



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7643

Hearing Date: April 6, 2022

Case Report Prepared by:

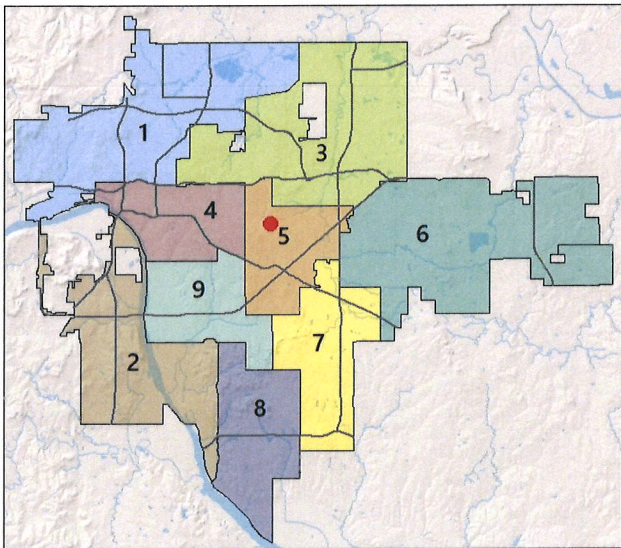
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Steve Dakil

Property Owner: Steve Dakil

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Undeveloped

Proposed Use: Commerical

Concept summary: Rezoning to support a wider variety of uses and allow more floor area than currently allowed.

Tract Size: 0.97 ± acres

Location:

South of the southwest corner of East 15th Street
South & South Sheridan Road

1600 South Sheridan Road

Zoning:

Existing Zoning: CS

Proposed Zoning: CH

Comprehensive Plan:

Land Use Map: Town Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9310

CZM: 38

City Council District: 5

Councilor Name: Mykey Arthrell-Knezek

County Commission District: 2

Commissioner Name: Karen Keith

SECTION I: Z-7643

DEVELOPMENT CONCEPT: The applicant has requested rezoning to support a wider variety of uses and support more floor area.

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 CH district is primarily intended to accommodate high-intensity commercial and related uses primarily in the core area of the city. CH zoning encourages uses of properties and existing buildings along older commercial corridors and minimizes encroachments and adverse land use impacts on stable residential neighborhoods.

CH zoning allows uses that are consistent with the Town Center land use designation as contemplated in the Tulsa Comprehensive Plan and,

The building types and lot and building area regulations are consistent the future development pattern at this location and is consistent with the primary purpose of redevelopment along the commercial corridors of Tulsa therefore,

Staff recommends Approval of Z-7643 to rezone property from CS to CH.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CH zoning uses and land development consideration for building types and supplemental standards for landscaping, signage, lighting and other zoning code provisions are consistent with the Comprehensive Plan.

Land Use Vision:

Land Use Plan map designation: Town Center

Town Centers are medium-scale, one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood Centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors 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 displaced is a high priority. A major goal is to

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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:

South Sheridan Road is considered 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.

East 17th Street is considered a Residential Collector:

Residential collector streets strengthen neighborhood cohesion, promote alternative transportation, calm traffic and connect recreational destinations. They typically can be applied in two instances: in new residential neighborhoods or as retrofits in existing residential or downtown streets that may be wide, but do not provide sufficient parking, bicycle and pedestrian accommodations or traffic calming measures. These streets place a higher priority on landscape medians, tree lawns, sidewalks, on-street parking, and bicycle lanes than the number of travel lanes.

Residential streets consist of two or four travel lanes but place a much higher priority on pedestrian bicycle friendliness than on auto mobility.

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 property is undeveloped and abuts East 17th Street and South Sheridan Road. East 17th Street is a residential collector street into a large single family residential area approximately 600 feet west of Sheridan Road.

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Street view from Southeast corner looking northwest:



Environmental Considerations: None that affect site redevelopment

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Sheridan Road	Secondary Arterial with multimodal corridor	100 feet	5 Lanes (2 southbound lanes) (3 northbound lanes)
East 17 th Street South	Residential Collector	60 feet	2

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	CH	Town Center Employment (abutting northwest corner)	Growth	Retail and office
East	CS	Town Center	Growth	Retail
South	CS	Town Center	Growth	Office (Bank with drive thru aisles abutting East 17 th Street

West	CS	Town Center	Growth	Surface parking for industrial uses northwest of the subject property
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SECTION III: Relevant Zoning History

History: Z-7643

Subject Property:

ZONING ORDINANCE: Ordinance number 11816 dated June 26, 1970, established zoning for the subject property.

Surrounding Property:

BOA-20102 August 2005: The Board of Adjustment **approved** a *Special Exception* to remove the required screening – Section 212.C.4, on property located at 1725, 1731 & 1737 South Sheridan Road.

BOA-19129 July 2001: The Board of Adjustment **approved** a *Variance* to permit a bar within 300' of a church & a *Special Exception* for a bar to be within 150' of a residential zoned district, on property located at 1707 South Sheridan.

BOA-13905 January 1986: The Board of Adjustment **approved** a *Variance* to permit temporary outdoor storage of building materials in a CS zoned district, on property located at 6308 East 17th Street.

BOA-11788 January 1982: The Board of Adjustment **approved** a *Special Exception* to permit an automobile rental service in a CS District at, on property located at 1725 South Sheridan Road.

BOA-10843 January 1980: The Board of Adjustment **approved** a *Special Exception* to permit vending machine sales and services in a CS District, on property located at 1535 South Sheridan Road.

BOA-6043 October 1968: The Board of Adjustment **approved** a *Special Exception* to permit extending a U-4B use 30 feet into a U-3E district and request for a waiver of the public hearing, on property located at 6308 East 15th Street.

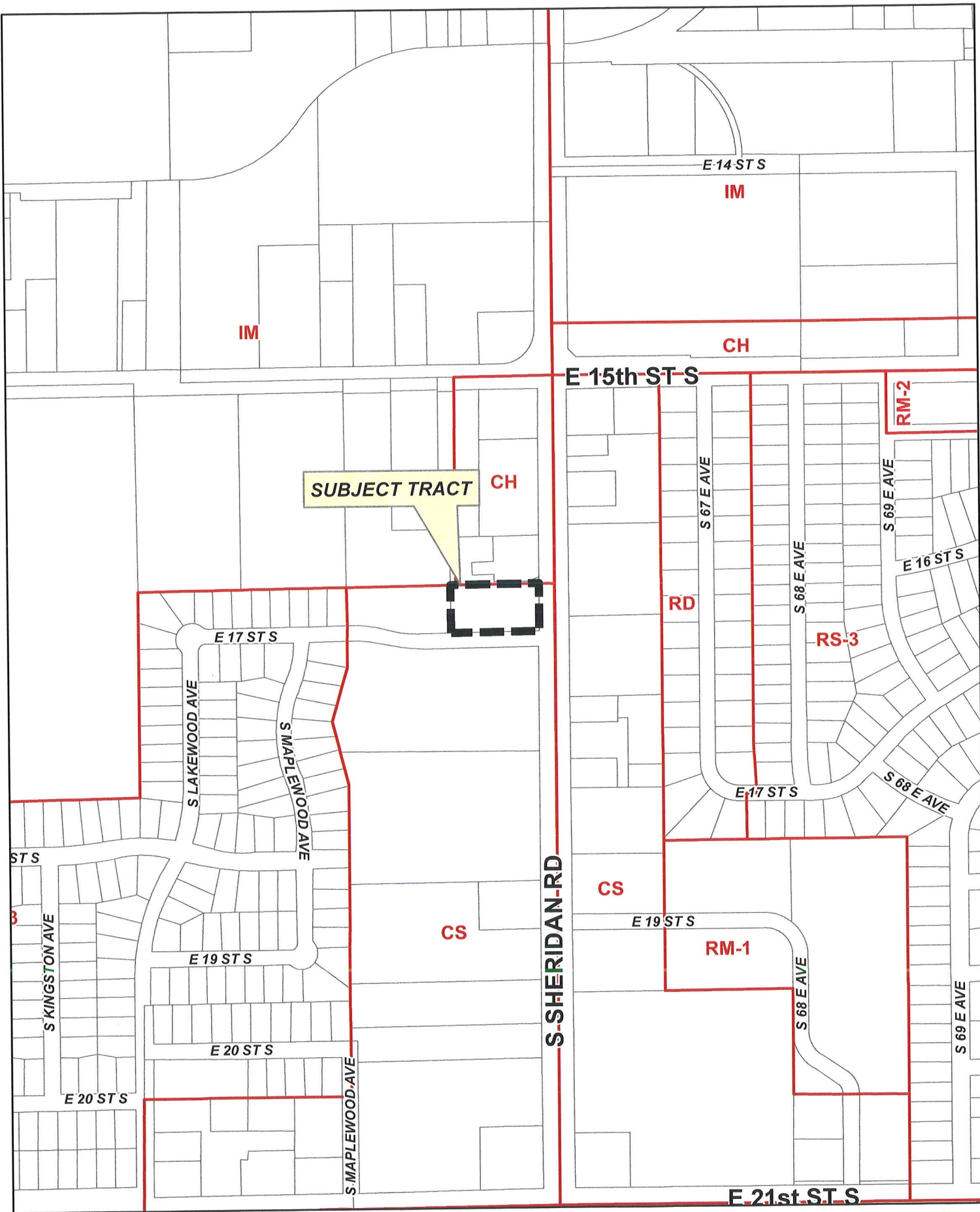
BOA-4519 November 1964: The Board of Adjustment **approved** request for a modification of set-back requirements in a U-4-B District to permit building 10 feet from a U-1-C District, on property located at 6308 East 15th street South.

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Subject
Tract

Z-7643

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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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S SHERIDAN RD

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Feet



**Subject
Tract**

Z-7643

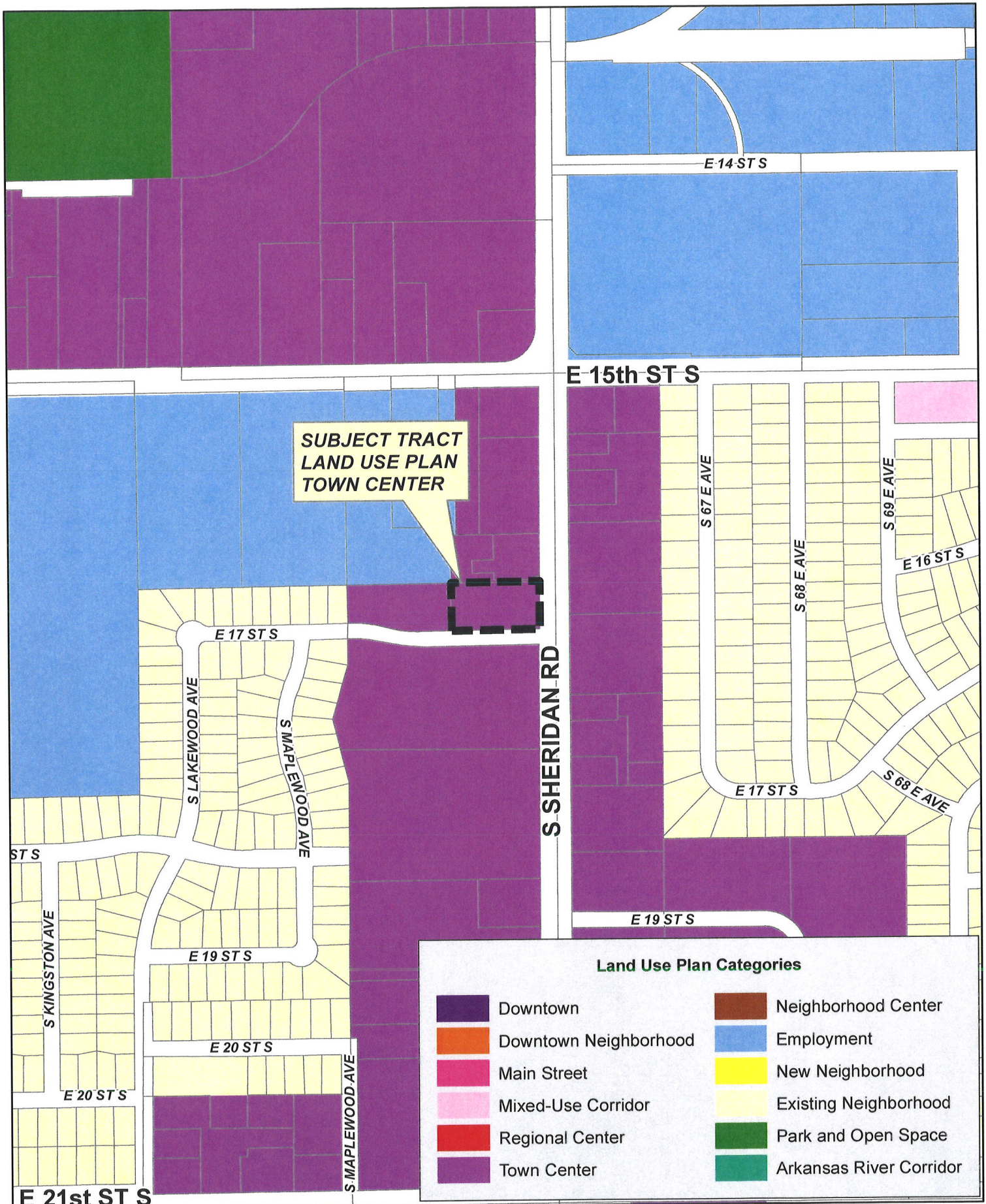
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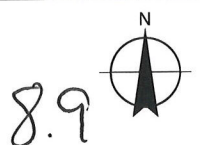
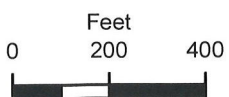
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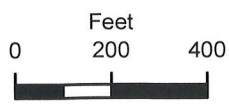
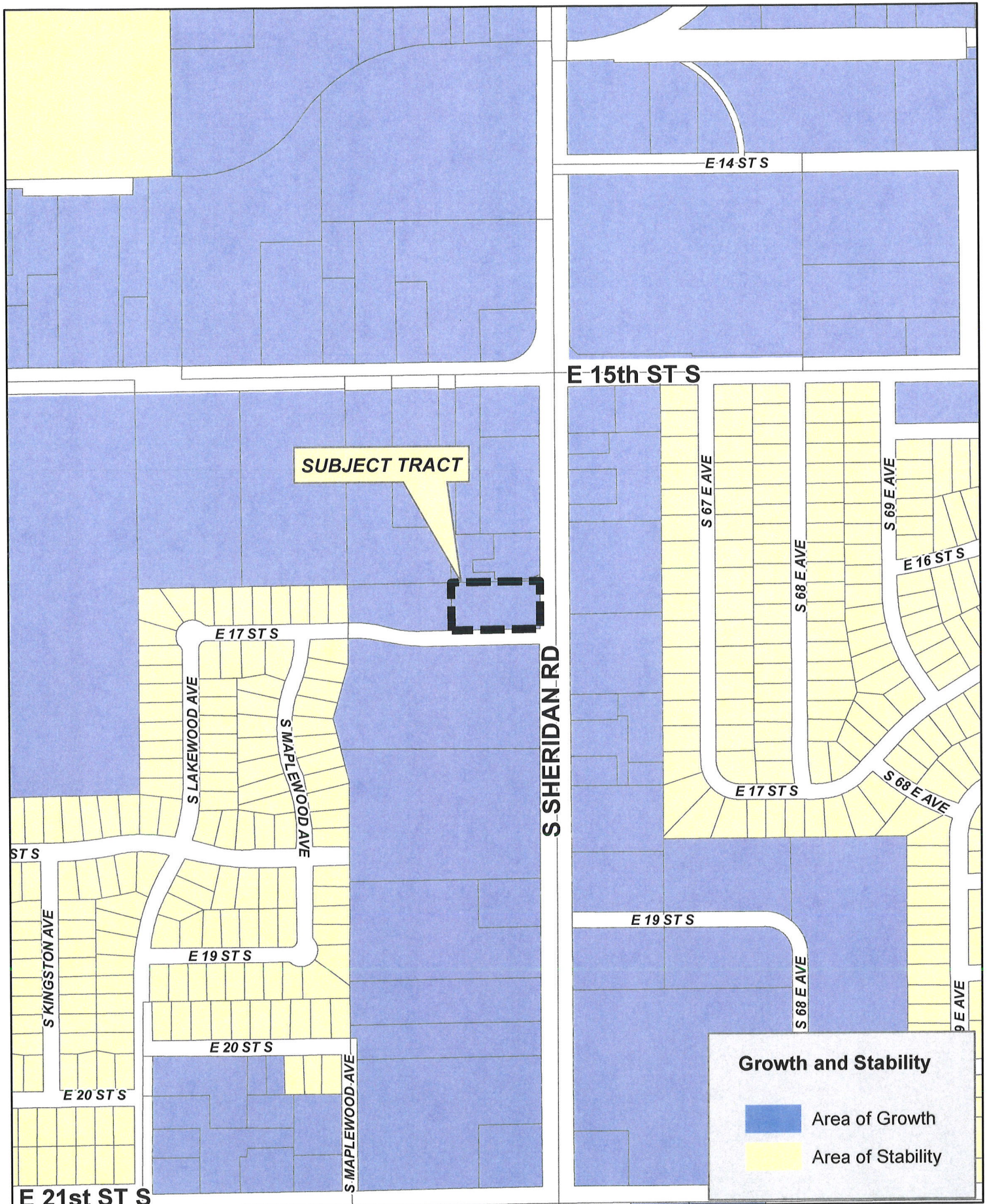




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