



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7627

Hearing Date: October 6, 2021

Case Report Prepared by:

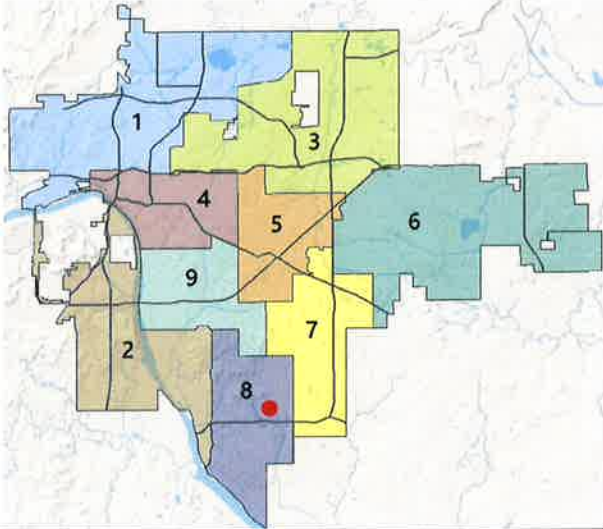
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Jordan Droz

Property Owner: SCHULZ, ALECIA B REV TRUST
& LUDGER J

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Parking and office buidlng

Proposed Use: Restaurant/Bakery

Concept summary: Rezone to allow a greater variety of uses than currently allowed in an OL district.

Tract Size: 0.43 ± acres

Location: East of the northeast corner of East 91st Street South & South Sheridan Road.

Zoning:

Existing Zoning: OL

Proposed Zoning: CS

Comprehensive Plan:

Land Use Map: Neighborhood Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 8314
CZM: 53, 57

City Council District: 8

Councilor Name: Phil Lakin Jr.

County Commission District: 3

Commissioner Name: Ron Peters

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SECTION I: Z-7627

DEVELOPMENT CONCEPT: The site is currently zoned OL and only allows office uses inside the existing building. The anticipated repurpose of the building will include all uses allowed in the CS district including a bakery.

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 CS district is primarily intended to accommodate convenience, neighborhood, subcommunity, community, and regional shopping centers providing a range of retail and personal service uses. Uses allowed in a CS district are consistent with the Neighborhood Center Land Use designation and,

The lot and building regulations along with the supplemental regulations for site and building development in a CS district are developed to provide adequate consideration for abutting properties and,

Repurposing the site to allow more uses that what was previously included in the OL district is appropriate at this location therefore,

Staff recommends Approval of Z-7627 to rezone property from OL to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Uses allowed in a CS zoning district are generally consistent with the Neighborhood Center land use designation.

Land Use Vision:

Land Use Plan map designation: Neighborhood Center

Neighborhood Centers: This land use designation 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: 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

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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:

East 91st Street South is classified as a multi-modal corridor. Future development should emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail, and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site was originally constructed as a surface parking lot and recently an office building was added to the site. Information has not been provided to know if the site has adequate parking for CS uses. That detail will be managed during the building permit process.

View from south looking north:

(Refer to following page)



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>
East 91 st Street South	Secondary Arterial with multi modal corridor street designation	100 feet	Taper from 5 lanes to 2 lanes

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	RD	Existing neighborhood	Stability	Residential Duplex
East	RS-3	Existing Neighborhood	Stability	Residential Single Family
South	PUD 166D CS, PUD-166B RM-1	Existing Neighborhood and town center	Growth	Commercial and Multi Family
West	CS	Neighborhood center	Growth	Commercial

SECTION III: Relevant Zoning History

Subject Property:

ZONING ORDINANCE: Ordinance number 11829 dated June 26, 1970, established zoning for the subject property.

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Surrounding Property:

Z-5870 October 1983: All concurred in **approval** of a request for *rezoning* a tract of land from AG to RM-1 on property located 6748 East 91st Street.

PUD-166-K October 1997: All concurred in **approval** of a proposed *Planned Unit Development* on a tract of land for on property located 6508 East 91st Street South.

PUD-166-D July 1986: All concurred in **approval** of a proposed *Planned Unit Development* on an acre tract of land for on property located Southeast corner of 91st and Sheridan.

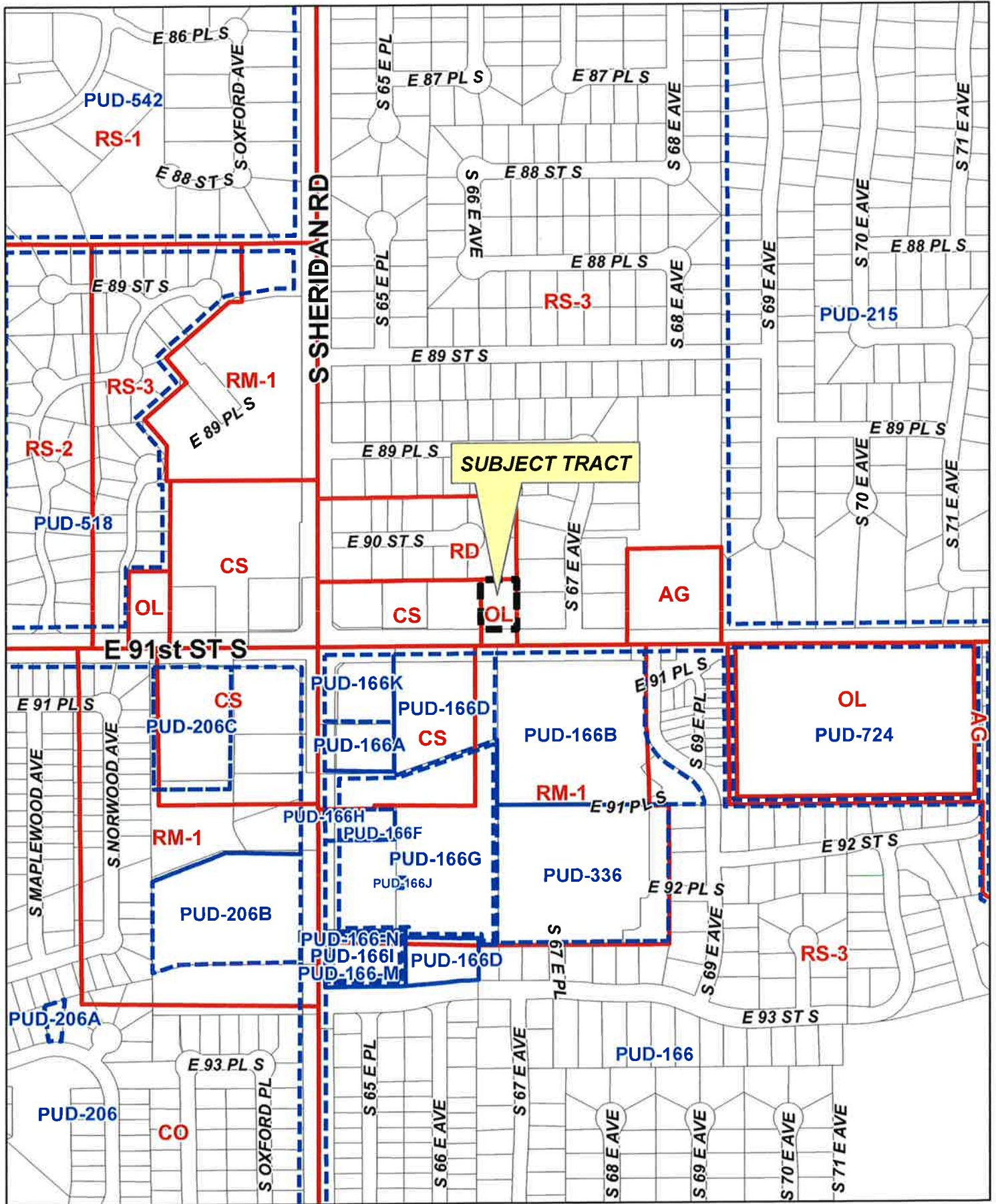
PUD-166-C July 1983: All concurred in **approval** of a proposed *Planned Unit Development* on a 1.0± acre tract of land for on property located SE/c 91st and Sheridan.

PUD-166-B May 1983: All concurred in **approval** of a proposed *Planned Unit Development* on a 6.69± acre tract of land for on property located East of the Southeast Corner of 91st and Sheridan.

PUD-166 November 1974: All concurred in **approval** of a proposed *Planned Unit Development* on a 100.87± acre tract of land for on property located SE/c 91st Street and Sheridan Road.

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 Subject Tract

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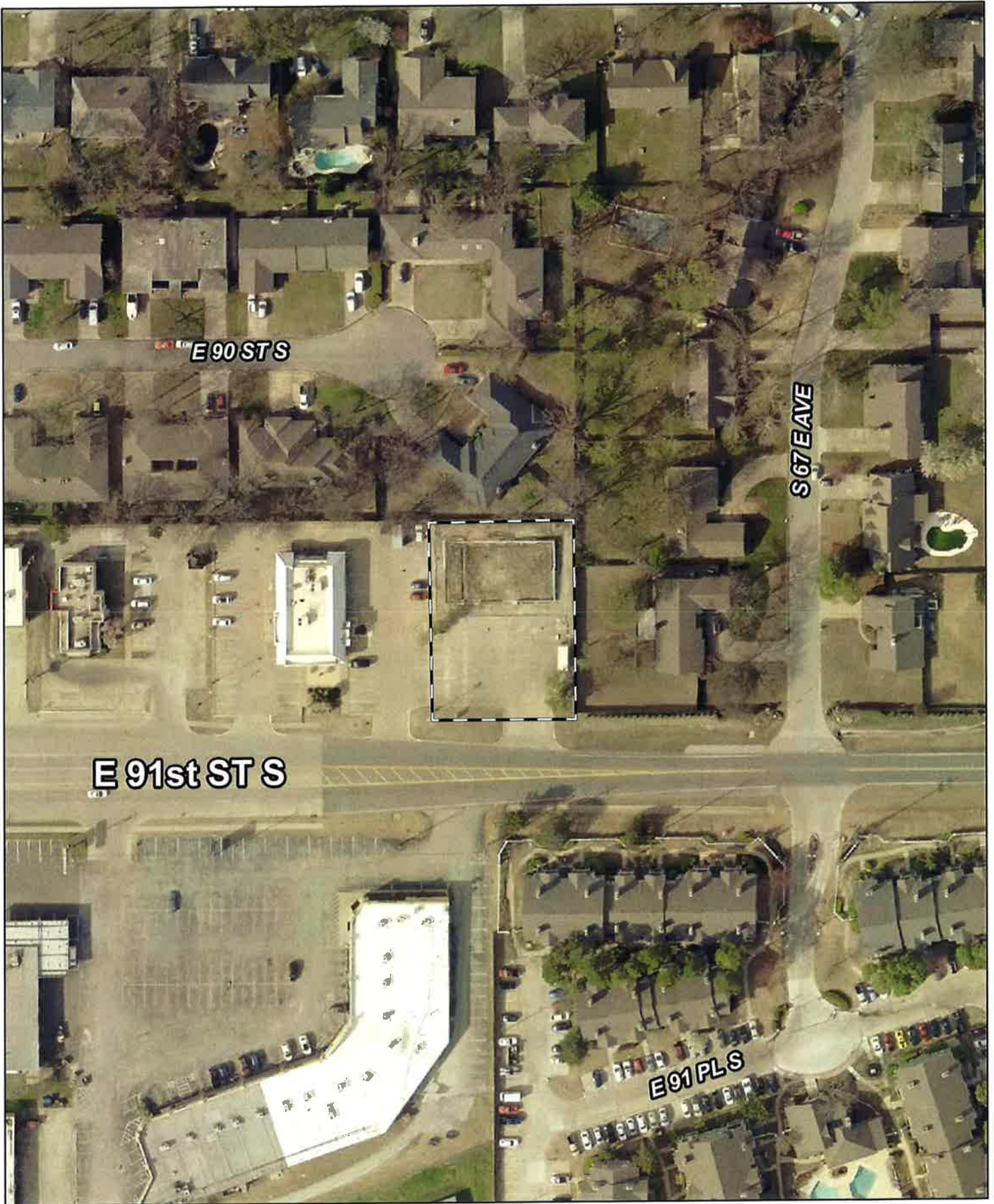
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021



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E 90 ST S

S 67 E AVE

E 91st ST S

E 91 PLS



Subject Tract

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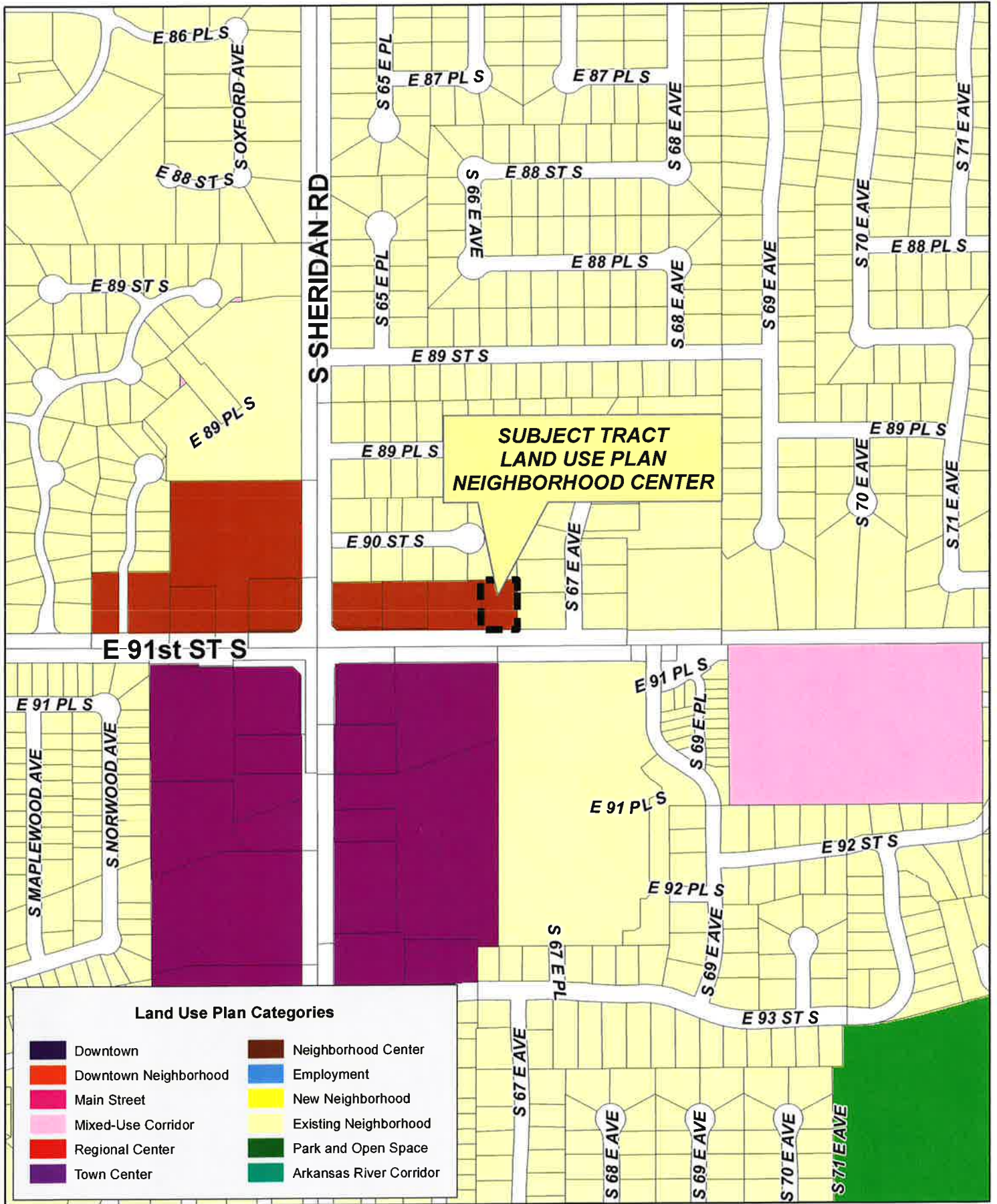
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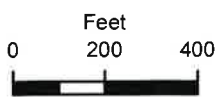


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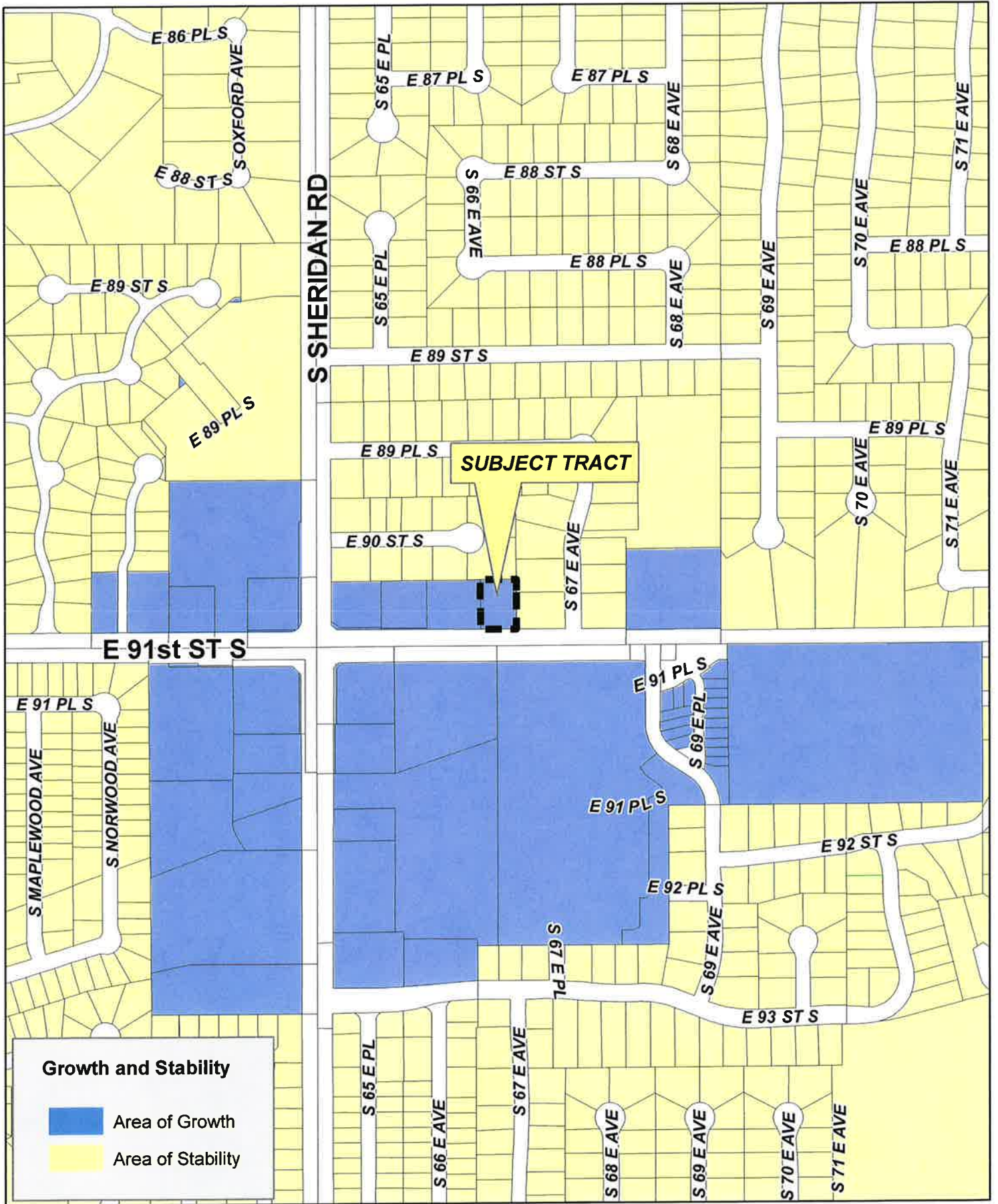


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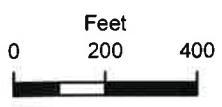


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