



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7644

Hearing Date: April 6, 2022

Case Report Prepared by:

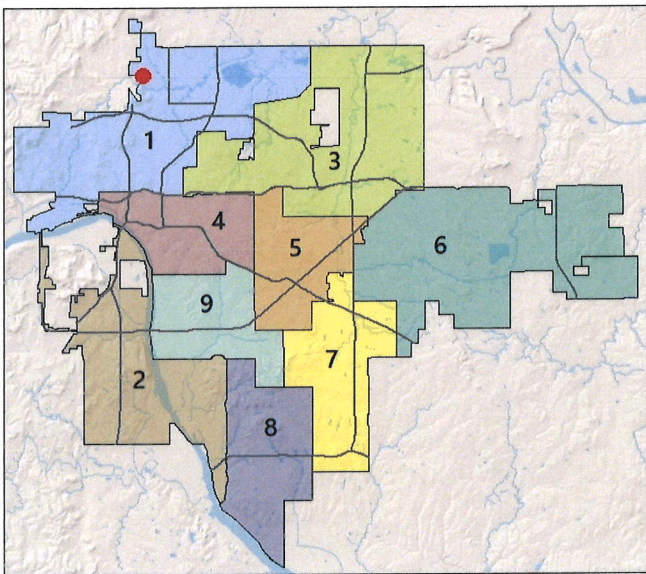
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Patrick Crisp

Property Owner: Lisa A. Crisp

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Office

Proposed Use: Commerical Uses

Concept summary: Rezone existing building from OL to CS which allows more opportunities to repurpose the existing building.

Tract Size: 0.06 ± acres

Location:

221 East 46th Street North

East of the northeast corner of East 46th Street North at Martin Luther King Jr. Boulevard.

Zoning:

Existing Zoning: OL

Proposed Zoning: CS

Comprehensive Plan:

Land Use Map: Town Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 0212

CZM: 21

City Council District: 1

Councilor Name: Vanessa Hall-Harper

County Commission District: 1

Commissioner Name: Stan Sallee

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SECTION I: Z-7644

DEVELOPMENT CONCEPT: The applicant has requested rezoning for a property that contains an existing office building. The site is currently limited to office uses in an OL district. CS zoning allows a wider choice of use that would support opportunities to repurpose the existing building.

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.

CS 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-7644 to rezone property from OL to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CS zoning uses and land development consideration for building types and supplemental standards that include 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

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: None except the secondary arterial status on East 46th Street North.

Trail System Master Plan Considerations: This site is less than one mile from the Osage Trail which is a 14.5-mile trail from Skiatook to Downtown Tulsa.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The subject property is developed with a single story small business.*

Street view from southeast corner of lot looking northwest



Environmental Considerations: None that would affect site redevelopment.

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 46 th Street North	Secondary Arterial	100 feet	4
North Cincinnati Place	None	50 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	CS	Town Center	Growth	Empty lot
East	CS	Town Center	Growth	Commercial
South	CS and RS-3	Town Center	Growth	Commercial
West	CS	Town Center	Growth	Empty lot

SECTION III: Relevant Zoning History

History: Z-7644

Subject Property:

ZONING ORDINANCE: Ordinance number 11914 dated September 1, 1970, established zoning for the subject property.

Surrounding Property:

BOA-19547 April 2003: The Board of Adjustment **approved** a *Special Exception* to permit Use Unit 13 in an OM zoned district as accessory uses to office use, on property located at 4637 & 4641 North Cincinnati.

BOA-19241 November 2001: The Board of Adjustment **approved** a *Variance* to permit required setback from 89' to 78.5' to permit an addition to an existing building, on property located at 4603 North Cincinnati Place.

BOA-14024 April 1986: The Board of Adjustment **approved** a *Special Exception* to permit a single-family dwelling in an OL district, on property located at 4610 North Detroit Avenue.

BOA-13080 April 1984: The Board of Adjustment **approved** a *Special Exception* to permit auto repair with a service station in a CS district under the provisions of Section 1680, on property located at NE corner Cincinnati Pl. & 46th St. North.

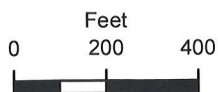
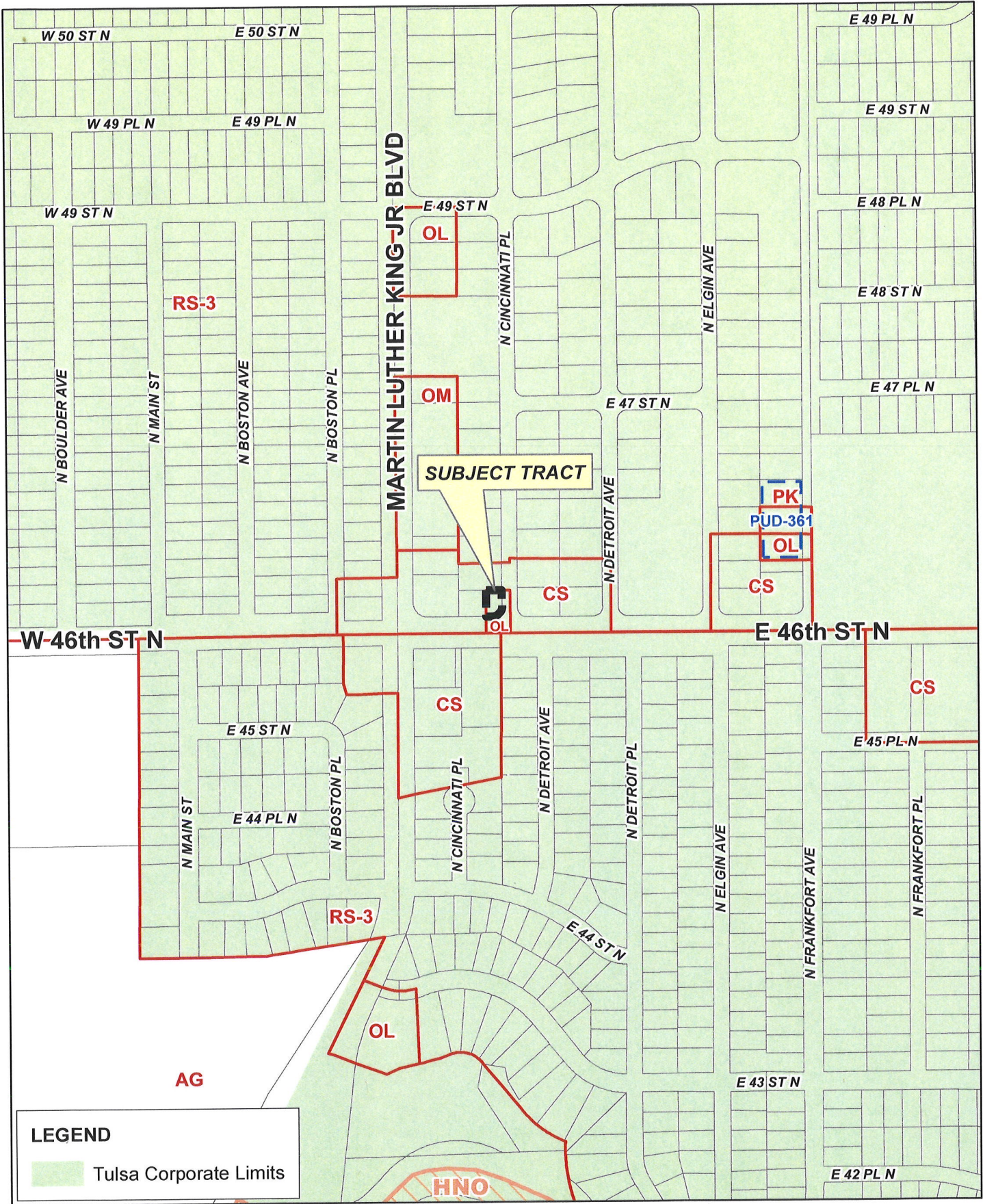
BOA-12561 May 1983: The Board of Adjustment **approved** a *Special Exception* to permit to allow a tent revival from July 3rd to August 20, 1983, on property located at northeast corner of 46th Street North and Cincinnati Avenue.

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Z-5890 December 1983: All concurred in **approval** of a request for *rezoning* a tract of land from RS-3 & OL to CS on property located 4603 North Cincinnati.

BOA-10816 December 1979: The Board of Adjustment **approved** a *Special Exception* to permit the parking and storage of automobiles in a CS district, on property located at SE of 46th Street North and Cincinnati Avenue.

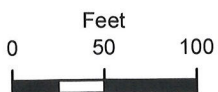
BOA-13080 April 1984: The Board of Adjustment **approved** a *Special Exception* to permit auto repair with a service station in a CS district under the provisions of Section 1680, on property located at NE corner Cincinnati Pl. & 46th St. North.



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Subject
Tract

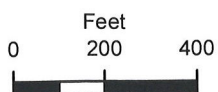
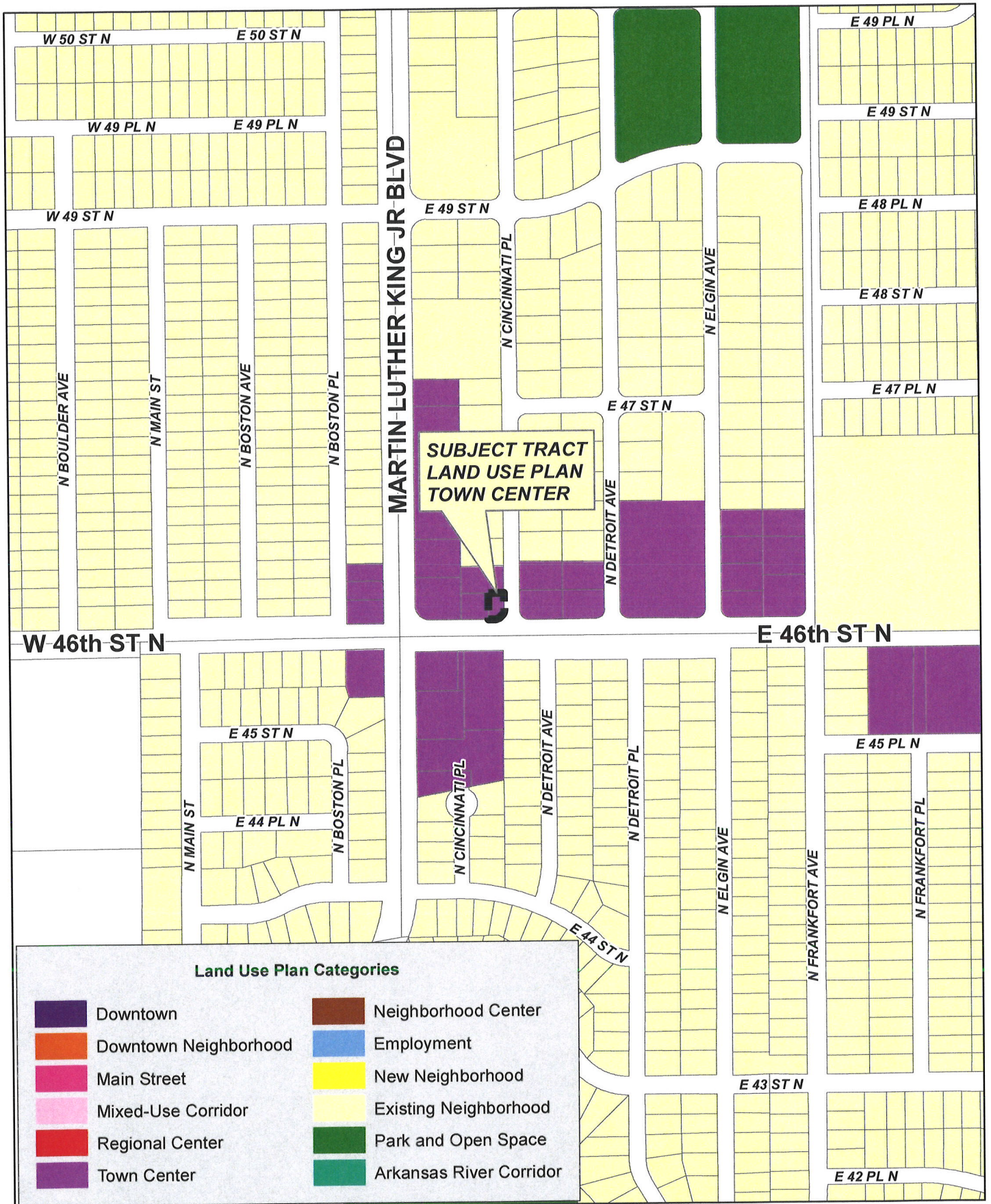
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Note: Graphic overlays may not precisely
align with physical features on the ground.

Aerial Photo Date: 2020/2021

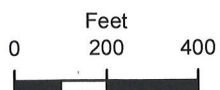
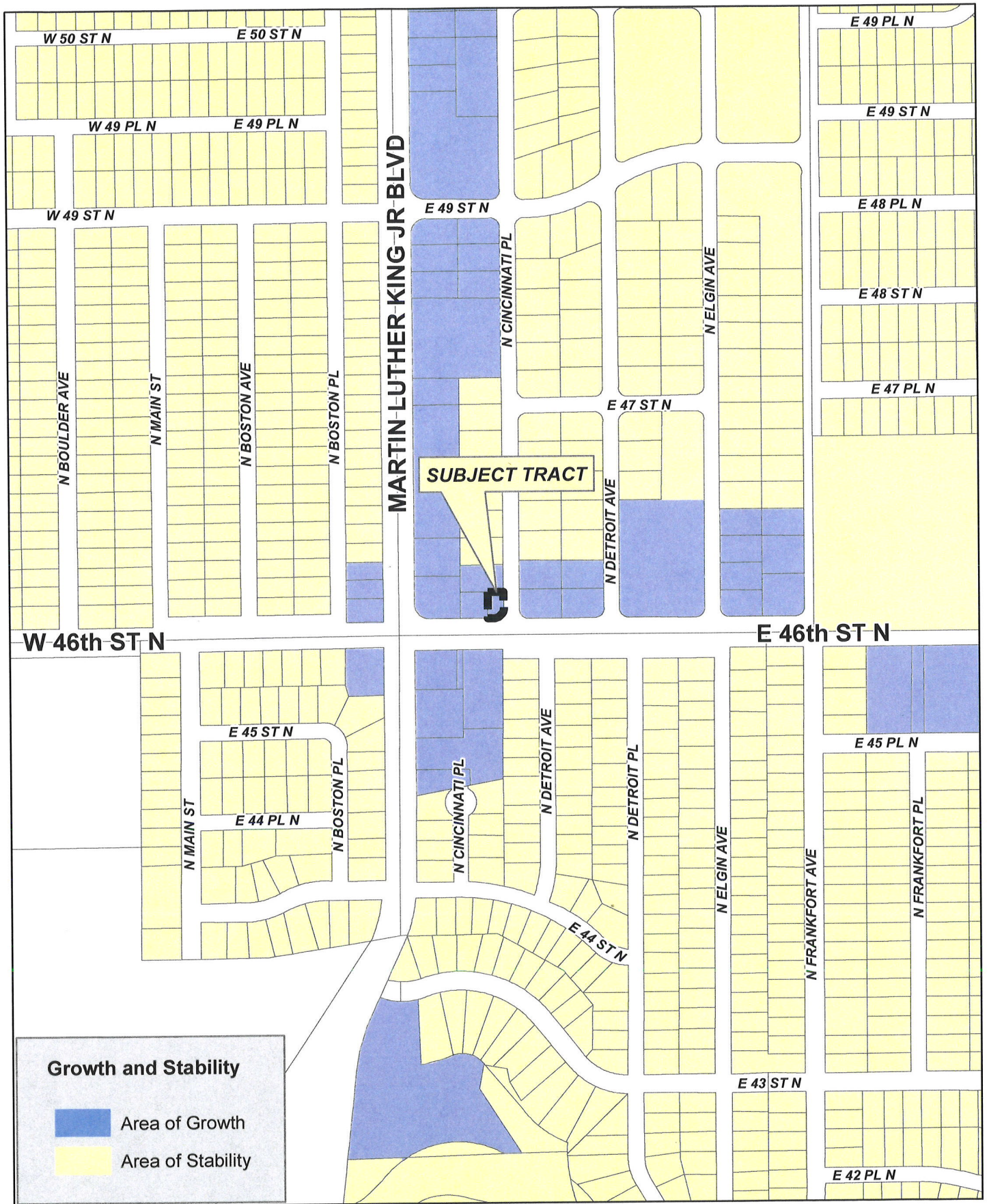




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4735 N. Detroit Ave.
Tulsa, OK 74126

March 31, 2022

TMAPC

Via: esubmit@incog.org

Re: TMAPC Meeting - April 6, 2022 – 1:00 p.m.
Agenda Item - Z-7644

Dear Commissioners of TMAPC:

Please accept this communication to let you know that Chamberlain Area Neighbors (C.A.N.) support the rezoning to CS, but with an optional development plan that prohibits the following uses:

Plasma Center

Bar

Medical Marijuana Dispensary

Sexually Oriented Business Establishment

Vehicle Sales and Service Uses

Currently on the north side of E. 46th St. No., between MLK Jr., Blvd. and N. Hartford Ave., we have some positive commercial uses. These uses portray positive images to uplift our area. We do not want to "Open the door" for negative images. We are trying to keep our neighborhood safe by having positive improvements and we welcome the growth in our area. We want "positive" images.

If you have questions or need additional information, please call me at home (918/425-4756).

Again, I will make every attempt to attend the meeting. If I am unable to be in attendance, I would like for this letter to be read and considered, asking that this Proposed Zoning Change, if approved, include an optional development plan that prohibits certain uses as stated above.

Thank you very much for your assistance in this matter.

Very truly yours,

Jane Malone
President

/jm

Chamberlain Area Neighbors (C.A.N.) Association
Meet Monthly by Telephone Conference
May return to in person at
4940 North Frankfort Avenue

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