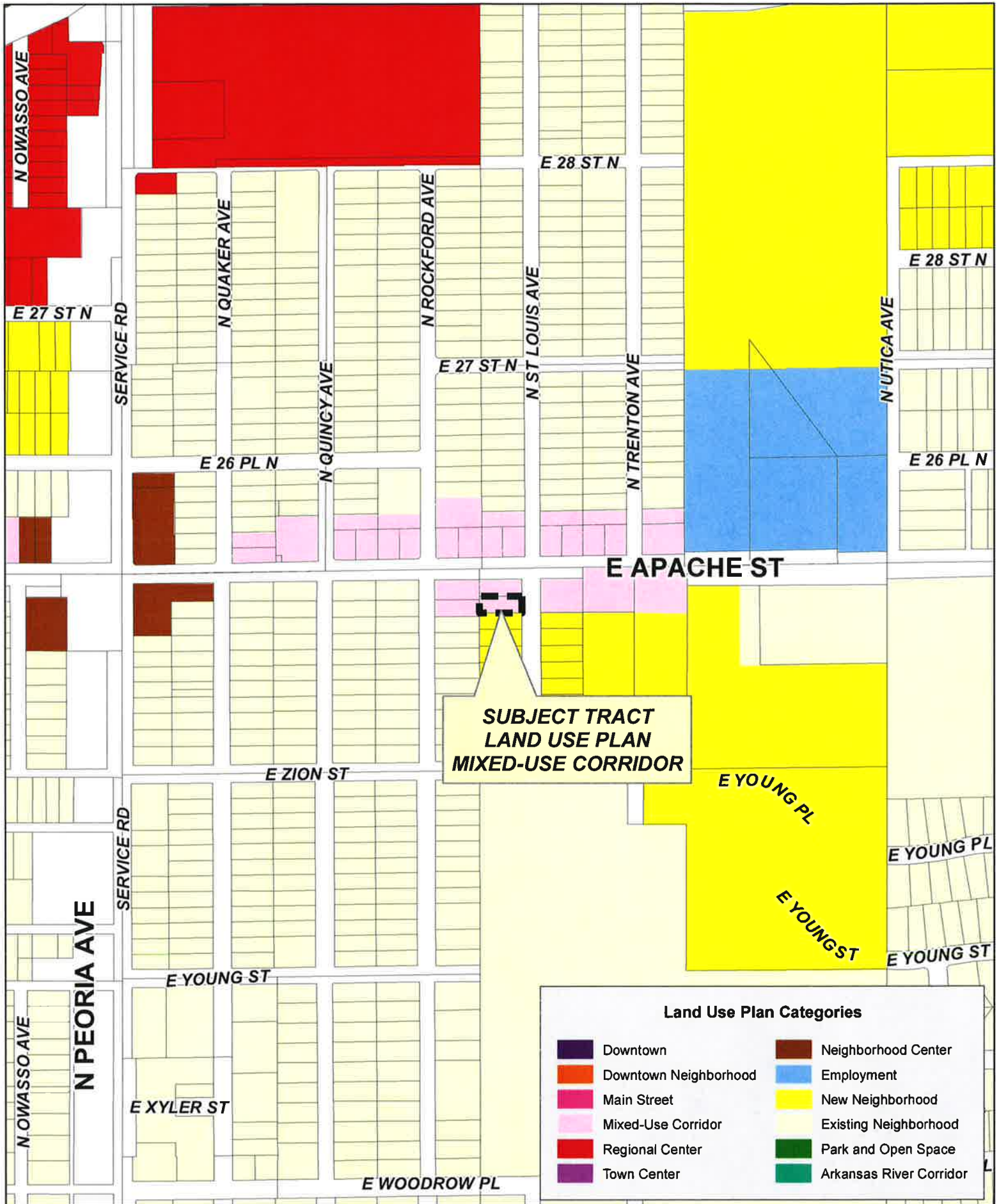
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Aerial Photo Date: February 2018

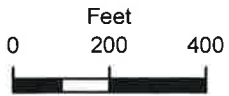
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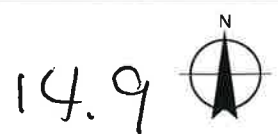
**SUBJECT TRACT
LAND USE PLAN
MIXED-USE CORRIDOR**

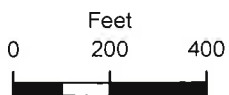
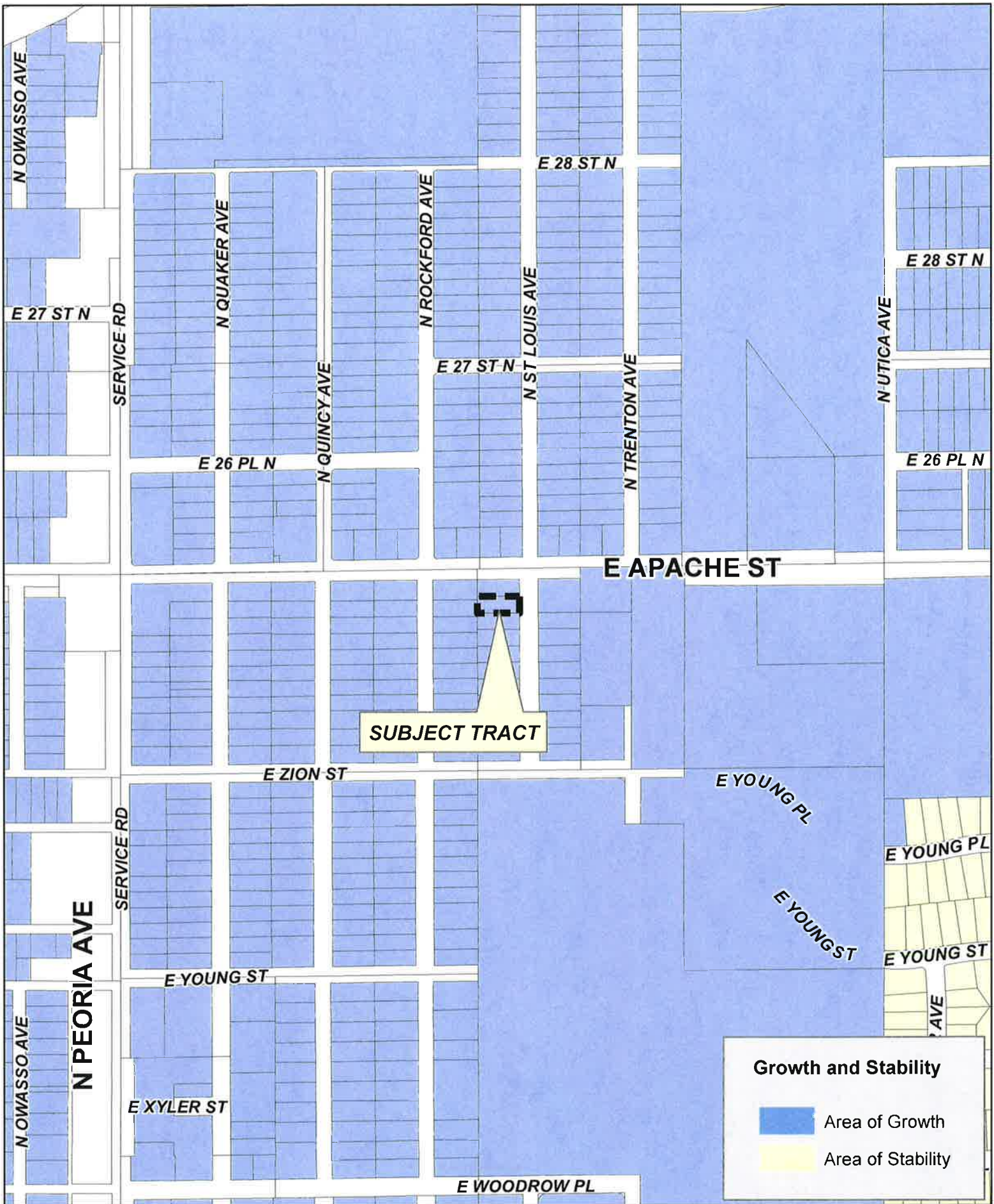
Land Use Plan Categories			
	Downtown		Neighborhood Center
	Downtown Neighborhood		Employment
	Main Street		New Neighborhood
	Mixed-Use Corridor		Existing Neighborhood
	Regional Center		Park and Open Space
	Town Center		Arkansas River Corridor



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