



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7618

Hearing Date: September 15, 2021

Case Report Prepared by:

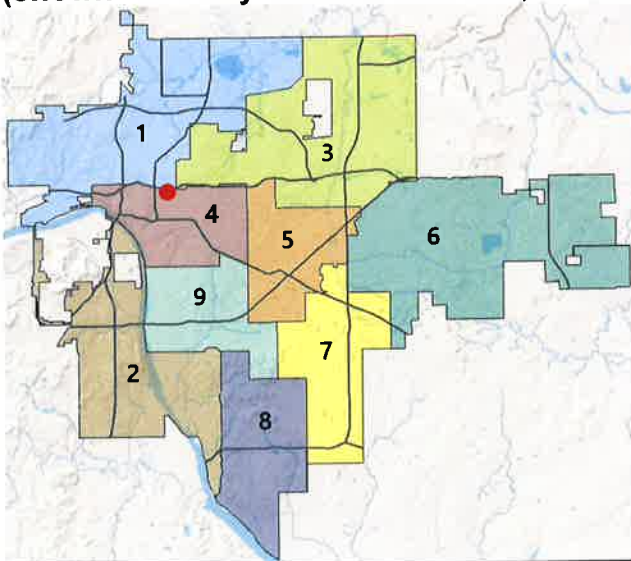
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: RC Parker LLC

Property Owner: RC Parker LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Antique Classic Storage

Concept summary: Warehouse building for indoor car storage.

Tract Size: 0.32 + acres

Location: East of the southeast corner of East 2nd Street South & South Quincy Avenue

Zoning:

Existing Zoning: IL and RM-2

Proposed Zoning: CH

Comprehensive Plan:

Land Use Map: Employment

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

4.1

SECTION I: Z-7618

DEVELOPMENT CONCEPT: The applicant has proposed constructing a warehouse building for antique car storage. CH zoning allows the immediate use and supports a wide variety of employment opportunities for future site development opportunities.

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

DETAILED STAFF RECOMMENDATION:

The applicants request for all uses allowed in an CH zoning district is supported by the Employment land use designation in the Tulsa Comprehensive Plan and,

The existing residential uses abutting the property, as well as uses allowed in a CH district are consistent with the expected development pattern in the area and,

CH zoning allows a wide range of commercial, office, residential and warehouse uses. Supplemental regulations identified in the zoning code require site design considerations that offer predictable outcome important to the abutting light industrial (IL) and RM-2 properties, therefore

Staff recommends Approval of Z-7618 to rezone property from IL and RM-2 to CH.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject lot is located within an area of Employment and an Area of Growth as designated by the City of Tulsa Comprehensive Plan as well as being located within the Pearl District Small Area Plan.

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.

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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:

Trail System Master Plan Considerations:

Small Area Plan: Pearl District Small Area Plan. The executive summary of the Pearl District Small Area Plan was updated and adopted in July 2019.

The small area plan recognizes this area as an employment designation with residential areas containing office, warehousing, light manufacturing, and high tech uses such as manufacturing or information technology. These areas may also have residences, residential and office lofts in industrial buildings, and more extensive commercial activity. Employment with residential areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic. Since residential and industrial uses are allowed in this district, extensive screening and buffering between these uses within the district are not required for many of the existing uses.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently a vacant lot with existing industrial uses located immediately to the South and North.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 2 nd Street South	None	N/A	2

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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	RM-2 and CH	Employment	Growth	Single Family Residential and warehousing
East	RM-2	Employment	Growth	Single family residential
South	CH	Mixed Use Corridor	Growth	Glass Company
West	IL	Employment	Growth	Vacant

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11815 dated June 26, 1970, established zoning for the subject property.

Subject Property: Z-7581 November 2020: The applicant withdrew a request for rezoning from RM-2 to IL on property located East of the Southeast corner of East 2nd Street South & South Quincy Avenue.

Surrounding Property:

Z-7585 January 2021: All concurred in **approval** of a request for *rezoning* a 0.32+ acre tract of land from IL to CH on property located Southeast corner of East 2nd Street South & South Quincy Avenue.

BOA-21052 April 2010: The Board of Adjustment **approved** a *Variance* to permit 75 ft. Building setback from an abutting R district boundary line to the south (Section 903); & **approved** a *Variance* of the building setback from the centerline of an abutting non-arterial street to the east from 50 ft. to 25 ft. (Section 903); and **approved** a *Special Exception* to remove the screening requirement on the south boundary of the subject property abutting the alley (Section 212.C); all to permit a new building on an IL zoned parcel, on property located at SW/c of South Rockford Avenue and East 1st Street.

BOA-19204 August 2001: The Board of Adjustment **approved** a *Special Exception* to permit Use Unit 25 (roofing contractor) in a CH zoned district. Section 701 and a *Special Exception* to waive screening on north property, Section 701, on property located at 1411 E. 3rd Street.

Z-7523 March 2020: All concurred in **approval** of a request for *rezoning* a 0.32+ acre tract of land from CH to IL with an optional development plan on property located East of the southeast corner of East 3rd Street South & South Quincy Avenue.

BOA-18317 February 1999: The Board of Adjustment **approved** a *Variance* to permit setback from an R district boundary from 75' to 10' on the east and west, and 20' on north across E. 2nd street, to permit construction of IL zoned lots on property located at West of SW/c East 2nd St. & South Quincy.

BOA-15187 July 1989: The Board of Adjustment **approved** a *Special Exception* to permit a machine shop in a CH zoned district; per plot plan submitted; subject to hours of operation being 8:00AM to 6:00PM, Monday through Friday; finding that there are multiple zoning classifications in the area, and numerous uses similar to the one in question; on property located at Lots 17 and 18, Block 15, Lynch and Forsythe Addition.

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BOA-14372 January 1987: The Board of Adjustment **approved** a *Variance* to permit the setback from the abutting R districts from 75' to 18' to allow for the construction of building, on property located at West of SW/c of 1st Street and Rockford Avenue.

BOA-14411 March 1987: The Board of Adjustment **approved** a *Variance* to permit the setback from the east property line from 75' to 48'; from the west property line from 75' to 0' and from the north property line of Lot 20 from 75' to 20'; & to **approve** a *Variance* of the screening requirement along the west, east, north and south property lines; & to **approve** a *variance* of the required all weather surface to allow for gravel parking; per plot plan submitted; on property located at Lots 20 and 21, Block 14, Lynch-Forsythe Addition.

BOA-13690 August 1985: The Board of Adjustment **deny** a *Variance* to permit existing nonconforming use (private club) in an RM-2 zoned district, on property located at 1421 East 1st Street.

BOA-10856 January 1980: The Board of Adjustment **approved** a *Variance* to permit the setback requirements from 50' to 30' from the centerline of Peoria Avenue to permit the erection of a pole sign at 123 South Peoria, on property located at Lot 11 and 12, Block 13, Lynch Forsythe's Addition.

BOA-12011 June 1982: The Board of Adjustment **approved** a *Variance* to permit the building setback to permit the building to be 18 inches from the lot line instead of on the lot lines; and **approved** a *Variance* of the screening requirements when abutting on R District, on property located at Lots 2, 20 and 21, Block 14, Lynch-Forsythe Addition.

Z-6117 September 1986: All concurred in **approval** of a request for *rezoning* a 0.1± acre tract of land from RM-2 to IL, on property located Southeast corner of East 2nd Street South and South Quincy Avenue.

Z-5905 April 1984: All concurred in **approval** of a request for *rezoning* a tract 50' x 140' in size of land from RM-2 to IL on property located East of the southeast corner of East 1st street south and south Peoria Avenue.

Z-5682 June 1982: All concurred in **approval** of a request for *rezoning* a tract of land from RM-2 to IL on property located 1433 East 2n Street South.

Z-5078 February 1978: All concurred in **approval** of a request for *rezoning* a tract of land from RM-2 to IL on property located 1414 East 1st Street South.

BOA-5881 August 1968: The Board of Adjustment **approved** a *Variance* of the permitted use provisions of U-2B to permit an office with four employees, subject to no storage, and no signs on the premises, on property located at 1439 East 2nd Street.

BOA-4695 June 1965: The Board of Adjustment **grants** permission to permit an 14' x 28' addition to present building to be used for woodworking shop, on property located at Lot 1, Block 16, Lynch-Forsythe.

BOA-4493 October 1964: The Board of Adjustment **grants** permission to change a non-conforming use which was built as a grocery store and has been used for a church, to permit a woodshop in a U-2-B district, on property located at Lot 1, Block 16, Lynch-Forsythe Addition.

BOA-4102 July 1963: The Board of Adjustment **grants** permission to extend a non-conforming use in a U-2-B district, on property located at Lot 11, Block 14, Lynch Forsythe Addition.

BOA-2681 May 1955: The Board of Adjustment **grants** permission to erect a building 10 ½ feet, on property located at Lot 13, Block 15, Lynch & Forsythe Addition.

BOA-1966 April 1948: The Board of Adjustment **approved** a waiver of set-back requirements along third street to permit enclosure of front porch of residence, being approximately 10 feet beyond the established setback line, on property located at Lot 21, Block 15 Lynch & Forsythe.

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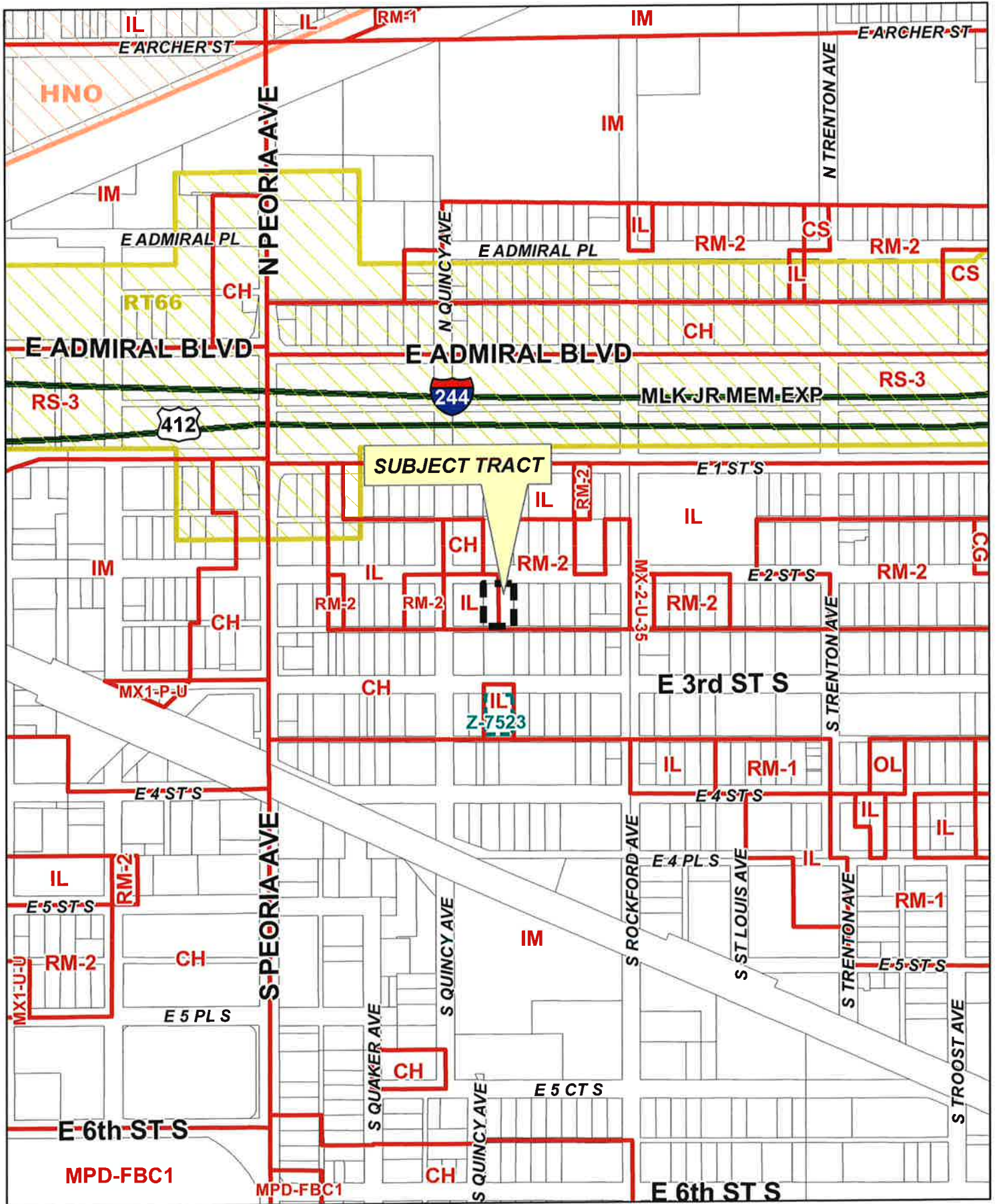
BOA-1658 March 1944: The Board of Adjustment **grants** permission for the compounding of roach powder, with the understanding that no chemical or mechanical processes be used, and that the building inspector be instructed to issue Certificate of Occupancy with these restrictions, on property located at Lot 11, Block 14 Lynch & Forsythe.

BOA-1230 March 1938: The Board of Adjustment **grants** a permission to permit erection of a temporary store building 25 ft over the existing setback line, on property located at Lot 22, Block 15, Lynch & Forsythe.

BOA-646 May 1929: The Board of Adjustment **grants** a 50 ft extension of use for business purposes, providing a 10 ft setback is observed, on property located at 1404 East 3rd Street South.

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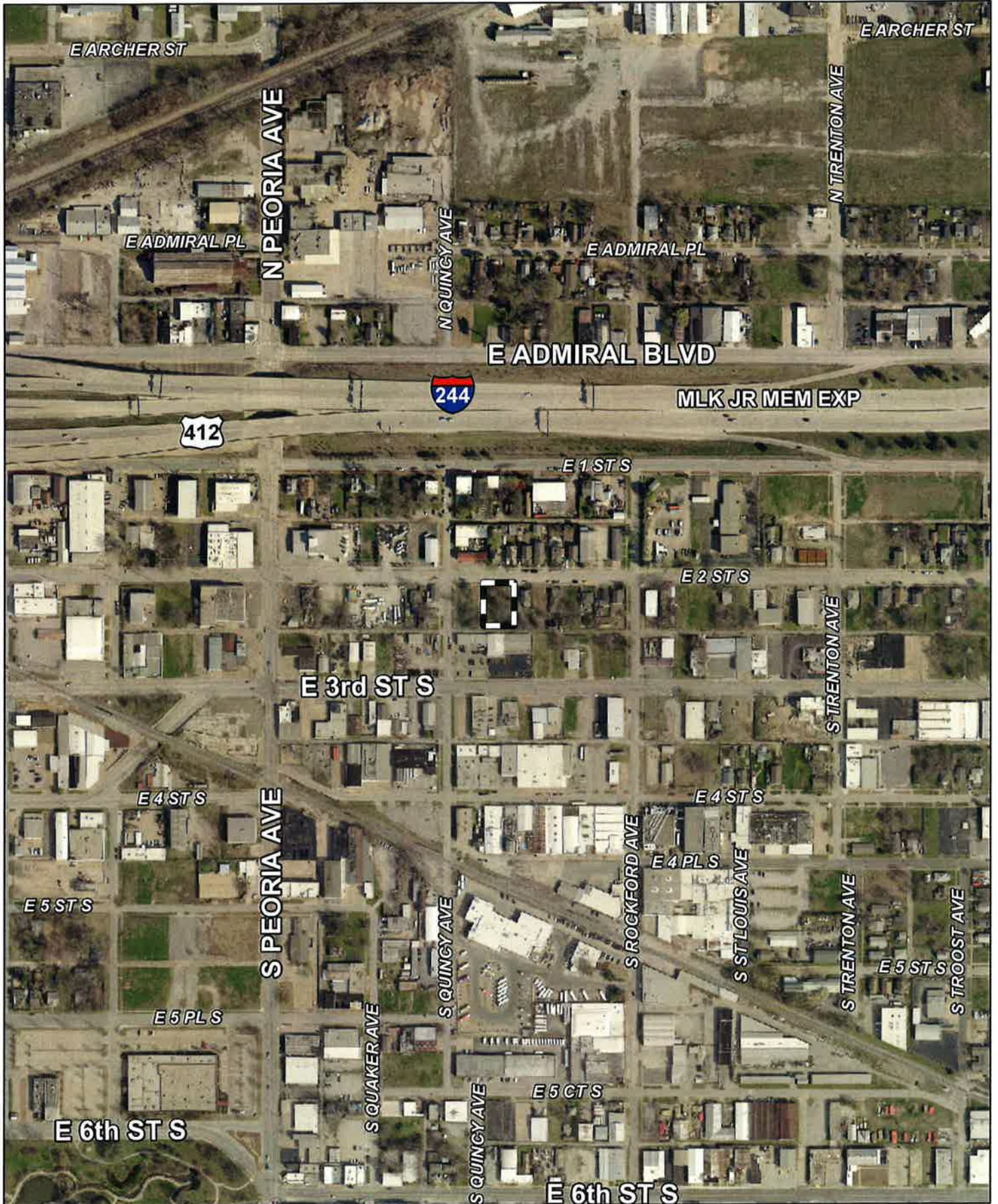


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E ARCHER ST

E ARCHER ST

N PEORIA AVE

N TRENTON AVE

E ADMIRAL PL

N QUINCY AVE

E ADMIRAL PL

E ADMIRAL BLVD



MLK JR MEM EXP



E 1 ST S

E 2 ST S

E 3rd ST S

S TRENTON AVE

E 4 ST S

E 4 ST S

S PEORIA AVE

S ROCKFORD AVE

E 4 PLS

E 5 ST S

S ST LOUIS AVE

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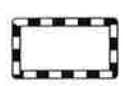
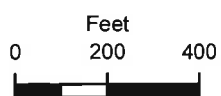
S QUINCY AVE

E 5 CT S

S QUINCY AVE

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S STROOST AVE



Subject Tract

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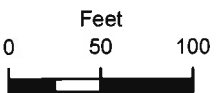
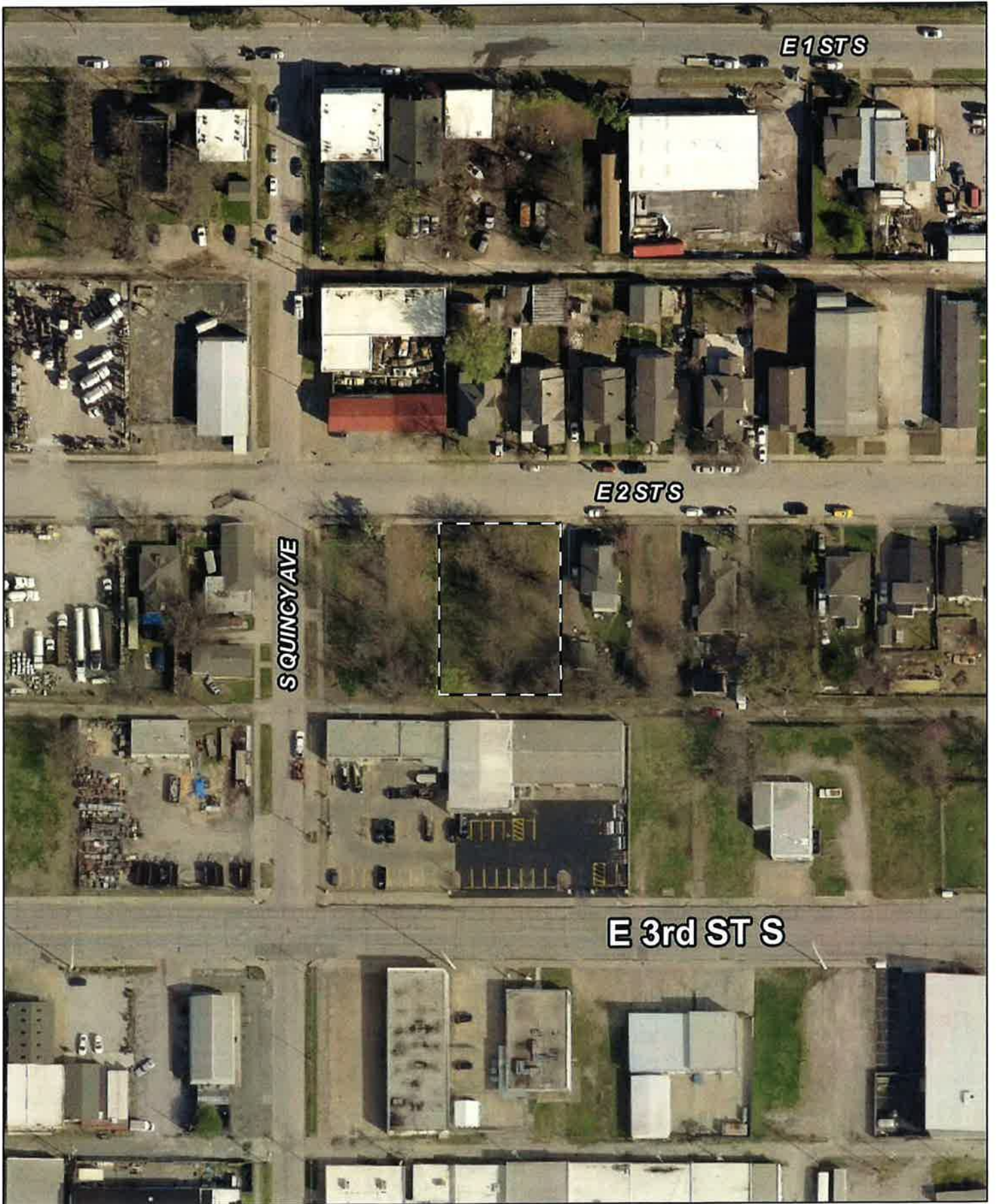
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Aerial Photo Date: 2020/2021

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Subject
Tract

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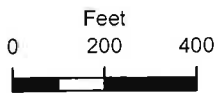
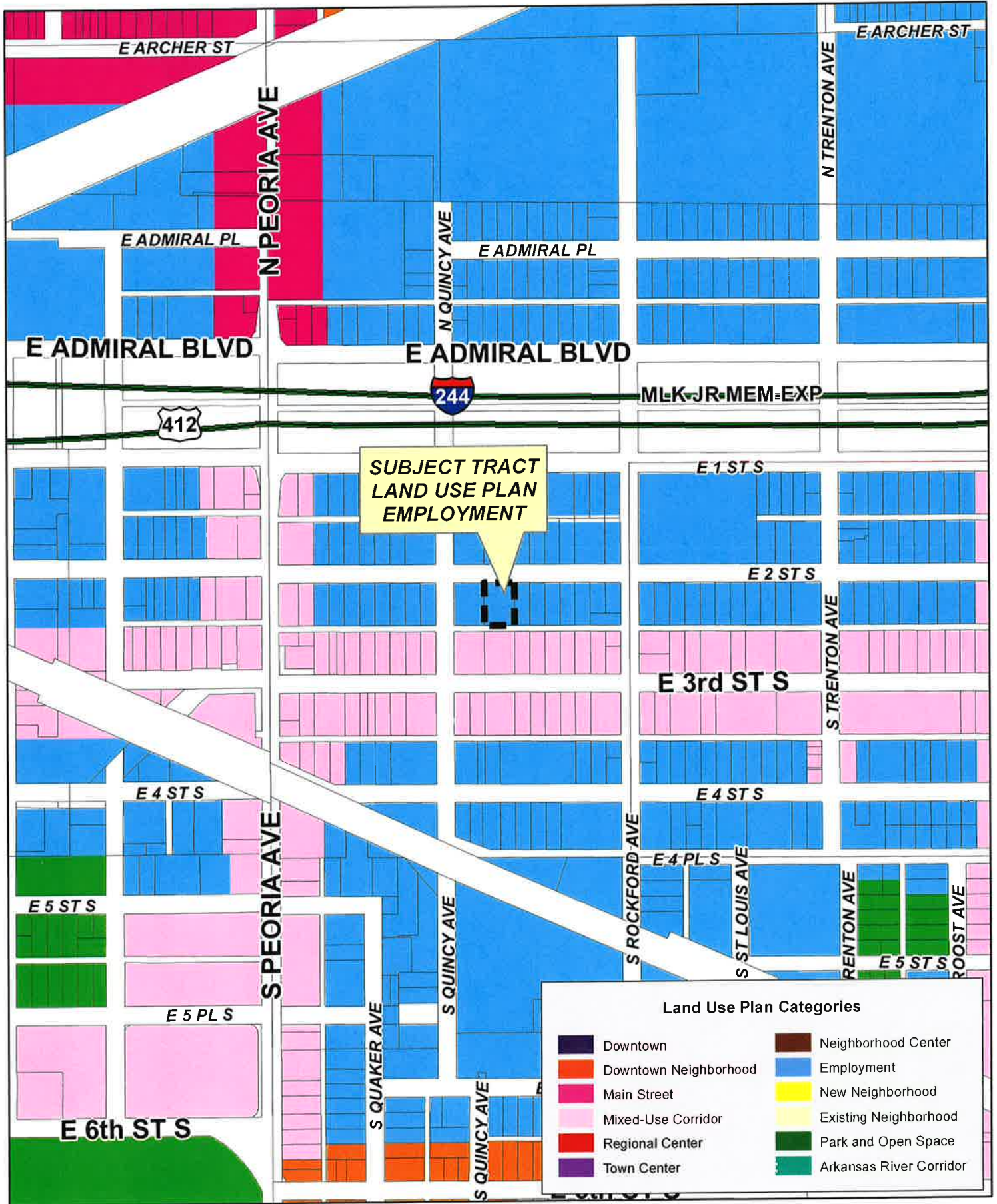
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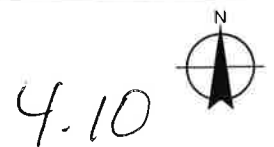
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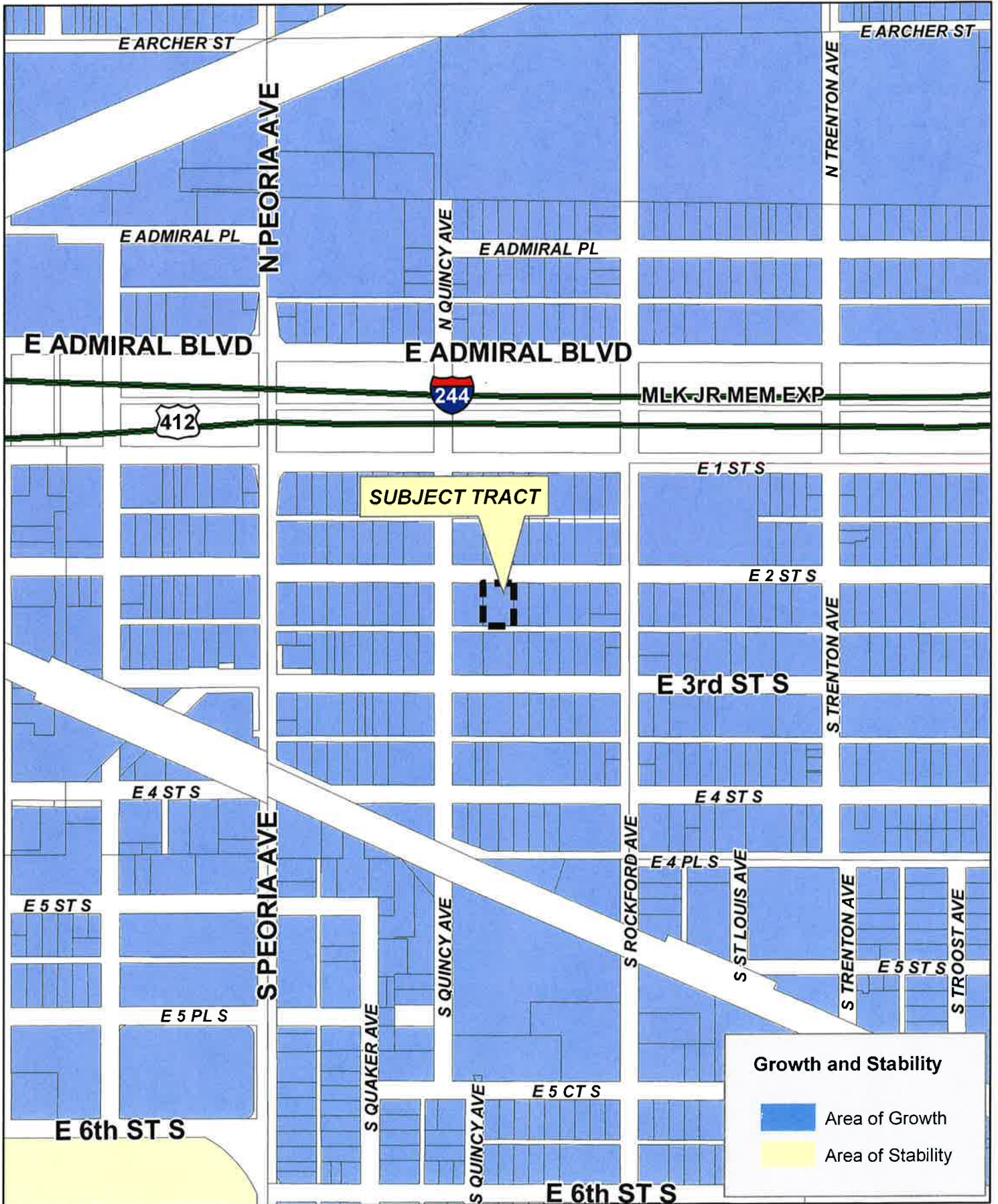




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