



Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7616

**Hearing Date:** September 1, 2021

**Case Report Prepared by:**

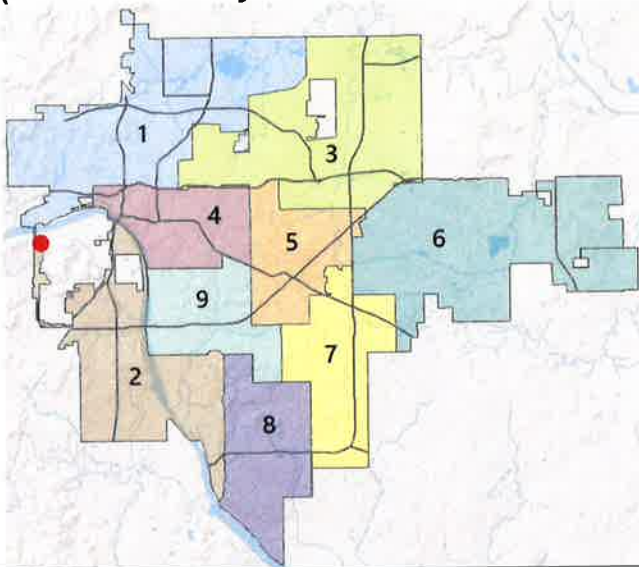
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Lou Reynolds

*Property Owner:* Quick Turn Manufacturing LLC

**Location Map:**  
**(shown with City Council Districts)**



**Applicant Proposal:**

*Present Use:* Industrial/Vacant

*Proposed Use:* Moderate Industrial

*Concept summary:* Rezoning for moderate-impact manufacturing and industry including but not limited to Medical Marijuana Processing.

*Tract Size:* 2.15 ± acres

*Location:* West of the southwest corner of South 49<sup>th</sup> West Avenue & West 21<sup>st</sup> Street South

**Zoning:**

*Existing Zoning:* IL

*Proposed Zoning:* IM

**Comprehensive Plan:**

*Land Use Map:* Neighborhood Center

*Stability and Growth Map:* Growth

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 9217

CZM: 35

**City Council District:** 2

*Councilor Name:* Jeannie Cue

**County Commission District:** 2

*Commissioner Name:* Karen Keith

## SECTION I: Z-7616

**DEVELOPMENT CONCEPT:** Applicant request to rezone from IL to IM for moderate-impact manufacturing and industry including but not limited to Medical Marijuana Processing.

### 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
- Map 2 future land use map from the Berryhill Land Use Plan
- Applicant Exhibits:
  - None included

### **DETAILED STAFF RECOMMENDATION:**

The IM district is primarily intended to group together a wide range of industrial uses that may produce some moderate adverse land use or environmental impacts in terms of their operation and appearance. Parcels adjacent to this site and in the neighboring area are zoned RS, IL and IM. IH is north of 21<sup>st</sup> adjacent to the Arkansas River. In context with the Gilcrease expressway (currently in the construction phase) the subject property is isolated from any existing Berryhill neighborhood and is unlikely to evolve into a neighborhood center that provides nearby residences with services. West of the expressway the small neighborhood center area can be integrated into the Neighborhood Center as visualized in the land use plan. IM zoning does not prohibit a neighborhood center development except it does not allow residential uses. Allowed uses include commercial services, short term rental, RV parks, campgrounds, office, retail, restaurant among other wide variety of uses can offer future development opportunities could be integrated into a mixed-use development contemplated in that land use designation and,

Uses and building types allowed in an IM district are not generally consistent with the Neighborhood Center land use designation in the Comprehensive Plan however innovative new development opportunities are available that will require updates to meet the paving and landscape standards of the zoning code that are an important component of the Berryhill Plan and,

IM zoning is consistent with the future development pattern, existing uses and future opportunities for a wide variety of development in the area therefore,

Staff recommends Approval of Z-7616 to rezone property from IL to IM.

## **SECTION II: Supporting Documentation**

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: This site was included in the Berryhill Land Use Plan that was adopted in 2019. Prior to the Berryhill study this site was annexed into the City of Tulsa when the final plans for the extension of Gilcrease Expressway were completed. This property was annexed without a land use designation and was not part of an unincorporated Tulsa County comprehensive plan land use study. During the neighborhood engagement process, when the land use plan was presented, the property owners in the plan area felt that one of the priorities was to promote commercial growth along major street corridors and provide guidance for future industrial site locations. Commercial opportunities in an IM district are expanded in this zoning*

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*category. This site was specifically mentioned in the land use study to promote commercial growth along major street corridors and interchanges of the Gilcrease Expressway. The plan suggested limiting industrial uses to specific industrial zones. This site is not included in the area that was identified as an industrial growth option in the land use plan.*

#### Land Use Vision:

*Land Use Plan map designation:* Neighborhood Center

Neighborhood Centers should include small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to number of destinations.

*Areas of Stability and Growth designation:* Growth

Area of Growth: An area of growth is a designation 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:*

*Trail System Master Plan Considerations:* Significant trail infrastructure is planned on the west side of the Gilcrease expressway, and a popular on-street trail is identified on West 21<sup>st</sup> street connecting to that new trail system.

Small Area Plan: The subject property is not in a small area plan however it was included in the Berryhill Land use plan that was adopted in 2019 and is inside the City Limits of Tulsa defined during the Gilcrease expressway design process.

Special District Considerations: None

Historic Preservation Overlay: None

#### DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The existing condition on the site includes multiple single-story buildings with gravel parking.

Street View from north edge of property looking south: (see following page):



Environmental Considerations: None that would effect site redevelopment.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
West 21 <sup>st</sup> Street South	Secondary arterial with a designated on-street bike lane	100 feet	4
Gilcrease Expressway (limited access does not allow access from this site)	Freeway	NA	Currently in the construction phase.

Utilities:

The subject tract has municipal water available. Sewer service has been provided for the existing facility but it is unknown at the time of this report what service is available.

**Surrounding Properties:**

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	IM	Neighborhood Center	NA	Industrial (County)
East	IM and RS	Neighborhood Center	NA	Industrial warehouse (County)  The RS section appears to be occupied by a single residence in a wooded area east of the site
South	IL	None (expressway)	NA	Gilcrease Expressway (construction phase)
West	IL	None (expressway)	NA	Gilcrease Expressway (construction phase)

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 11843 dated June 26, 1970, established zoning for the subject property.

***Surrounding Property:***

**CBOA-2842 August 2020:** The Board of Adjustment **approved** a Variance of the required 30 feet of frontage to permit construction of a single-family home (Section 207), on property located at 5110 West 21<sup>st</sup> Street South.

**CZ-447 December 2016:** All concurred in **approval** of a request for rezoning approximate 4 acres from RS to CG with intent of combining all the current ownership into a single zoning district anticipating future business expansion, on property located west of the southwest corner of west 21<sup>st</sup> street and south 49<sup>th</sup> West Ave.

**CBOA-2553 November 2015:** The Board of Adjustment **approved** a Variance of the required front setback in the IM district from 50 feet to 20 feet (Section 930, Table 2) with the hardship being the existing building on the subject property, property located at 5001 West 21<sup>st</sup> Street South.

**Z-4132 April 1972:** All concurred in **approval** of a request for rezoning approximate 60 acres from AG to IL on property located south of the southwest corner of 21<sup>st</sup> and 49<sup>th</sup> west avenue.

**Z-4167 June 1972:** All concurred in **approval** of a request for a rezoning approximate 5.4 acres from IL to RS-3 on property located on the south side of 21<sup>st</sup> street west of 49<sup>th</sup> west avenue.

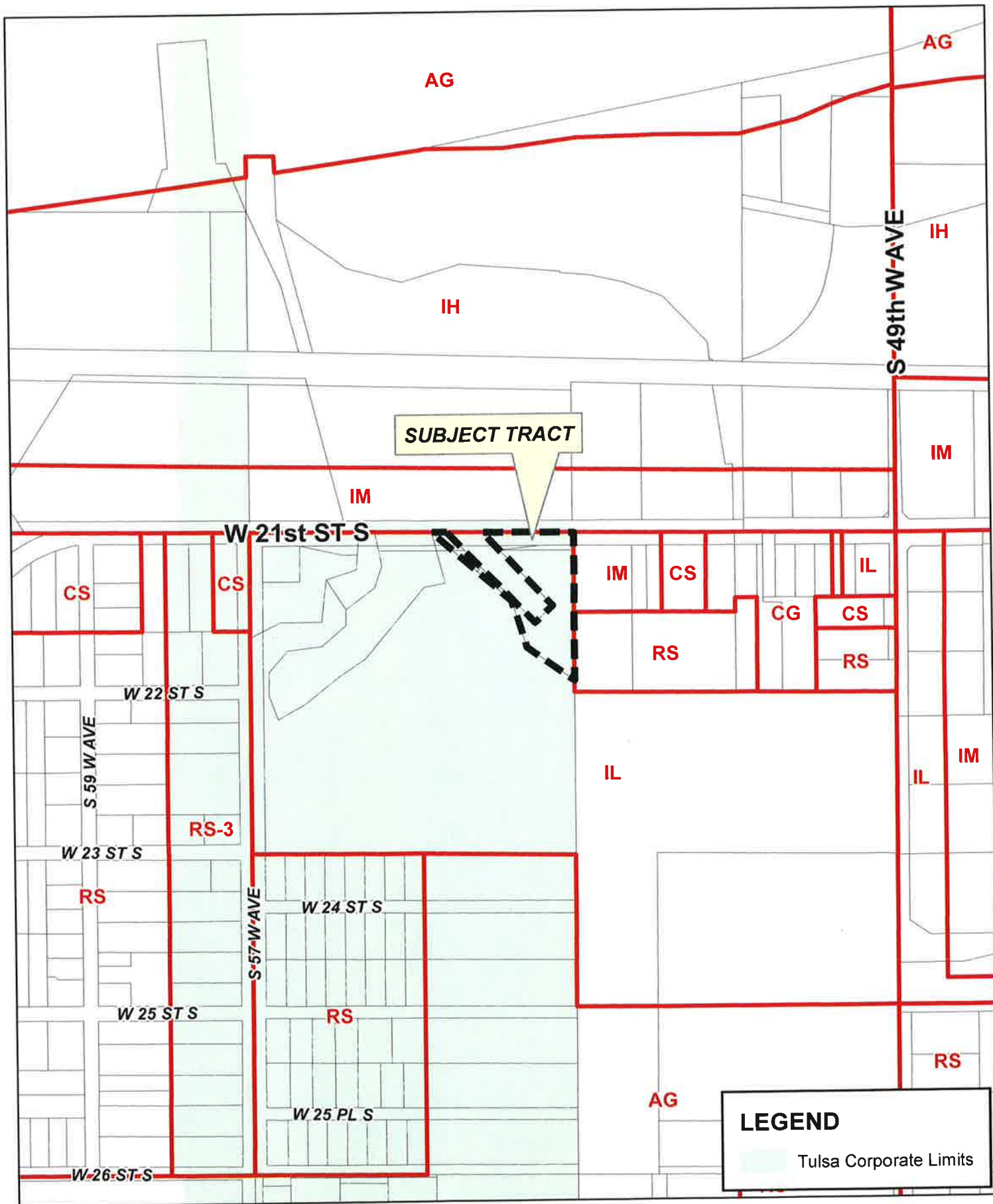
**Z-3934 August 1971:** All concurred in **approval** of a request for a rezoning approximate .81 acres from RS-3 to CS on property located on the SW corner of the intersection of 57<sup>th</sup> West Avenue and 21<sup>st</sup> Street South.

**BOA-545 October 1928:** The Board of Adjustment grants **approval** to permit a studio on Lots 12 and 13 Block 10, Norvell Park Addition.

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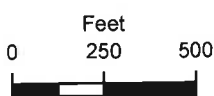
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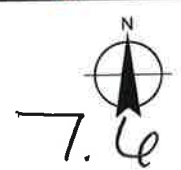
**LEGEND**

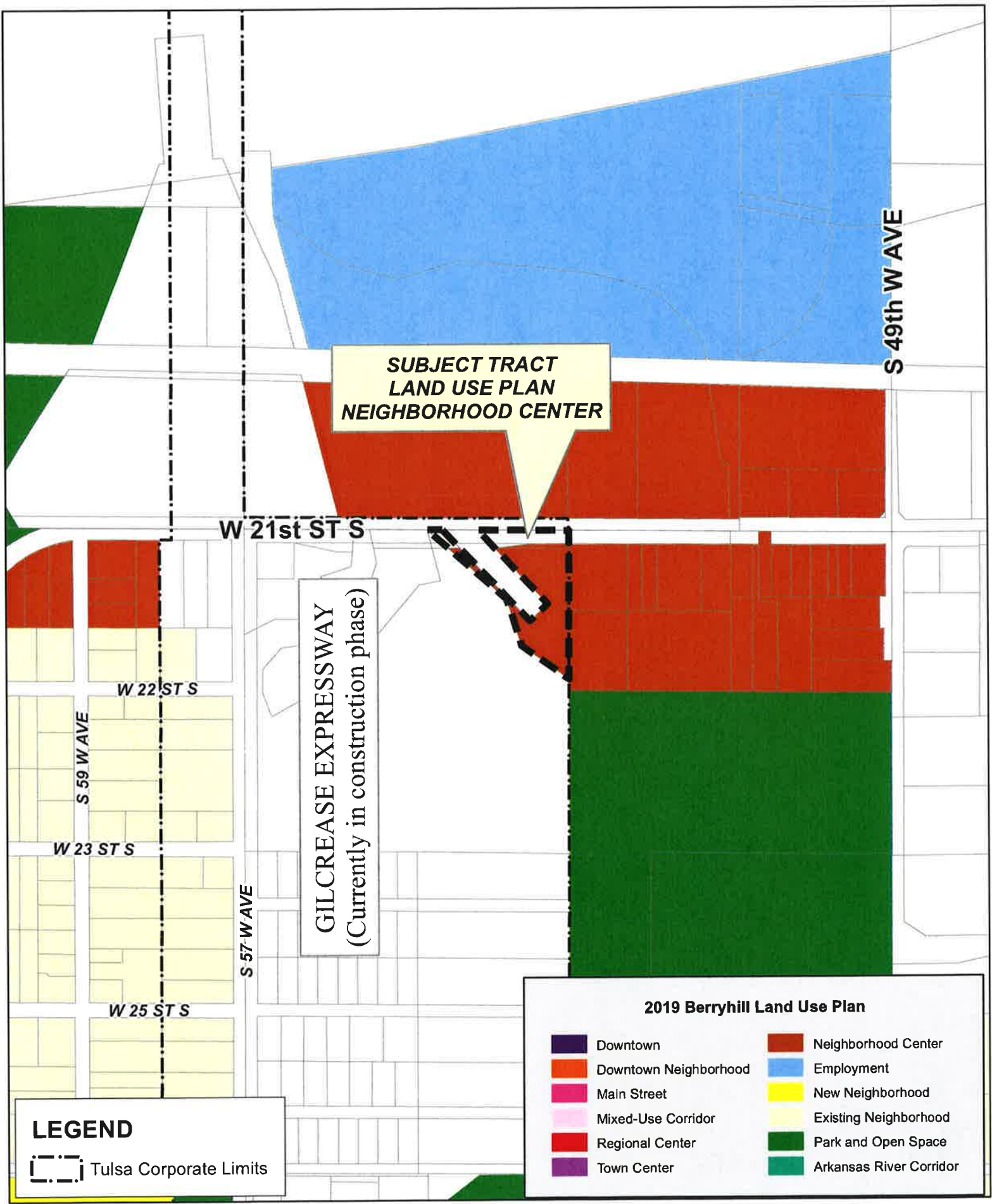
Tulsa Corporate Limits



**Z-7616**

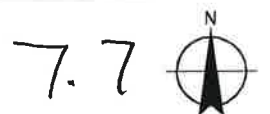
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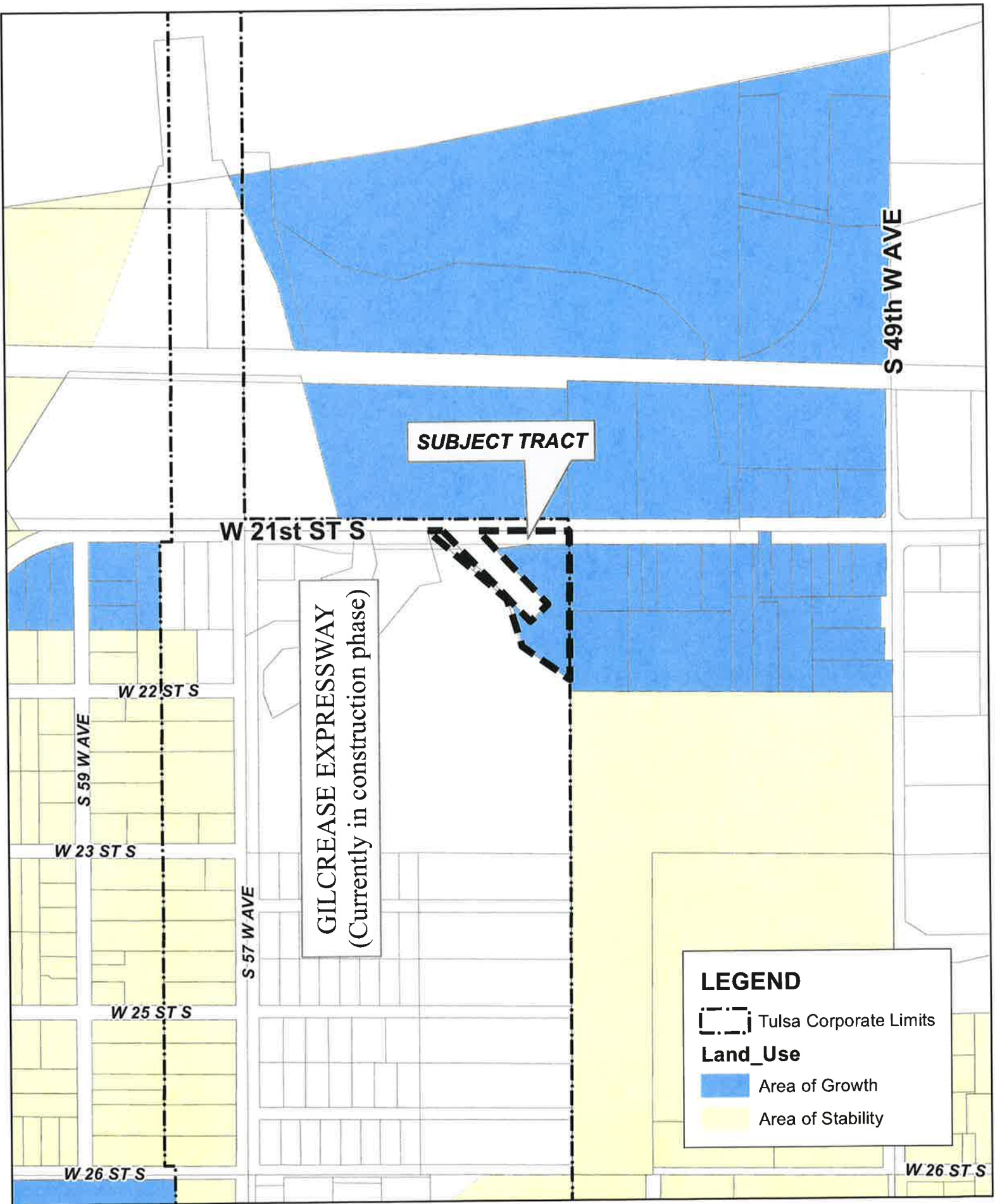




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0 Feet 250 500



Subject Tract

**Z-7616**

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

Aerial Photo Date: 2020/2021



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0 50 100  
Feet



Subject  
Tract

**Z-7616**

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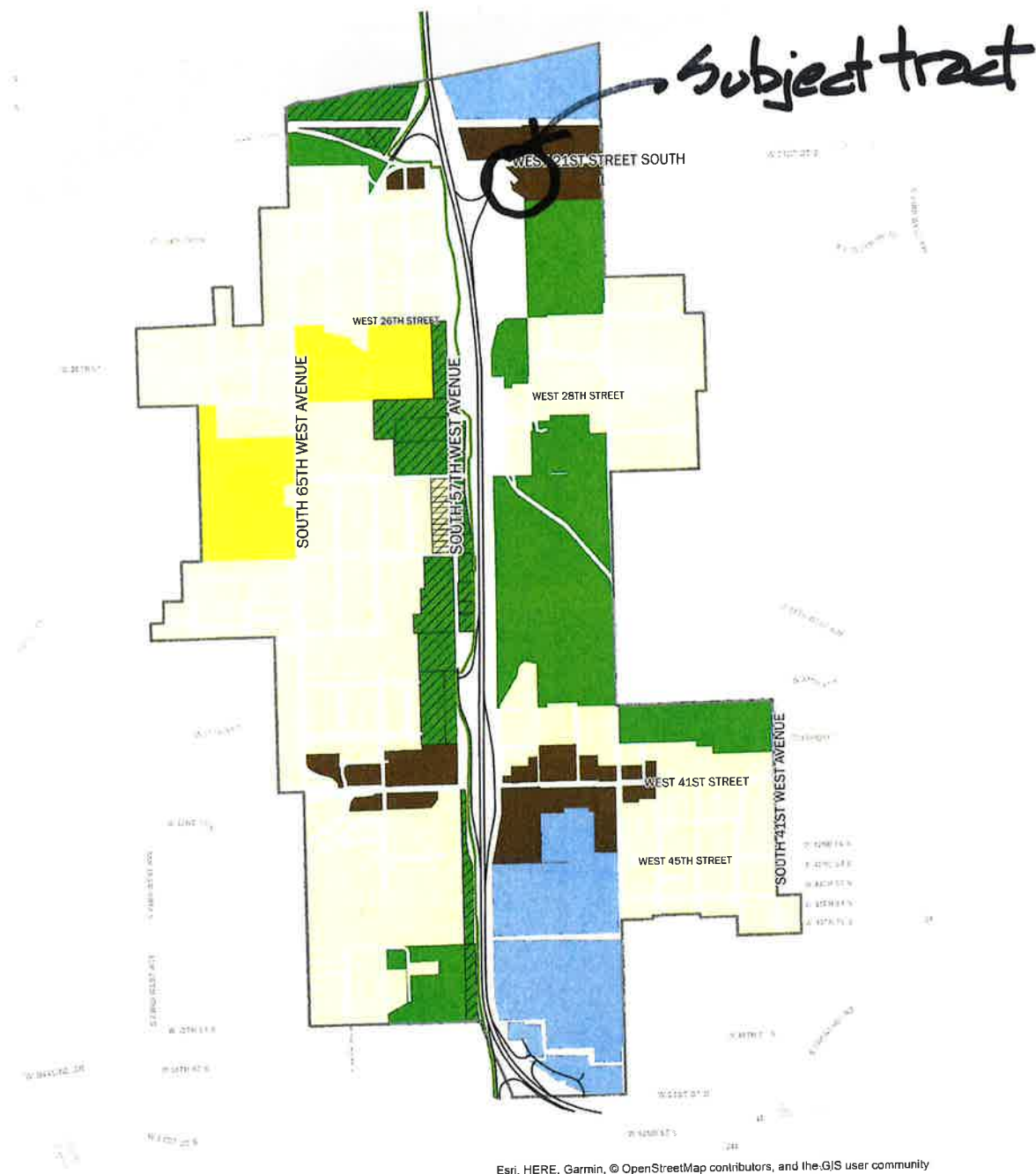
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Aerial Photo Date: 2020/2021











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# MAP 2: FUTURE LAND USE



## MAP 2 LEGEND: FUTURE LAND USE DESIGNATIONS

 Existing Neighborhood	 Employment	 Gilcrease Expressway
 New Neighborhood	 Parks and Open Space	 Gilcrease Trail
 Neighborhood Center	 Trail District	

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