TMAPC
Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7638
(Related to case PUD-470-B and Kum & Go 2362)

Hearing Date: January 19, 2022

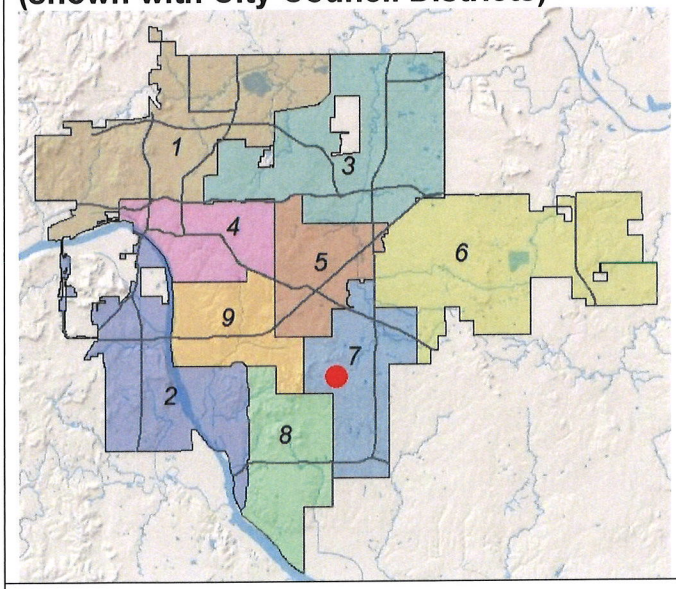
Case Report Prepared by:

Jay Hoyt

Owner and Applicant Information:
Applicant: William Hoey

Property Owner: TRES WOODLAND INVESTMENT LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Convenience Store w/ Fuel Sales

Concept summary: Rezone from OM/AG to CS in conjunction with abandoning PUD-470 to permit a convenience store with fuel sales

Tract Size: 1.37 ± acres

Location:

Southeast corner of E 66th Street South and South Memorial Drive

6603 South Memorial Drive

Zoning:

Existing Zoning: OM,AG

Proposed Zoning: CS

Comprehensive Plan:

Land Use Map: Regional Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 8301
CZM: 53

City Council District: 7

Councilor Name: Lori Decter Wright

County Commission District: 3

Commissioner Name: Ron Peters

10.1

SECTION I: Z-7638

DEVELOPMENT CONCEPT: The applicant is proposing to rezone the subject lot from OM and AG to CS and, concurrently, abandon PUD-470 in order to permit a convenience store with fuel sales. The subject lot is proposed to be developed as a Kum and Go location. The proposed use would be allowed by right within CS zoning and would be compatible with the Regional Center designation of the City of Tulsa Comprehensive Plan.

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

DETAILED STAFF RECOMMENDATION:

Requested CS zoning is consistent with the Regional Center vision of the Tulsa Comprehensive Plan and,

CS zoning is consistent with the expected development of surrounding properties and,

Uses allowed by CS zoning are non-injurious to proximate properties therefore,

Staff recommends Approval of Z-7638 to rezone property from OM/AG to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject area is located with the Regional Center designation of the City of Tulsa Comprehensive Land Use Plan.

Land Use Vision:

Land Use Plan map designation: Regional Center

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

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.

Transportation Vision:

Major Street and Highway Plan: E 66th St S is designated as a Residential Collector. S Memorial Drive is designated as a Primary Arterial.

Trail System Master Plan Considerations: A signed bike route is suggested along E 66th St S. A sidewalk gap is shown to exist along the S Memorial Dr frontage.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently vacant. A former restaurant was located on the subject lot, but has subsequently been demolished.

Environmental Considerations: None

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
E 66th St S	Residential Collector	60 Feet	4

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	OM/AG/PUD-186	Existing Neighborhood	Stability	Drainage/Single Family
South	CS/AG/PUD-470-A	Regional Center	Growth	Commercial
East	OM/CS/PUD-309-A	Regional Center	Growth	Commercial
West	AG/CS/PUD-379-C	Regional Center	Growth	Commercial

SECTION III: Relevant Zoning History

History: Z-7638 Rel. PUD-470-B

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

Surrounding Property:

Z-7402 August 2017: All concurred in **approval** of a request for a *rezoning* on a 21.15± acre tract of land for on property located South of the southwest corner of East 66th Street South and South Memorial Drive.

Z-7291 March 2015: All concurred in **approval** of a request for *rezoning* a 4.5± acre tract of land from AG, OM & CS to CS on property located Northeast corner of East 68th Street and South Memorial Drive.

BOA-20936 July 2009: The Board of Adjustment **approved** a *Variance* to permit the required parking requirement for a mixed-use commercial building in a PK district & a *Special Exception* to permit an Adult Entertainment Establishment (bar) on a lot within 150 ft. of an R zoned land (Section 701); and a Verification of the spacing requirement for an Adult Entertainment Establishment of 50 ft. from an R

district and 300 ft. from a public park, school, church, and another Adult Entertainment Establishment (bar) in the existing commercial building in the PK district/PUD, on property located at 6612 South Memorial Drive.

BOA-20452 March 2007: The Board of Adjustment **approved** a *Variance* to permit the parking requirement from 448 to 391, on property located at 6612 South Memorial Drive East.

PUD-470-A March 2015: All concurred in **approval** of a proposed *Major Amendment* to PUD on a 4.5± acre tract of land for on property located Northeast corner of East 68th Street and South Memorial Drive.

PUD-379-D August 2017: All concurred in **approval** of a proposed *Major Amendment* to PUD on a 21.15± acre tract of land for on property located South of the southwest corner of South Memorial Drive and East 66th Street.

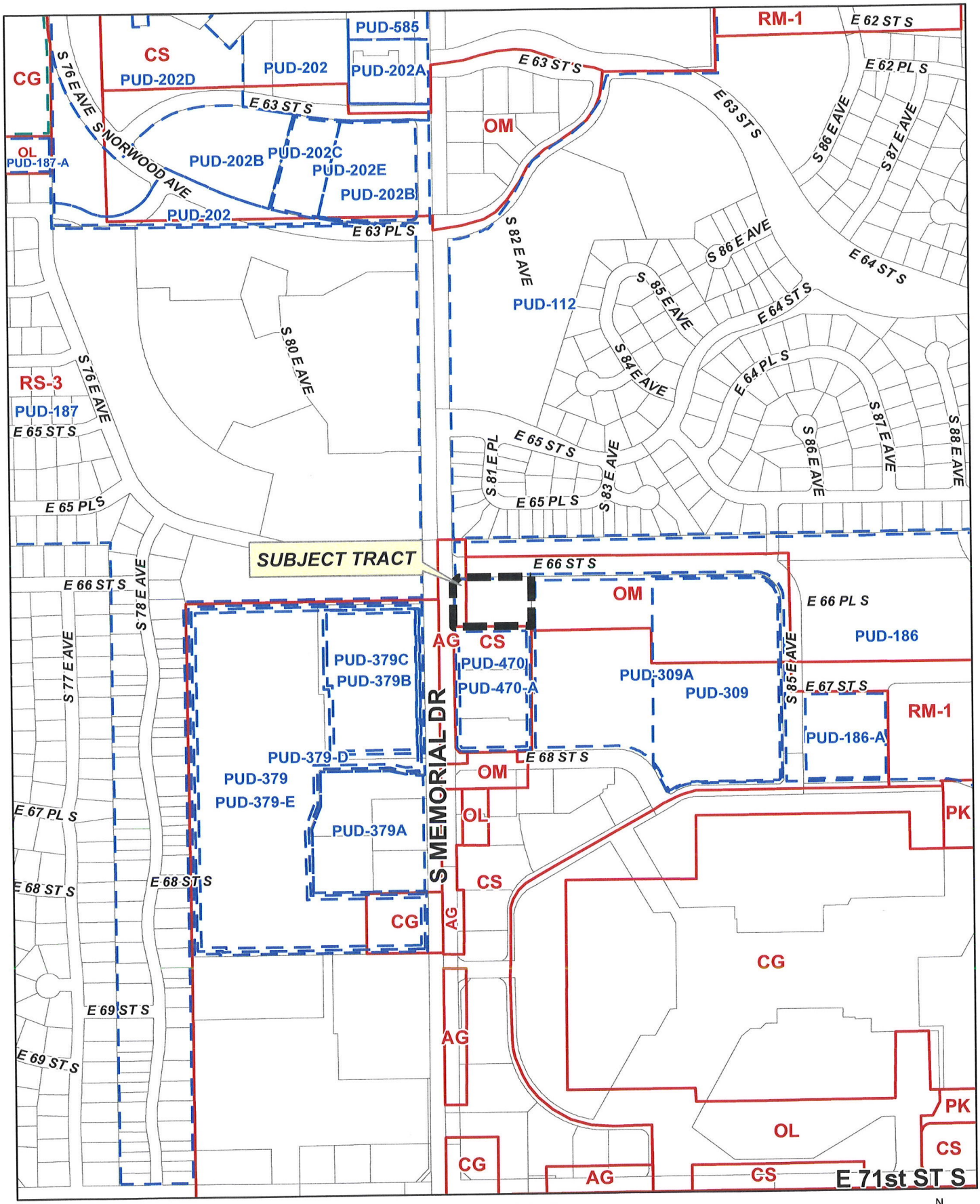
BOA-16719 March 1994: The Board of Adjustment **approved** a *Variance* to permit the permitted signage, on property located at Northeast corner East 68th Street and South Memorial Drive.

Z-6320/PUD-470 October 1991: All concurred in **approval** of a request to rezone a 6.23± acre tract of land from AG & OM to CS and **approva**l of a proposed *Planned Unit Development* for Special District 3 Commercial Complex, on property located Northeast corner of 68th Street and South Memorial Drive.

Z-6011/PUD-379: All concurred in **approval** of a request to rezone a 32± acre tract of land from AG, RS-3, OL & CS to CS & RM-2 and **approva**l of a proposed *Planned Unit Development* for Medium Intensity, on property located South of the SW corner of 66th Street and Memorial Drive.

1/19/2022 1:00 PM

10.4



Z-7638
PUD-470-B

18-13 01

10.5

Feet
0 250 500

Subject Tract

Z-7638
PUD-470-B

18-13 01

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

Aerial Photo Date: 2020/2021

N

10.6

Feet
0 50 100

Subject Tract

Z-7638
PUD-470-B

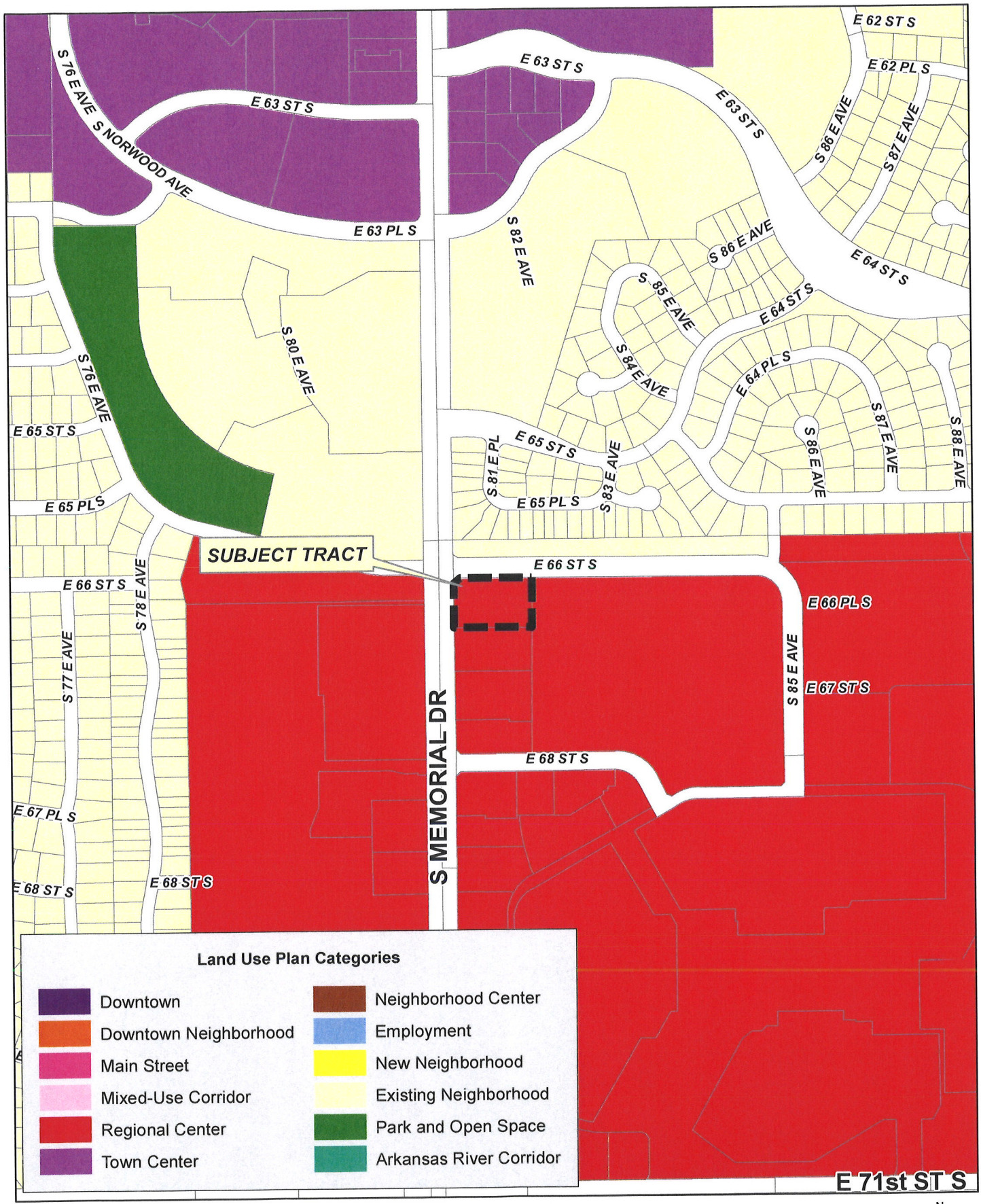
18-13 01

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

Aerial Photo Date: 2020/2021

N

10.7



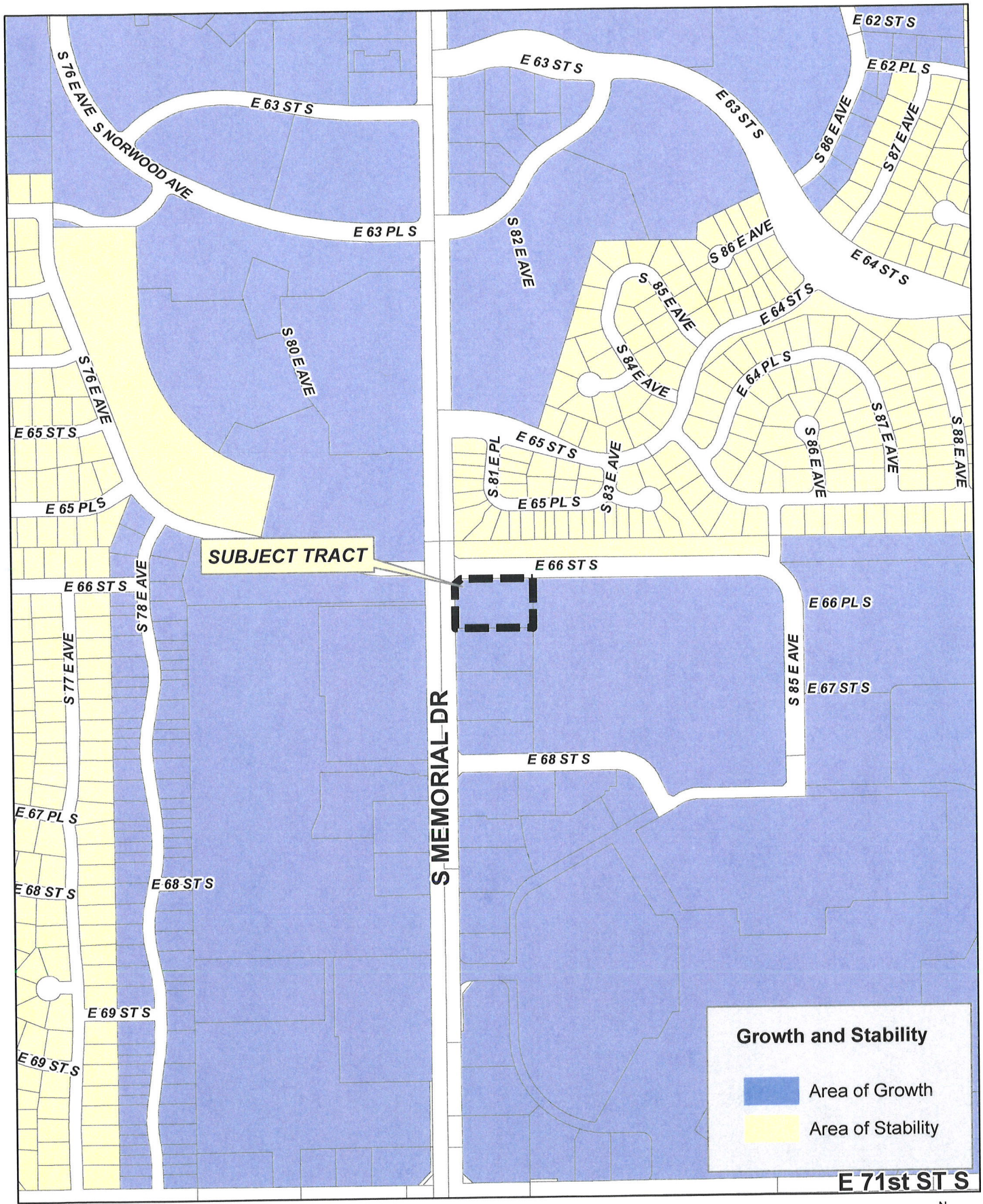
Feet
0 250 500

Z-7638
PUD-470-B

18-13 01

N

10.8



Z-7638
PUD-470-B

18-13 01

10.9