TMAPC
Tulsa Metropolitan Area Planning Commission

Case Number: Z-7662

Hearing Date: August 3, 2022
Applicant continuance from July 6 to August 3, 2022

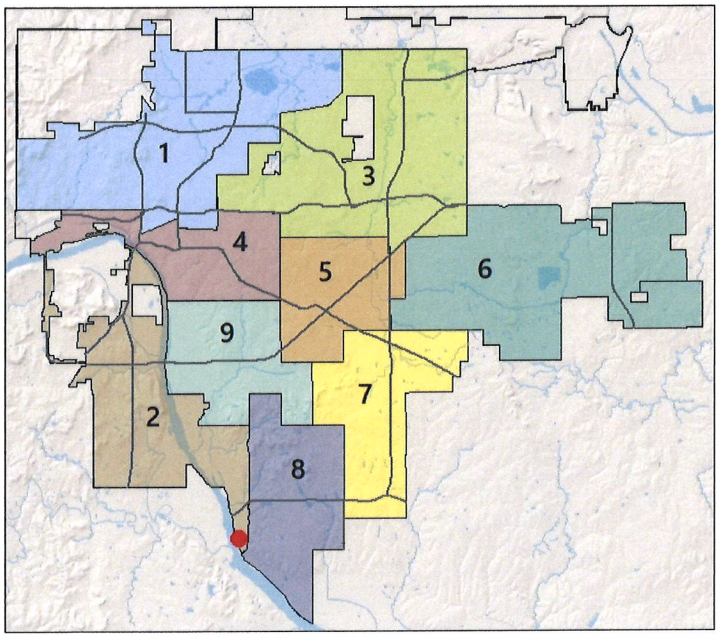
Case Report Prepared by:

Dwayne Wilkerson

Owner and Applicant Information:
Applicant: Wallace Design Consultants C/O Dani Fields

Property Owner: John Powell, LTD CO Robert W. McGregor

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Commercial and Retail

Concept summary: The applicant is proposing to rezone the property for a commercial and retail development along the Arkansas River adjacent to Riverside Parkway.

Tract Size: 21.4 ± acres

Location: West Side of Riverside Parkway (South Delaware Avenue) near the intersection of East 106th Street South

Zoning:

Existing Zoning: AG/RDO-2

Proposed Zoning: CS/RDO-2

Comprehensive Plan:

Existing Land Use Map: Arkansas River Corridor

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 8-3-29
CZM: 56

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

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SECTION I: Z-7662

DEVELOPMENT CONCEPT: The proposal is to rezone the subject property located inside the Arkansas River Corridor, also part of the River Design Overlay (RDO-2 district) from AG to CS. The CS zoning request is proposed for all the allowed uses and as regulated in the RDO-2 district.

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: Project boundary exhibit

DETAILED STAFF RECOMMENDATION:

Z-7662 is requesting a zoning change from AG to CS. Z-7662 is included in the River Design Overlay (RDO) where use limitations in RDO-2 district limits uses to encourage pedestrian activity and sensitive development along the Arkansas River and,

This district requires additional landscaping, provides flexibility for reduced parking requirements, and provides guidance on building placement, design standards and orientations that are important to the vision contemplated in the Arkansas River land use designation and,

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 which are consistent with the expected future development in this area west of Riverside Parkway and,

Uses and building types allowed in the CS district are compatible with the Riverside Parkway transportation vision and will support the idea of creating a vibrant and active river facing development and,

The supplemental regulations outlined in the zoning code for CS district development in the RDO-2 district are compatible with the existing development pattern in the area therefore,

Staff recommends Approval of Z-7662 to rezone property from AG to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: *The RDO-2 District requirements in the zoning code along with the provisions of the CS zoning district are consistent with the Arkansas River Corridor land use designation in the Comprehensive plan. This site will also support development that is consistent with the continuation of the Arkansas River Trail plan identified in the GO plan and is consistent with the anticipated development pattern along the Riverside Parkway.*

Land Use Vision: Arkansas River Corridor

Existing Land Use Plan map designation: Arkansas River Corridor

The Arkansas River Corridor is located along the Arkansas River and scenic roadways running parallel and adjacent to the river. The Arkansas River Corridor is comprised of a mix of uses - residential, commercial, recreation and entertainment – that are well connected and primarily designed for the pedestrian. Visitors from outside the surrounding neighborhoods can access the corridor by all modes of transportation.

This Corridor is characterized by a set of design standards that support and enhance the Arkansas River Corridor as a lively people-oriented destination. The Corridor connects nodes of high-quality development with parks and open spaces. The natural habitat and unique environmental qualities are amenities and are respected and integrated as development and redevelopment occur. The future development of this Corridor is intended to complement the residential character of adjacent thriving neighborhoods by providing appropriate transitions and connections to the Arkansas River.

***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: This site is adjacent to the Arkansas River which anticipates a multi-use trail system near the top of the riverbank. This site will gain vehicular access from Riverside Parkway.

Trail System Master Plan Considerations: The trail system expansion planned along the top bank of the Arkansas river will be located in the buffer area between the top of the riverbank and the development of the site. An easement will be required for the trail system during the subdivision compliance process. The applicant will work with the Tulsa Planning Office to determine the trail alignment with the site plan and the trail easement will be established during the subdivision compliance process. The applicant should anticipate an easement with width not less than 25 feet but is advised that a greater width could be required to satisfy detailed design considerations

Small Area Plan: This site is not in a small area plan however several studies and planning efforts have been prepared over the last 20 years. None of those studies have been included in the comprehensive small plan area efforts for the city. All of the plans recognize the importance of appropriate development along the river including low water dam projects, trail system expansion and commercial, mixed-use, residential zones and development of key development areas along the river.

Special District Considerations: This site is an important part of the development of the Arkansas River as an active destination location for Tulsa.

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The subject property is partially in the 100-year flood plain area from the Arkansas River and detailed flood plain management will affect site development opportunities.*

Environmental Considerations: Development of this site will require careful integration of a new structures into an environmentally sensitive area that is impacted by a floodplain and possible eagle habitat.

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
Riverside Parkway	Parkway	150 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	AG	Arkansas River Corridor	Growth	Vacant
East	AG	Park and Open Space	Stability	Soccer Field
South	AG and RT	Arkansas River Corridor	Growth	Tennis Club and horticulture nursery
West	None	None	None	Arkansas River

SECTION III: Relevant Zoning History

History: Z-7662

ZONING ORDINANCE: Ordinance number 11832 dated June 26, 1970, established zoning for the subject property.

Subject Property:

SA-1 September 2016: All concurred in **approval** of a request for a Special Area Overlay on multiple properties along the Arkansas River extending from W. 11th St. S. to E. 121st St. S., to establish the River Design Overlay as a supplemental zoning, RDO-1, RDO-2, or RDO-3 and regulations to govern the form, function, design and use of the properties located within the boundaries of the River Design Overlay District. The regulations are generally intended to maintain and promote the Arkansas River corridor as a valuable asset to the city and region in terms of economic development and quality of life.

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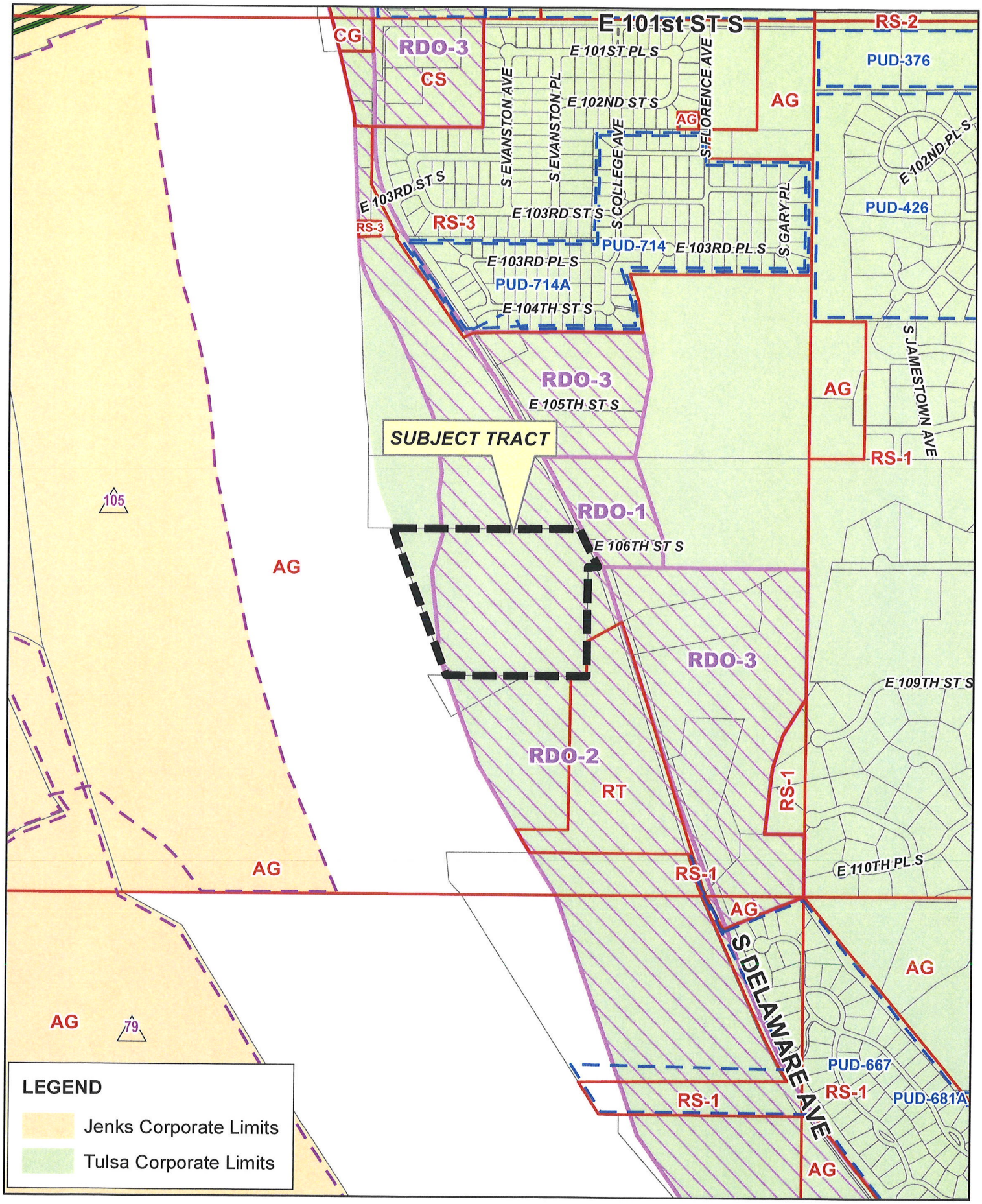
BOA-17146 September 2015: The Board of Adjustment **denied** a *Special Exception* to permit an outdoor recreation facility (3 ball diamonds with lights concession stand, rest rooms and accessory uses), on property located at 10510 South Delaware Avenue.

BOA-7615 September 1972: The Board of Adjustment **approved** a *Special Exception* to permit a member-owned tennis club with the following facilities: 14 outdoor tennis courts, 7 indoor tennis courts, swimming pool, locker rooms, sauna baths, mixed grills, and lounge in an AG District, on property located at 111th Street and South Delaware Avenue.

Surrounding Property:

SA-1 September 2016: All concurred in **approval** of a request for a Special Area Overlay on multiple properties along the Arkansas River extending from W. 11th St. S. to E. 121st St. S., to establish the River Design Overlay as a supplemental zoning, RDO-1, RDO-2, or RDO-3 and regulations to govern the form, function, design and use of the properties located within the boundaries of the River Design Overlay District. The regulations are generally intended to maintain and promote the Arkansas River corridor as a valuable asset to the city and region in terms of economic development and quality of life.



Z-7662

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Feet
0 375 750

Subject Tract

Z-7662

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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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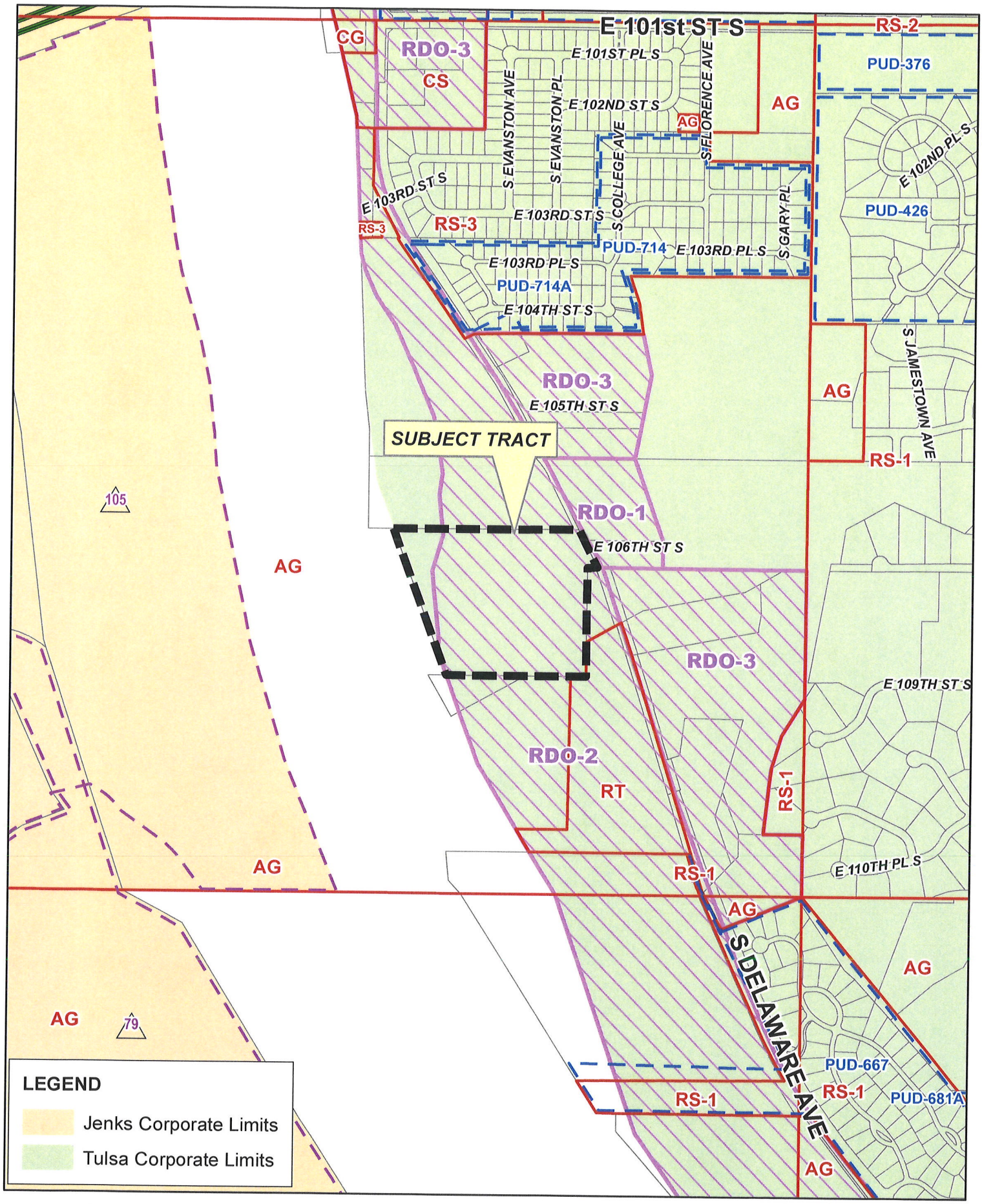
E 101st ST S
CG
RDO-3
CS
E 101ST PL S
E 102ND ST S
S EVANSTON AVE
S EVANSTON PL
S COLLEGE AVE
S FLORENCE AVE
AG
RS-2
PUD-376
E 102ND PL S
PUD-426
E 103RD ST S
RS-3
E 103RD PL S
PUD-714
S GARY PL
PUD-714A
E 104TH ST S
RDO-3
E 105TH ST S
SUBJECT TRACT
S JAMESTOWN AVE
RS-1
105
RDO-1
E 106TH ST S
AG
RDO-3
E 109TH ST S
RDO-2
RT
RS-1
E 110TH PL S
S DELAWARE AVE
79
PUD-667
PUD-681A
LEGEND
Jenks Corporate Limits
Tulsa Corporate Limits
Feet
0
375
750
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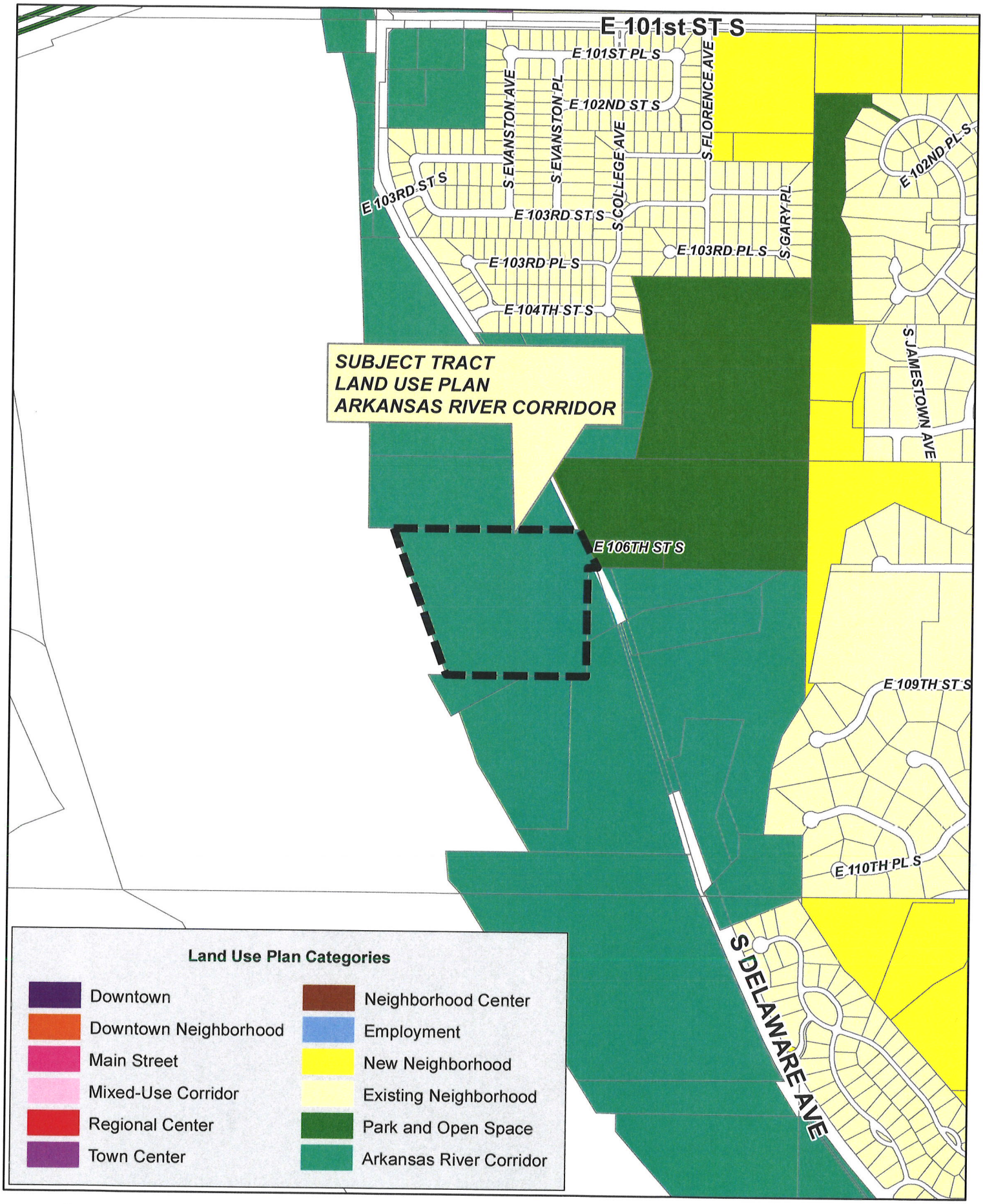
N
11.8'



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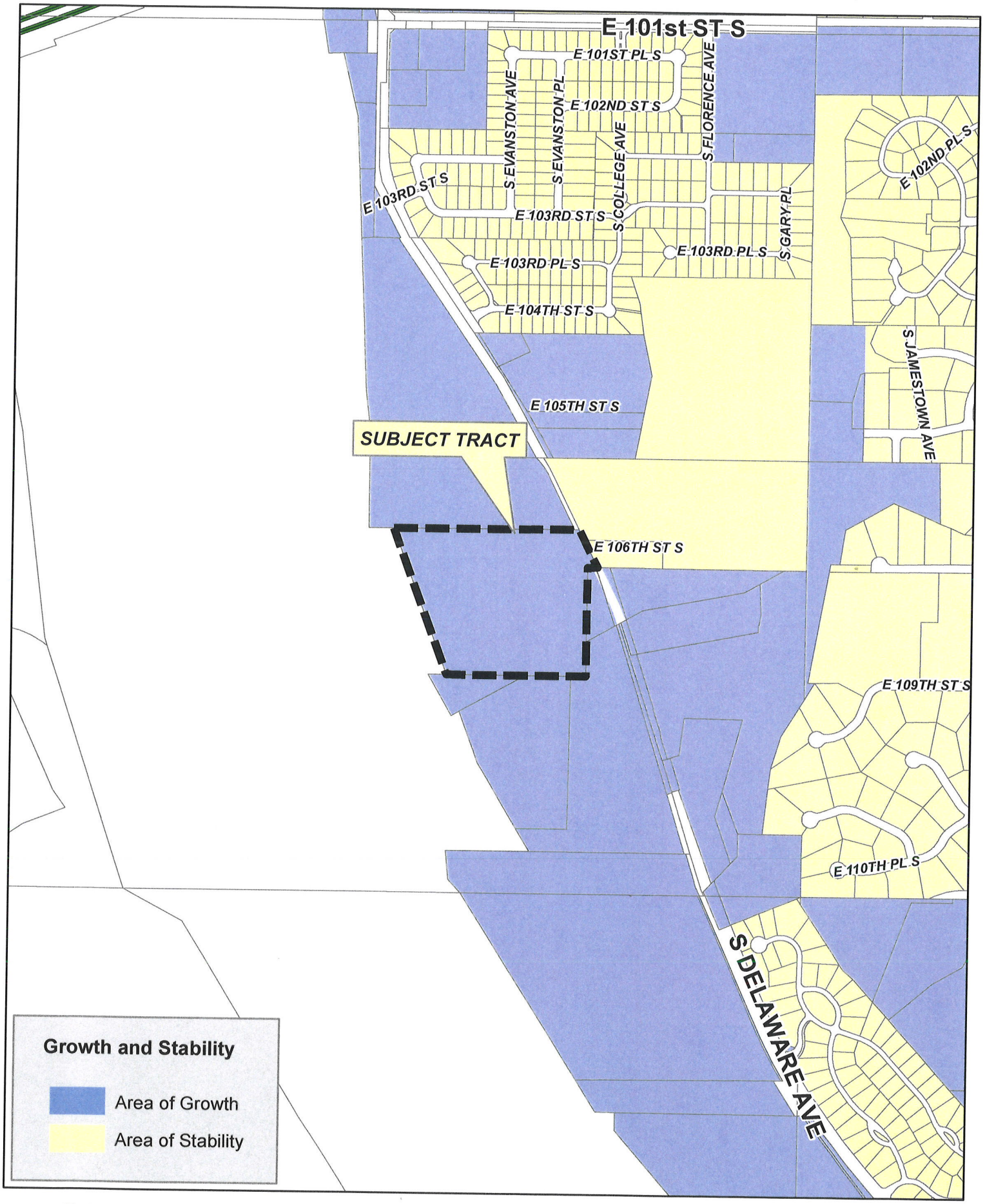

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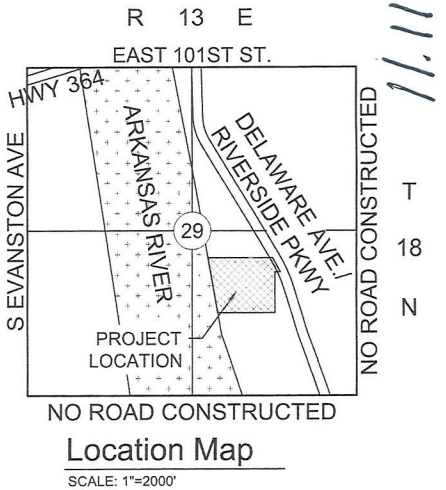
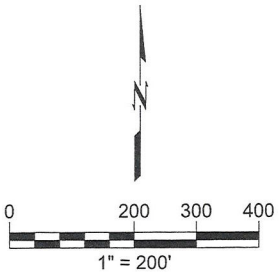


Location Map

SCALE: 1"=2000'



wallace design collective

wallace design collective, pc
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tulsa, oklahoma 74103
918.584.5858 · 800.364.5858
OK CA NO. 1460
EXPIRES 6/30/2023

Re-Zone Exhibit

City of Tulsa,
Tulsa County, Oklahoma

May 23, 2022

\\civil-server\projects\22240065 108th and Riverside\Dwg\PRODUCTION\Exhibits\22240065 Rezone-Exhibit.dwg

Wilkerson, Dwayne

From: Joe Schulte <jschulte@southwoodnursery.com>
Sent: Thursday, June 30, 2022 2:09 PM
To: Wilkerson, Dwayne
Cc: Margaret Schulte
Subject: Subject Tract Z-7662 at 106th and Delaware

Mr. Wilkerson,

We have received information from Mark Capron at Wallace Design regarding a zoning case from AG to CS in our area. The proposed change area is across Riverside Parkway to the west of our nursery production greenhouses. We are in favor of this change.

Sincerely,
Joe Schulte
Southwood Landscape & Garden Center

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