



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7613

(Continued from July 21, 2021)

Hearing Date: September 1, 2021

Case Report Prepared by:

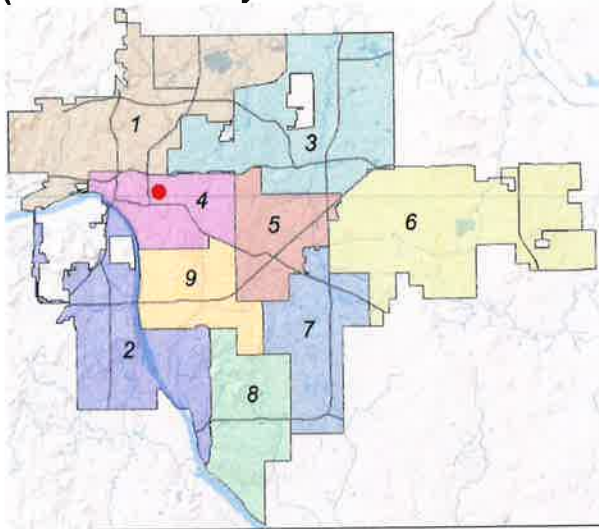
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Jonathan Belzley

Property Owner: New Leaf Development LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Townhouse

Concept summary: Rezone for townhouse development

Tract Size: 0.28 ± acres

Location: Southeast corner of East 8th Street South & South Quincy Avenue

Zoning:

Existing Zoning: RS-4

Proposed Zoning: RM-2

Comprehensive Plan:

Land Use Map: Downtown Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9306

CZM: 37

City Council District: 4

Councilor Name: Kara Joy McKee

County Commission District: 2

Commissioner Name: Karen Keith

C. I.

SECTION I: Z-7613

DEVELOPMENT CONCEPT:

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:
 - Building rendering
 - Site plan

DETAILED STAFF RECOMMENDATION:

Z-7613 requesting RM-2 zoning is consistent with the Downtown Neighborhood land use designation and,

Uses and building mass allowed in the RM-2 zoning district is consistent with the expected development of the surrounding properties and preserves the anticipated park and open space area and,

The zoning request is consistent with the goals of the Pearl District Small Area Plan and,

Multi-family zoning at this location is compatible with the redevelopment opportunities for the existing properties therefore,

Staff recommends Approval of Z-7613 to rezone property from RS-4 to RM-2.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The downtown neighborhood land use designation is an area that encourages vertical and dense residential development. In this instance the maximum height is 35 feet in the proposed RM-2 zoning district. The multifamily and townhouse use is appropriate in the Downtown Neighborhood, but the building height in the land use designation may not be compatible with the existing neighborhood building stock. The proposed RM-2 district allows residential density and provides height limitations that are important to the neighborhood character.

Land Use Plan map designations:

Downtown Neighborhoods are located outside but are tightly integrated with the Downtown Core. These areas are comprised of university and higher educational campuses and their attendant housing and retail districts, former warehousing and manufacturing areas that are evolving into areas where people both live and work, and medium- to high-rise mixed-use residential areas. Downtown Neighborhoods are primarily pedestrian-oriented and are well connected to the Downtown Core via local transit. They feature parks and open space, typically at the neighborhood scale.

6.2

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 that affect site redevelopment

Trail System Master Plan Considerations: None that affect site redevelopment

Small Area Plan: Pearl District Small Area Plan

The executive Summary, including details of the Priorities, Goals, and Actions was adopted by the Tulsa Metropolitan Area Planning Commission on July 3rd, 2019.

Special District Considerations: This site is included in the proposed boundary of the adopted Neighborhood Infill Overlay. If the boundary is adopted the lot and building regulations would support this type of development.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is empty and directly across 8th street from the Laura Dester site that was rezoned in 2020 to RM-3 zoning to help preserve and repurpose the existing buildings.

Environmental Considerations: None that would affect site development

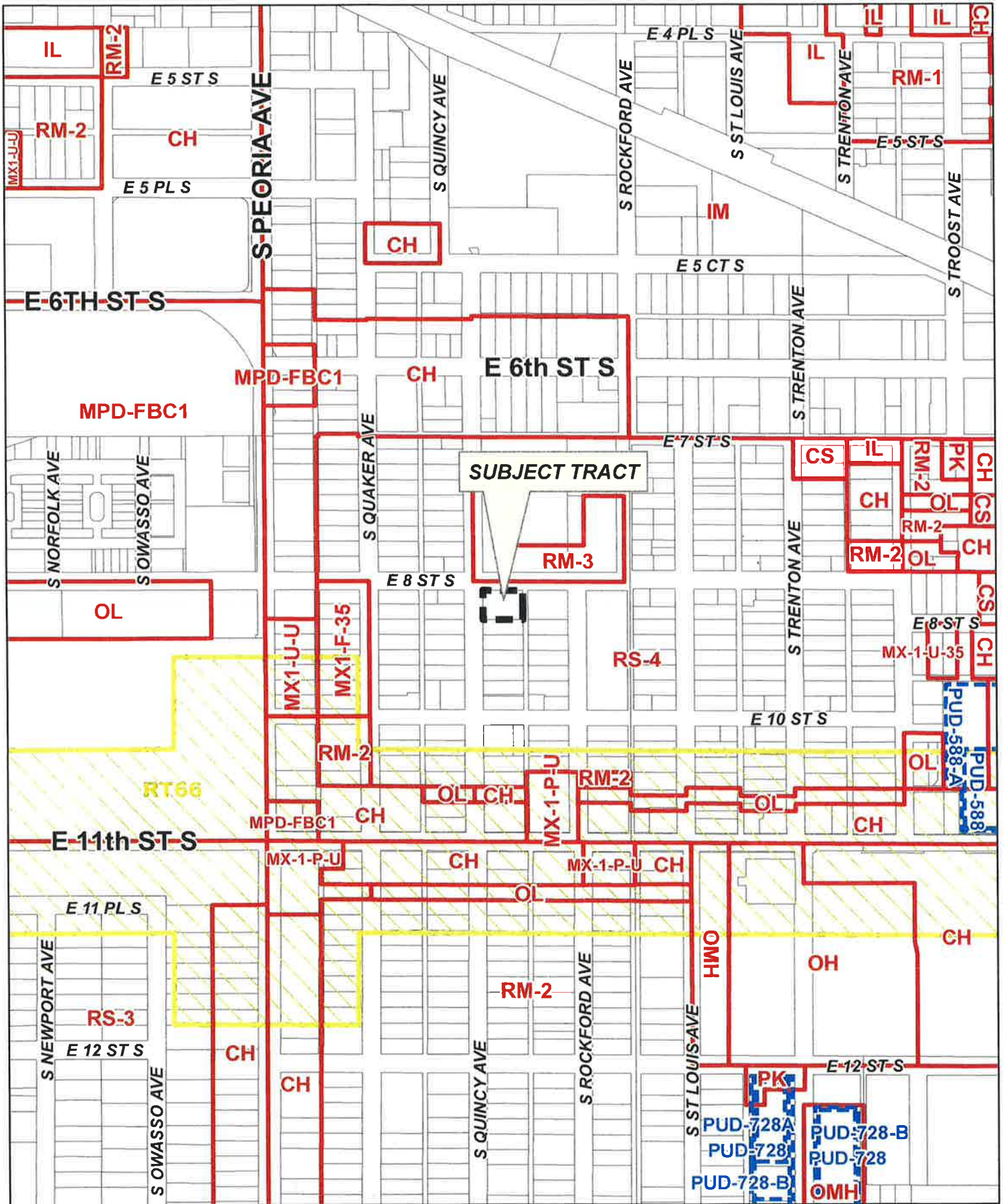
Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 6 th Street	NA	50 feet	2
South Quincy Avenue	NA	50 feet	2
Alley	NA	20 feet	2

Utilities:

The subject tract has municipal water and sewer available.

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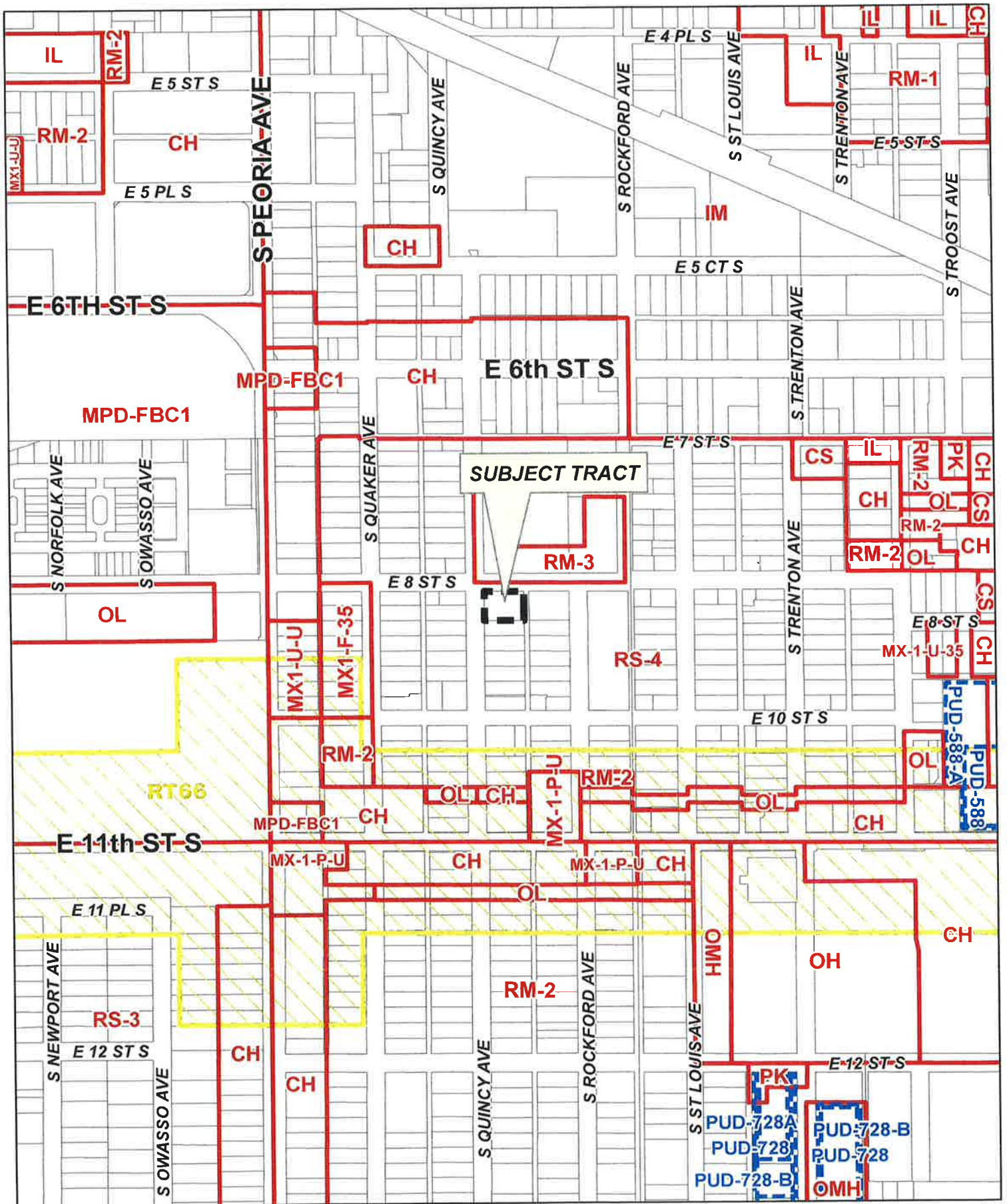


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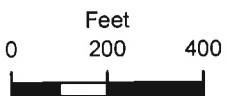


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Subject
Tract

Z-7613

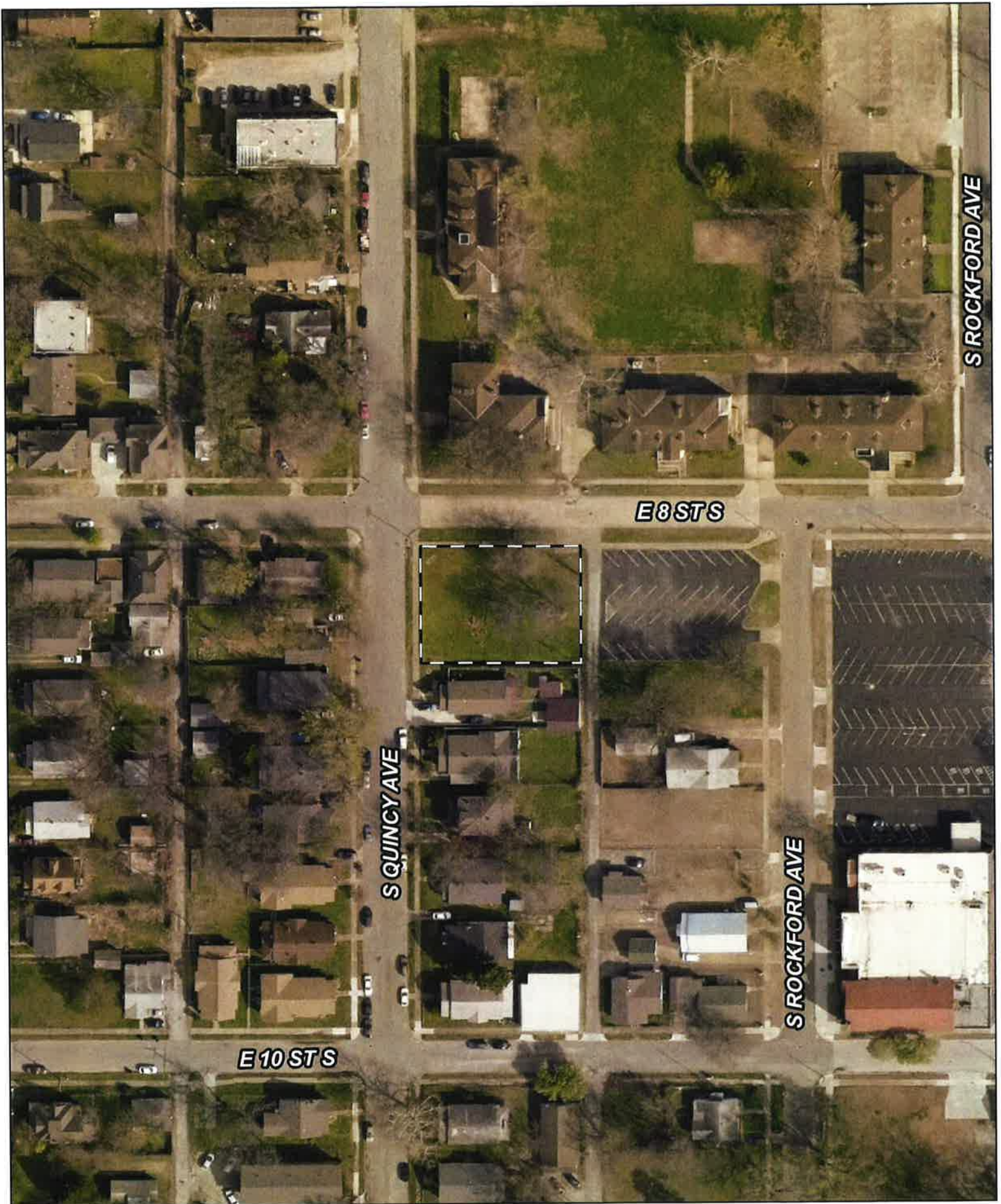
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2021

6.6





0 50 100
Feet



Subject
Tract

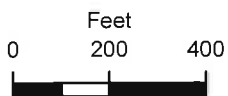
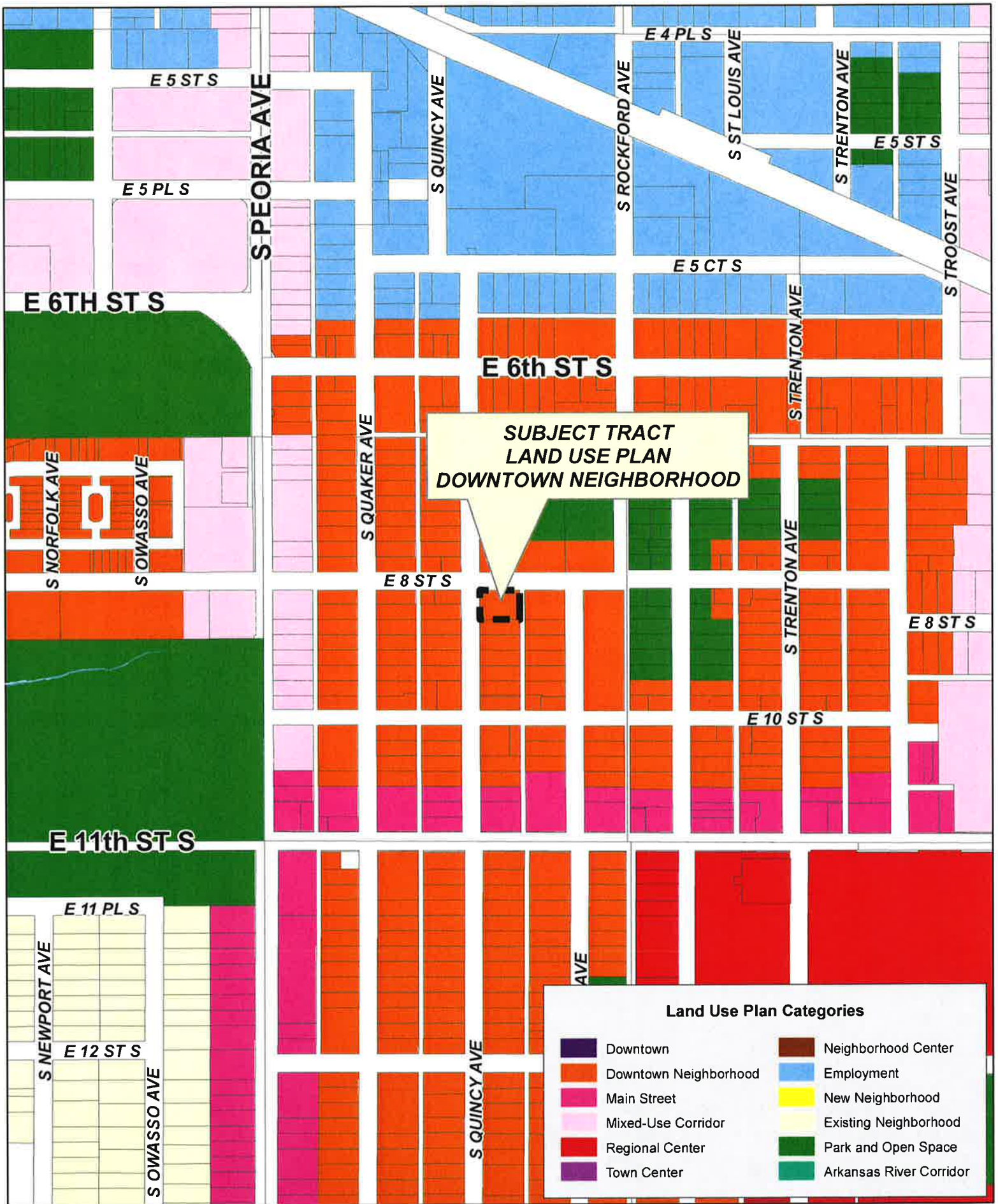
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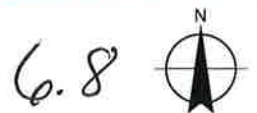
Aerial Photo Date: 2021

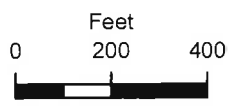
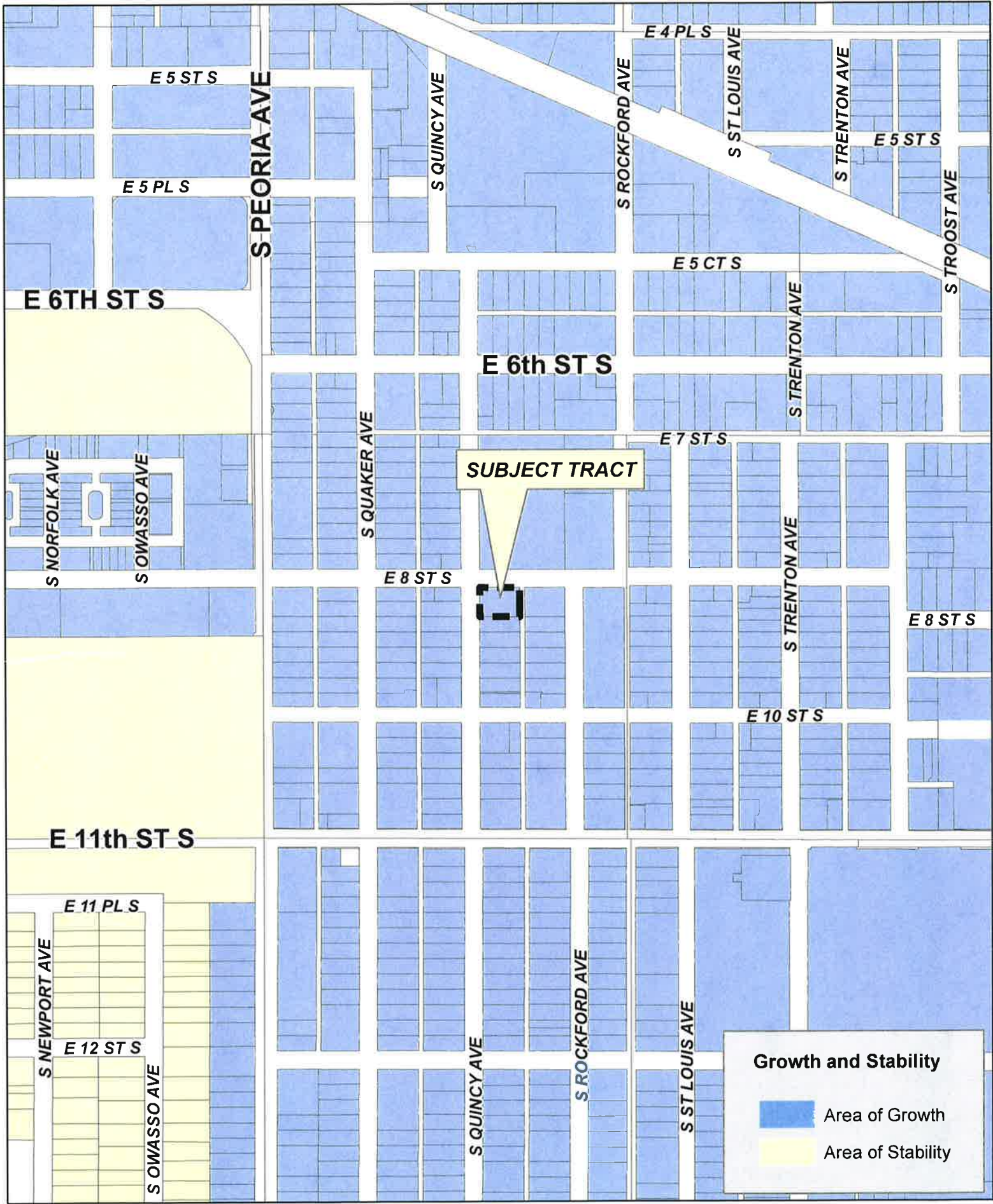




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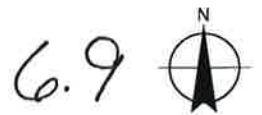
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A4.1

EXTERIOR RENDERINGS

Project Name	20075
Client	SH
Architect	SH
Location	SH
Scale	SH
Date	SH
Drawn By	SH
Checked By	SH
Project No.	SH

NEW LEAF DEVELOPMENT
8TH & QUINCY AVE.
TULSA, OKLAHOMA

PRELIMINARY
THIS DOCUMENT IS
NOT FOR CONSTRUCTION

K&S
K&S ARCHITECTS, INC.
1000 E. 10TH AVENUE, SUITE 100
TULSA, OKLAHOMA 74106



② LOOKING NORTHEAST
SCALE N.T.S.



① LOOKING SOUTHEAST
SCALE N.T.S.

6.11

