



**Tulsa Metropolitan Area
Planning Commission**

Z-7614 Staff Report

Hearing Date: March 6, 2024

Prepared by: Nathan Foster

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918-596-7609

Owner and Applicant Information

Applicant: Greg Norris

Property Owner: Myers Property Management, LLC

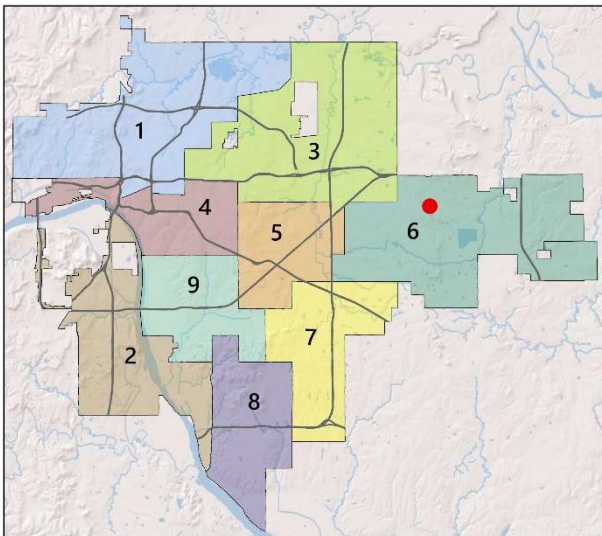
Property Location

Northeast corner of East 11th Street South and South 145th East Avenue

Tract Size: ±2.59 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 6, Christian Bengel

County Commission: District 1, Stan Sallee

Public Notice Required

Newspaper Notice – min. 20 days in advance

Mailed Notice to 300’ radius – min. 20 days in advance

Posted Sign – min. 20 days in advance

Staff Recommendation

Staff recommends approval.

Request Summary

Rezone subject property from CS and AG to CS to permit commercial development.

Zoning

Existing Zoning: Commercial Shopping (CS) and Agriculture (AG)

Existing Overlays: Route 66 Overlay

Proposed Zoning: Commercial Shopping (CS)

Use

Current Use: Vacant

Proposed Use: Commercial

Comprehensive Plan Considerations

Land Use

Land Use Plan: Multiple Use

Small Area Plans: None

Development Era: Future Growth

Transportation

Major Street & Highway Plan:

East 11th Street – Secondary Arterial

South 145th East Avenue – Primary Arterial

planitulsa Street Type: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: Signed Bicycle Route

Environment

Flood Area: N/A

Tree Canopy Coverage: 30-50%

Parks & Open Space: N/A

Detailed Staff Recommendation

The applicant is proposing to rezone 2.59 acres at the northeast corner of East 11th Street South and South 145th East Avenue to CS to permit commercial uses.

Z-7614 was originally submitted in September of 2021. The applicant requested a rezoning from the existing CS and AG designation to a CG designation with an optional development plan. The original request covered the 2.59 acres under application today and an additional 12 acres to the north. That application also included a request to change the land use designation of the northern 12 acres. TMAPC recommended approval of the application on September 1, 2021, but it was later remanded back to TMAPC for further discussion by the Tulsa City Council. There was no activity on the application until earlier this year. The applicant has reduced the boundary of the application to 2.59 acres being considered today and has withdrawn the comprehensive plan amendment request on the northern 12 acres.

The property is located at the intersection of two arterial streets. East 11th Street is designated as a secondary arterial while South 145th East Avenue is designated as a primary arterial.

The land use designation for the subject property is multiple use. The CS zoning district aligns with the goals of the multiple use designation in this area and permits a range of lower-intensity commercial uses and a variety of residential uses.

With consideration given to the factors listed herein, staff recommends **approval** of the application.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as Multiple Use.

Multiple Use areas are mostly commercial or retail uses, which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development patterns, with Local Centers being more commonplace in newer parts of the city. For single properties that are commercial but surrounded by Neighborhood, Multiple Use is the preferred designation.

The subject property is located within the Route 66 Corridor which carries recommendation from Plan 66 adopted in December of 2020. The rezoning to permit commercial uses along the corridor aligns with the goals of the plan to encourage further economic growth in the corridor.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	AG	Neighborhood	Vacant
East	CS/AG	Multiple Use/Neighborhood	Baseball Facility (under construction)
South	CS	Multiple Use	Vacant
West	CS/RS-3	Multiple Use/Neighborhood	Residential

Small Area Plans

The subject property is not located within any small area plans.

Development Era

The subject property is part of the Future Growth area. These areas of the city have yet to be developed beyond agricultural uses, and they present opportunities to ensure the pattern of development is efficient and fiscally

responsible. These areas typically do not have subdivision streets or connectivity beyond the mile-by-mile grid, have poor public service distribution (fire, police, transit, etc.) and lack utility infrastructure (water, sewer, broadband, etc.) Some areas also include exposed bedrock and/or extreme slopes. Priorities in these areas include ensuring the ability to provide adequate public services, the implementation of planned streets in the Major Street and Highway Plan, land use planning to establish frameworks for decision making, and conservation of natural areas.

Transportation

Major Street & Highway Plan: East 11th Street is designated as a secondary arterial which will require an ultimate right-of-way of 100 feet. South 145th East Avenue is designated as a primary arterial which will require an ultimate right-of-way dedication of 120 feet. Right-of-way dedications will be required as development occurs or as part of any subdivision of land.

Comprehensive Plan Street Designation: N/A

Transit: The property is currently not served by public transit routes.

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: East 11th Street is planned as a signed bicycle route.

Environmental Considerations

Flood Area: The subject properties do not contain floodplain areas.

Tree Canopy Coverage: Tree canopy in the area is 30-50%. Development will naturally have an impact on tree canopy, but all effort should be taken to preserve a substantial portion of the tree canopy in these areas. These areas should have the highest level of preservation to maintain the existing habitat and recreational places in the city. Future land use planning for Future Growth areas should include the goal of tree canopy preservation.

Parks & Open Space: N/A

Zoning History

Ordinance 11818, dated June 26, 1970, established zoning for the subject property.

Z-6661: Ordinance 19453, dated January 7, 1999, rezoned the southern 286 feet of the property from AG to CS.

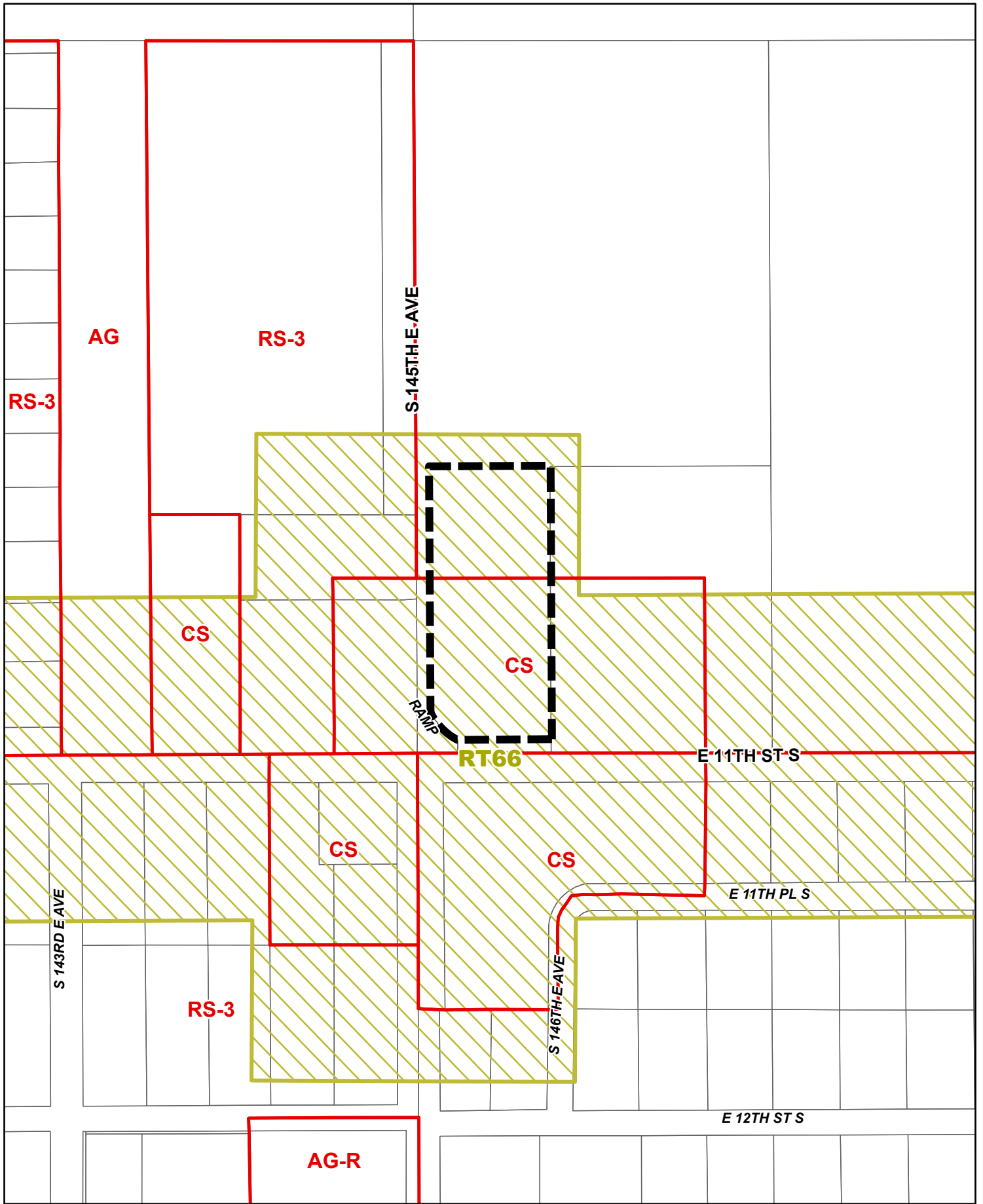
Exhibits

Case map

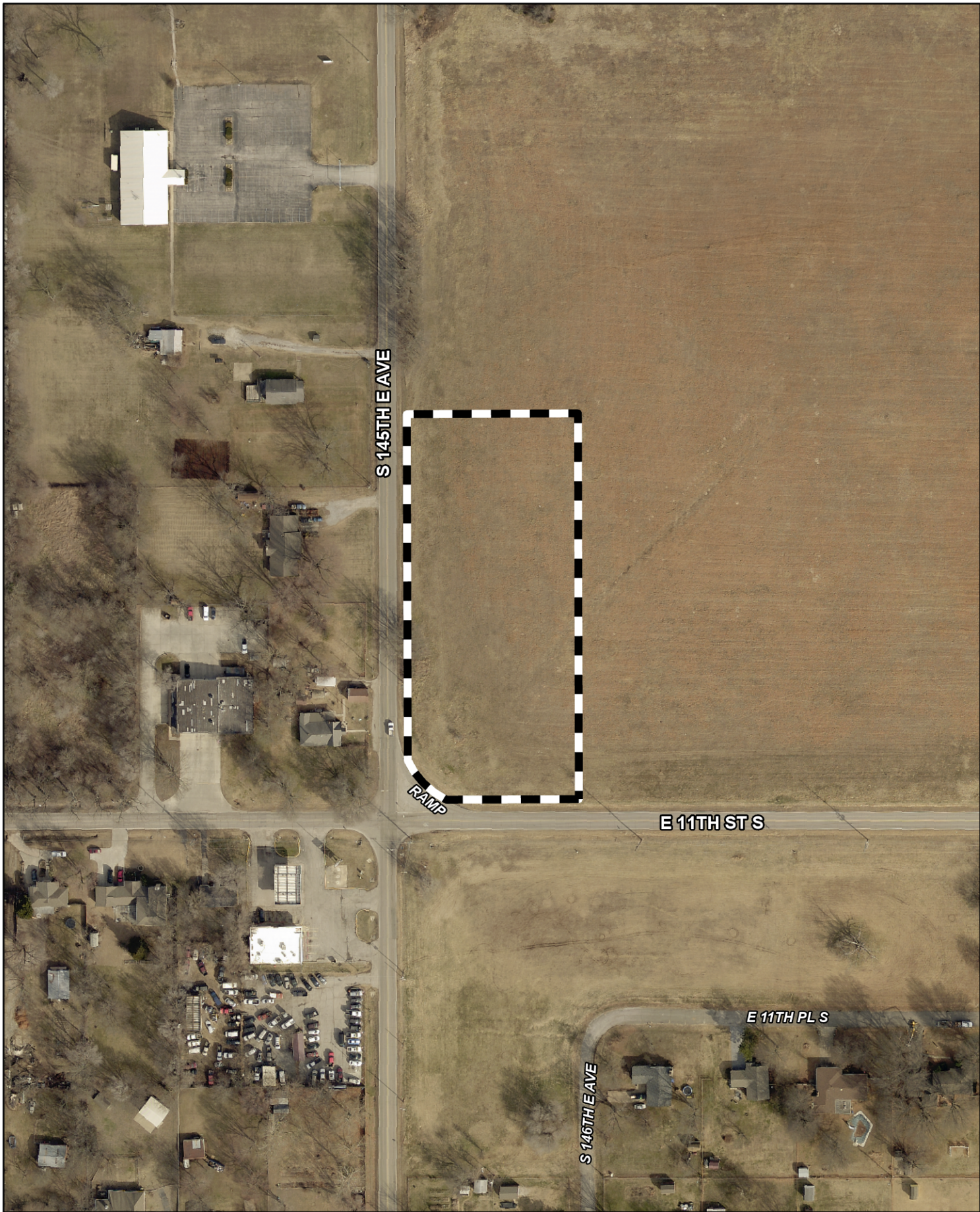
Aerial (small scale)

Aerial (large scale)

Tulsa Comprehensive Plan Land Use Map



Z-7614



S 145TH E AVE

RAMP

E 11TH ST S

E 11TH PL S

S 146TH E AVE



Subject Tract

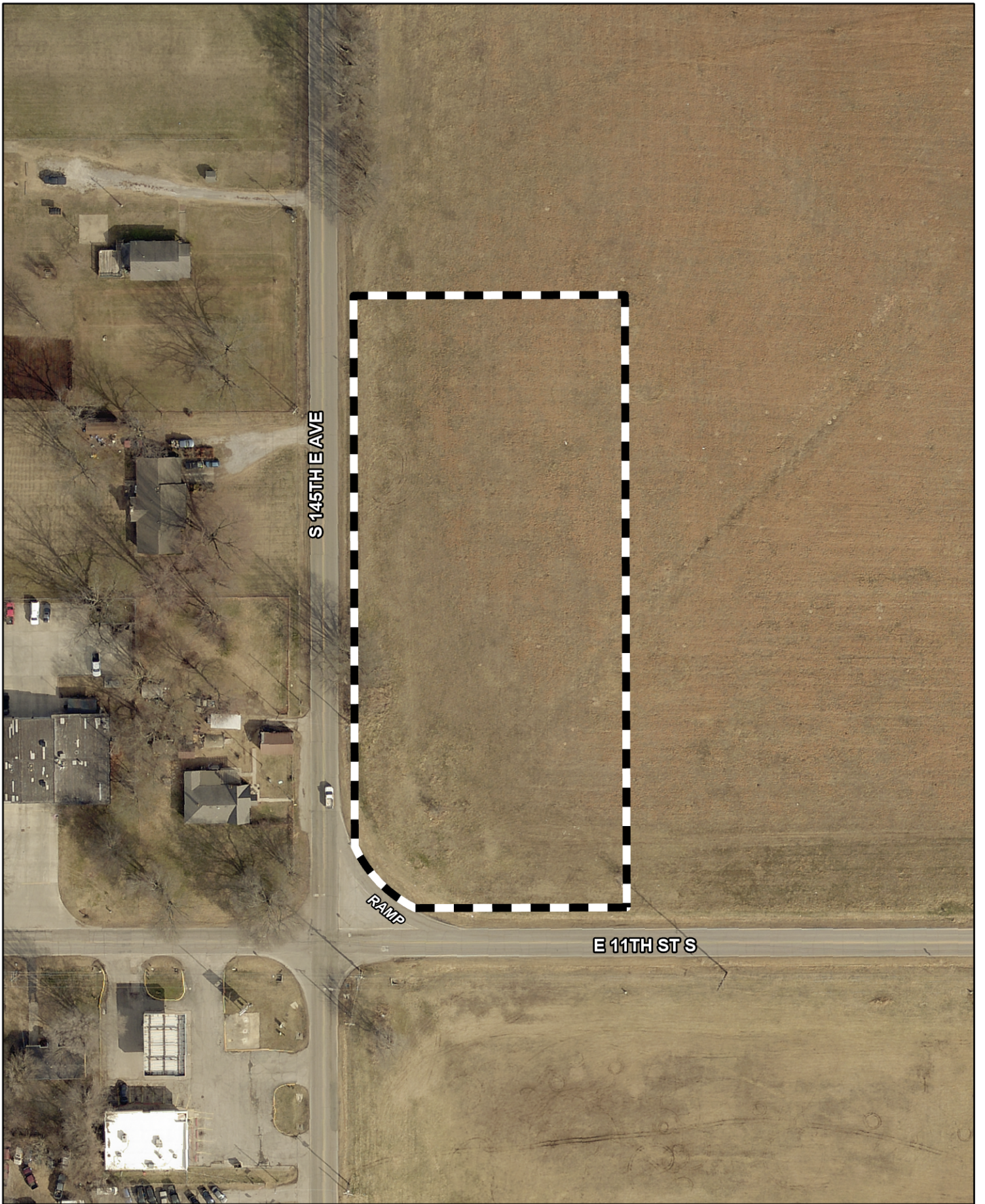
Feet
0 200 400

Z-7614

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



Aerial Photo Date: 2021

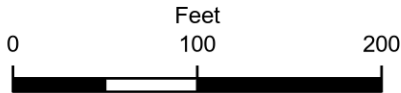


S 145TH E AVE

RAMP

E 11TH ST S

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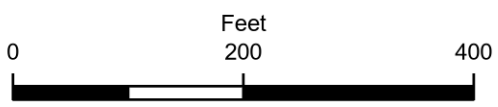
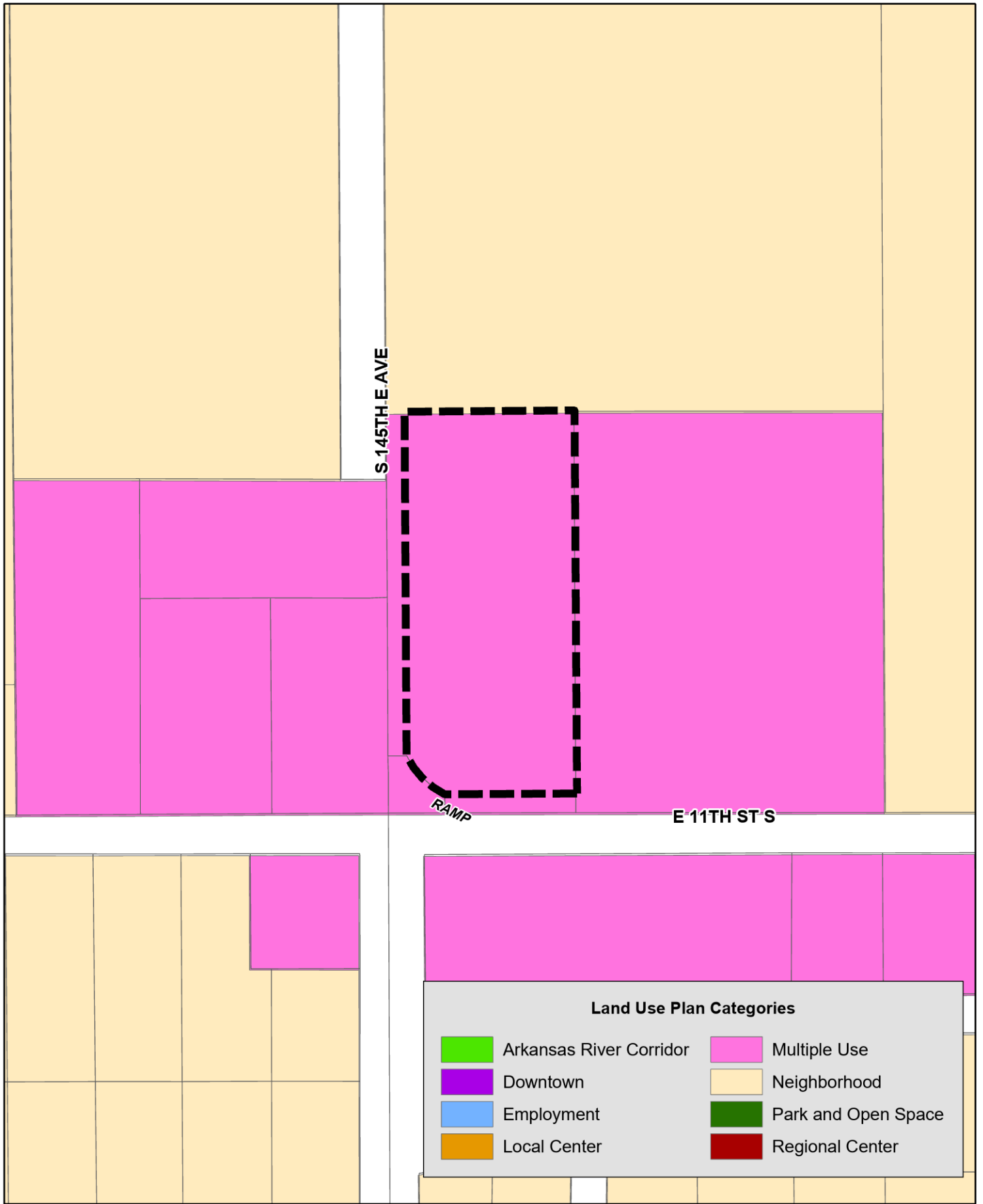
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Aerial Photo Date: 2021

7.6



Subject Tract



Z-7614

