Case Number: Z-7688
Hearing Date: December 21st, 2022

Case Report Prepared by:
Dwayne Wilkerson

Owner and Applicant Information:
Applicant: Lisa Robertson
Property Owner: SUMMERFIELD HOLDINGS LLC

Location Map:
(shown with City Council Districts)

Applicant Proposal:
Present Use: Office and Vacant
Proposed Use: Office
Concept summary: The single parcel is partially zoned OL with the remainder zoned RM-2. The applicant requested a single ordinance that rezones the entire parcel to OL.
Tract Size: 0.3 ± acres
Location: West of the Northwest corner of West 51st Street South & South Union Ave

Zoning:
Existing Zoning: RM-2 on the north portion and OL on the south.
Proposed Zoning: OL

Comprehensive Plan:
Land Use Map: Mixed-Use Corridor
Stability and Growth Map: Area of Growth

Staff Recommendation:
Staff recommends approval.

Staff Data:
TRS: 9227
CZM: 46

City Council District: 2
Councilor Name: Jeannie Cue
County Commission District: 2
Commissioner Name: Karen Keith

REVISED 12/14/2022
DEVELOPMENT CONCEPT: The applicant is owner of a parcel of land that is currently zoned RM-2 and OL. The boundary between the zoning districts is not clearly identified. The applicant, with staffs support, has requested a single ordinance to rezone the entire parcel to OL.

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 provided

DETAILED STAFF RECOMMENDATION:
OL zoning is consistent with the Mixed-Use Corridor land use designation and the Area of Growth and, The uses permitted in an OL district are intended to facilitate the development and preservation of low-intensity office development uses and are intended to promote neighborhood employment uses and services and,

The development standards in the OL district provide adequate design and development standards for building size and parking design to help mitigate office expansion closer to the existing neighborhood and,

This site is at the north edge of a Mixed-Use Corridor and included in an Area of Growth that recognizes opportunities for appropriate infill development on the abutting properties therefore,

Staff recommends approval of Z-7688 and supports the idea of rezoning the entire property to insure that the parcel included in the legal description is zoned OL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Use and lot and building regulations allowed in the OL zoning on this tract of land is consistent with the Comprehensive plan.

Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor
A Mixed-Use Corridor is a plan category used in areas surrounding Tulsa’s modern thoroughfares that pair high-capacity transportation facilities with housing, commercial, and employment uses. The streets usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods.
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 that affects site development

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 south portion of the site is zoned OL and a single-story office building occupies the site. The north portion of the site is zoned RM-2 and is vacant.

Environmental Considerations: None that affect site development.

Streets:

<table>
<thead>
<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Vancouver Avenue</td>
<td>none</td>
<td>50 feet</td>
<td>2 lane without curb</td>
</tr>
<tr>
<td>West 51st Street South</td>
<td>Residential Collector</td>
<td>60 feet</td>
<td>2 lanes with center median and curbs 1 lane westbound 1 lane east bound</td>
</tr>
</tbody>
</table>

Utilities: The subject tract has municipal water and sewer available.

Surrounding Properties:
<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RS-3</td>
<td>Existing Neighborhood</td>
<td>Growth</td>
<td>Single household</td>
</tr>
<tr>
<td>East</td>
<td>CS</td>
<td>Mixed-Use Corridor</td>
<td>Growth</td>
<td>Restaurant</td>
</tr>
<tr>
<td>South (south side of I-44)</td>
<td>CG</td>
<td>Employment</td>
<td>Growth</td>
<td>Recreational vehicle sales and service</td>
</tr>
<tr>
<td>West</td>
<td>RS-3</td>
<td>Mixed-Use Corridor</td>
<td>Growth</td>
<td>Single household</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

History: Z-7688

**ZONING ORDINANCE:** Ordinance number 11822 dated June 26, 1970, established zoning for the subject property.

**Subject Property:**

**BOA-15580 November 1990:** The Board of Adjustment approved a *Variance* to permit the maximum square footage of sign display surface area from 32 sq ft to 64 sq ft to permit replacement of an existing sign and a *Variance* of the required 50’ setback from an R district on the west property line to 44’ to permit a business sign, on property located at the east 84.3’ of the south 164.5’ of Lot 5, Block 3, Greenfield Acres Addn.

**BOA-7763 January 1973:** The Board of Adjustment approved a *Special Exception* to permit removal of the screening requirements on the north and west boundary lines in an OL District, on property located at 1801 West 51st Street.

**BOA-6240 March 1969:** The Board of Adjustment approved a *Special Exception* to permit extending a nonconforming use (buying and selling heavy equipment), to permit erecting a 30’ x 60’ storage building in a U-1C district, on property located at 3935 North Lewis Avenue.

**Surrounding Property:**

**BOA-22687 July 2019:** The Board of Adjustment approved a *Verification* to permit the 1,000-foot spacing requirement for a medical marijuana dispensary from another medical marijuana dispensary, on property located at 4948 South Union Avenue West.

**Z-7415 January 2018:** All concurred in *approval* of a request for *rezoning* a .55+ acre tract of land from RS-3 to CS on property located West of the southwest corner of West 51st Street South & South Union Avenue.

**BOA-21561 April 2013:** The Board of Adjustment approved a *Special Exception* to permit a Tire Shop in a CS district, on property located at 5102 South Union Avenue West.

**BOA-21448-A November 2012:** The Board of Adjustment approved a *Modification* of previously approved site plan to show building and parking moved 80 feet to the west; & Reconsideration of the *Variance* of the screening requirement (BOA-21448) along westerly boundary of site, on property located at 2020 West 51st Street South.

3.4

REVISED 12/14/2022
BOA-21488 October 2012: The Board of Adjustment approved a Variance to permit a wall sign in a Residential District, on property located at 2601 East 81st Street.

BOA-15608 December 1990: The Board of Adjustment approved a Variance to permit the sign setback requirements, measured from the centerline of West 51st street and South Union Avenue, from 50' to 41' on both streets to permit the replacement of an existing nonconforming sign, on property located at 4966 South Union.

Z-5737 October 1982: All concurred in approval of a request for rezoning a acre tract of land from RS-3 & OL to P zoning on property located The south 164.5' of Lot 6, Block 2, Greenfield Acres Addn.

BOA-11676 October 1981: The Board of Adjustment approved a Variance to permit the size of an accessory building from 750 square feet to 1,400 square feet for a garage in an RS-3 District, on property located at 1809 West 51st Street.

Z-4120 May 1972: All concurred in approval of a request for rezoning a acre tract of land from RS-3 to OL on property located Lot 6, Block 3, Greenfield Acres Addn.

BOA-6453 October 1969: The Board of Adjustment approved a Variance to permit the frontage requirements of U-1C, to permit extending a church building 9 feet into the front yard, on property located at 4929 South Waco Avenue.

BOA-5468 June 1967: The Board of Adjustment approved a Special Exception to permit a children's day nursery at, on property located at 4886 South Vancouver.

BOA-3008 January 1958: The Board of Adjustment approved an application of the First Bible Missionary Church for permission to erect a church, on property located at on Lot 7, Block 3, Greenfield Acres Addn.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021