



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7702

Hearing Date: April 5th, 2023

Case Report Prepared by:

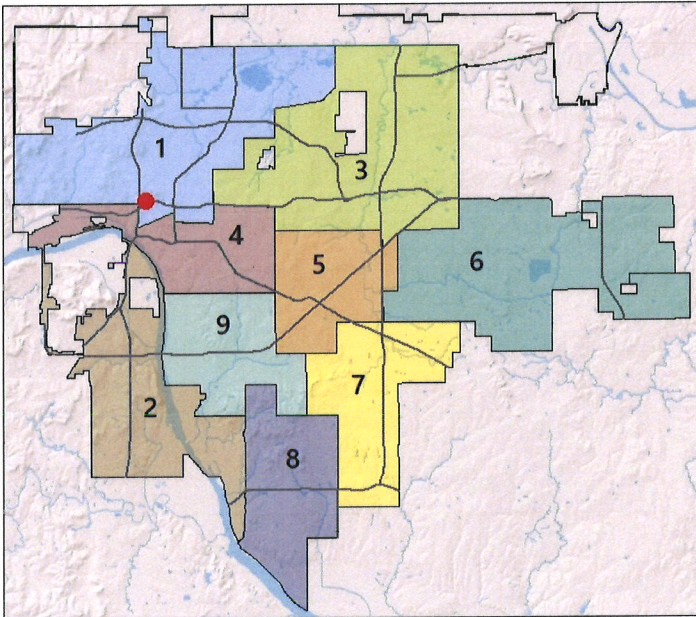
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: Sokul Trust & Widell Renovations LLC

**Location Map:
(shown with City Council Districts)**



Applicant Proposal:

Present Use: Vacant/Residential

Proposed Use: Commercial/Restaurant

Concept summary: Rezone property to allow conversion of existing home to a neighborhood restaurant.

Tract Size: 0.32 ± acres

Location: South of the Southeast corner of West Fairview Street and North Cheyenne Avenue

Zoning:

Existing Zoning: RM-1/NIO/HNO

Proposed Zoning: CH/NIO/HNO

Comprehensive Plan:

Land Use Map: Downtown Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9202

CZM: 36

City Council District: 1

Councilor Name: Vanessa Hall-Harper

County Commission District: 1

Commissioner Name: Stan Sallee

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SECTION I: Z-7702

DEVELOPMENT CONCEPT: Rezone the site to allow a wide variety of uses including a restaurant and all other uses in the CH 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: Concept illustrations.

DETAILED STAFF RECOMMENDATION:

The applicant requested CH zoning on a tract that is included in the Neighborhood Infill Overlay and the Healthy Neighborhood Overlay. Additionally, the subject tract is included in the Unity Heritage Neighborhoods Plan. Tulsa Comprehensive Plan identifies the area as a Downtown Neighborhood and,

The Downtown Neighborhood land use designation anticipates a wide variety of uses that would fit the context of the abutting CS and CH properties and,

CH zoning does not require the minimum lot and area standards that are common in all residential districts and CH zoning without a development plan allows more development options similar to expected redevelopment in the surrounding commercially zoned areas and,

The proposed repurposing of an existing structure is consistent with the goals of the Unity Heritage Neighborhoods Plan therefore,

Staff recommends Approval of Z-7702 to rezone property from RM-1 (in Neighborhood Infill Overlay area) to CH (in Neighborhood infill Overlay area).

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary:

The City of Tulsa Comprehensive Plan identifies this area as a Downtown Neighborhood.

The Unity Heritage Neighborhoods Plan also designates the surrounding properties to the south as Downtown Neighborhood and includes a variety of uses, such as retail and restaurants oriented towards students, faculty and residents, open space, research offices, a hotel, and housing that provides a transition to existing neighborhoods.

Land Use Vision:

Land Use Plan map designation: Downtown Neighborhood

Downtown Neighborhoods are located outside but are tightly integrated with the Downtown Core. These areas are comprised of university and higher educational campuses and their attendant housing and retail districts, former warehousing and manufacturing areas that are evolving into areas

where people both live and work, and medium- to high-rise mixed use residential areas. Downtown Neighborhoods are primarily pedestrian-oriented and are well connected to the Downtown Core via local transit. They feature parks and open space, typically at the neighborhood scale.

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

Trail System Master Plan Considerations: None

Small Area Plan: Unity Heritage Neighborhoods Plan

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: Single family residential structure

Environmental Considerations: None that would affect site redevelopment.

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
North Cheyenne	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	RM-1	Downtown Neighborhood	Growth	Vacant lot
East	CH	Downtown Neighborhood	Growth	Vacant lot
South	CBD	Downtown Neighborhood	Growth	Vacant lot
West	CS	Downtown Neighborhood	Growth	Governmental service (election board)

SECTION III: Relevant Zoning History

History: Z-7702

Subject Property:

ZONING ORDINANCE: Ordinance number 11814 dated June 26, 1970, established zoning for the subject property.

SA-5 (Neighborhood Infill Overlay) August 2021: All concurred in **approval** of a request for a Special Area Overlay on multiple properties along the multiple properties located within certain neighborhoods adjacent to downtown to establishes zoning regulations that are intended to promote the development of alternative infill housing in established neighborhoods. The overlay allows for a variety of residential housing types in a manner that is compatible, in mass and scale, with the character of surrounding properties. The regulations are also intended to promote housing types that accommodate households of varying sizes and income levels and provide for a more efficient use of residential land and available public infrastructure.

SA-3 April 2018: All concurred in **approval** at city council to apply supplemental zoning, HNO (Healthy Neighborhoods Overlay), to multiple properties within the plan area boundaries of Greenwood Heritage Neighborhoods Sector Plan (also known as the Unity Heritage Neighborhoods Plan), 36th Street North Corridor Small Area Plan, and The Crutchfield Neighborhood Revitalization Master Plan (related to ZCA-7). The overlay provides spacing restrictions for small box discount stores.

Surrounding Property:

SA-5 (Neighborhood Infill Overlay) August 2021: All concurred in **approval** of a request for a Special Area Overlay on multiple properties along the multiple properties located within certain neighborhoods adjacent to downtown to establishes zoning regulations that are intended to promote the development of alternative infill housing in established neighborhoods. The overlay allows for a variety of residential housing types in a manner that is compatible, in mass and scale, with the character of surrounding properties. The regulations are also intended to promote housing types that accommodate households of varying sizes and income levels and provide for a more efficient use of residential land and available public infrastructure.

SA-3 April 2018: All concurred in **approval** at city council (TMPAC recommended **denial**) to apply supplemental zoning, HNO (Healthy Neighborhoods Overlay), to multiple properties within the plan

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area boundaries of Greenwood Heritage Neighborhoods Sector Plan (also known as the Unity Heritage Neighborhoods Plan), 36th Street North Corridor Small Area Plan, and The Crutchfield Neighborhood Revitalization Master Plan (related to ZCA-7).

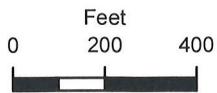
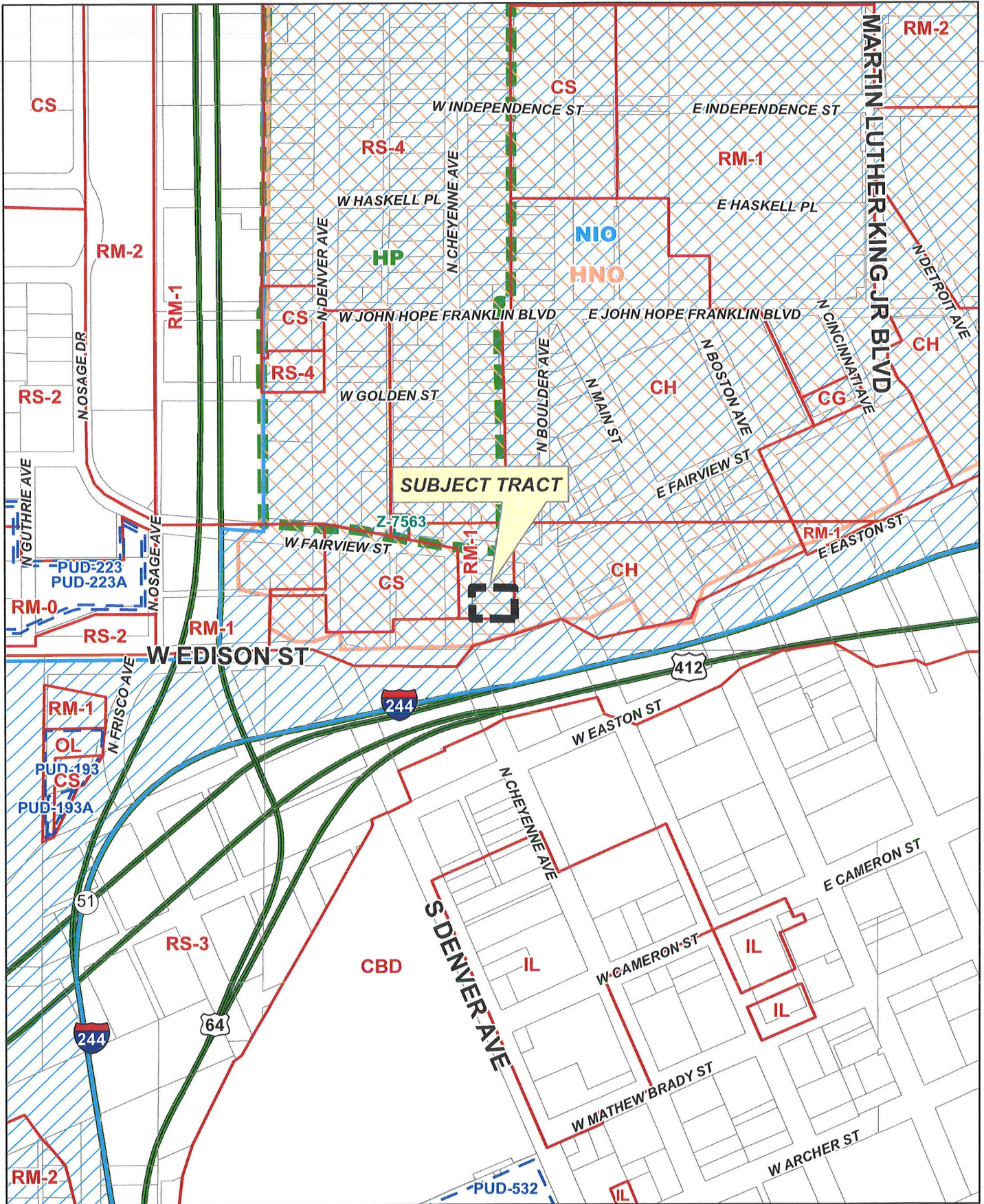
Z-7563 October 2020: All concurred in **approval** of a request for *rezoning* a 0.07± acre tract of land from RM-1 & RS-4 to CH w/ Optional Development Plan on property located East of the Northeast corner of West Fairview Street & North Denver Avenue.

BOA-21012 December 2009: The Board of Adjustment **approved** a *Verification* of the spacing requirement to permit a digital outdoor advertising sign of 1,200 ft. from another outdoor advertising sign facing the same traveled way, on property located at 526 North Main Avenue.

BOA-20728 June 2008: The Board of Adjustment **approved** a *Verification* of the spacing requirement to permit a digital outdoor advertising sign of 1,200 ft. from another outdoor advertising sign on the same side of the highway, on property located at 526 North Main Ave West.

BOA-18954 December 2000: The Board of Adjustment **approved** a *Variance* to permit required 20' front yard to 8' front yard & a *Variance* from required 20' rear yard to rear yard, on property located at 601 – 617 North Cheyenne.

BOA-17350 May 1996: The Board of Adjustment **denied** a *Special Exception* to permit a Transitional Living Center in a CH zoned district, on property located at 523 Boulder.

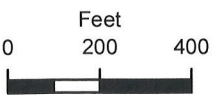


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 Subject Tract

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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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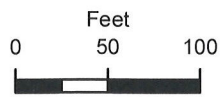
W FAIRVIEW ST

N BOULDER AVE

W EASTON ST

244

412



 Subject Tract

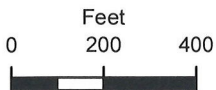
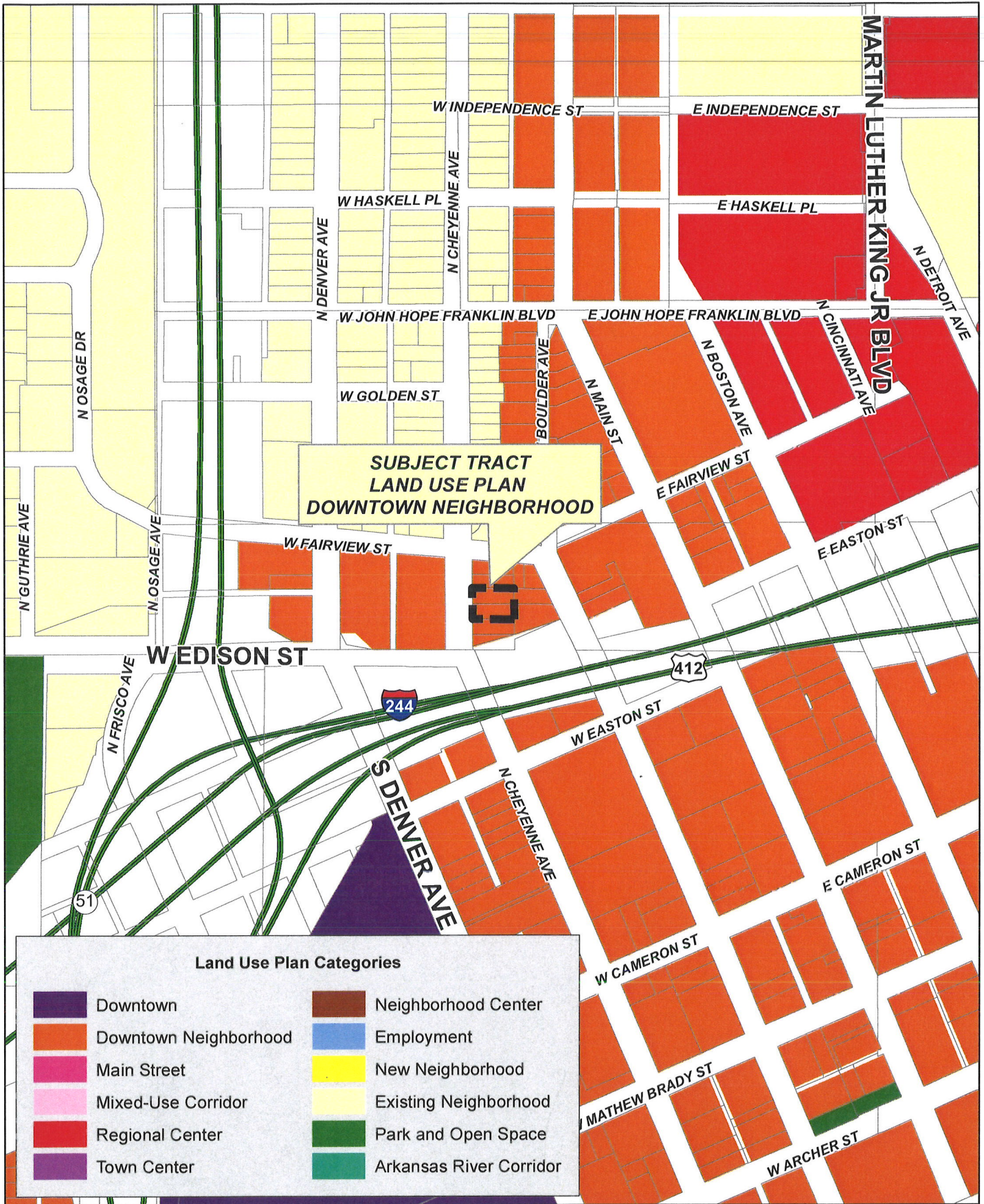
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Aerial Photo Date: 2020/2021



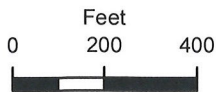
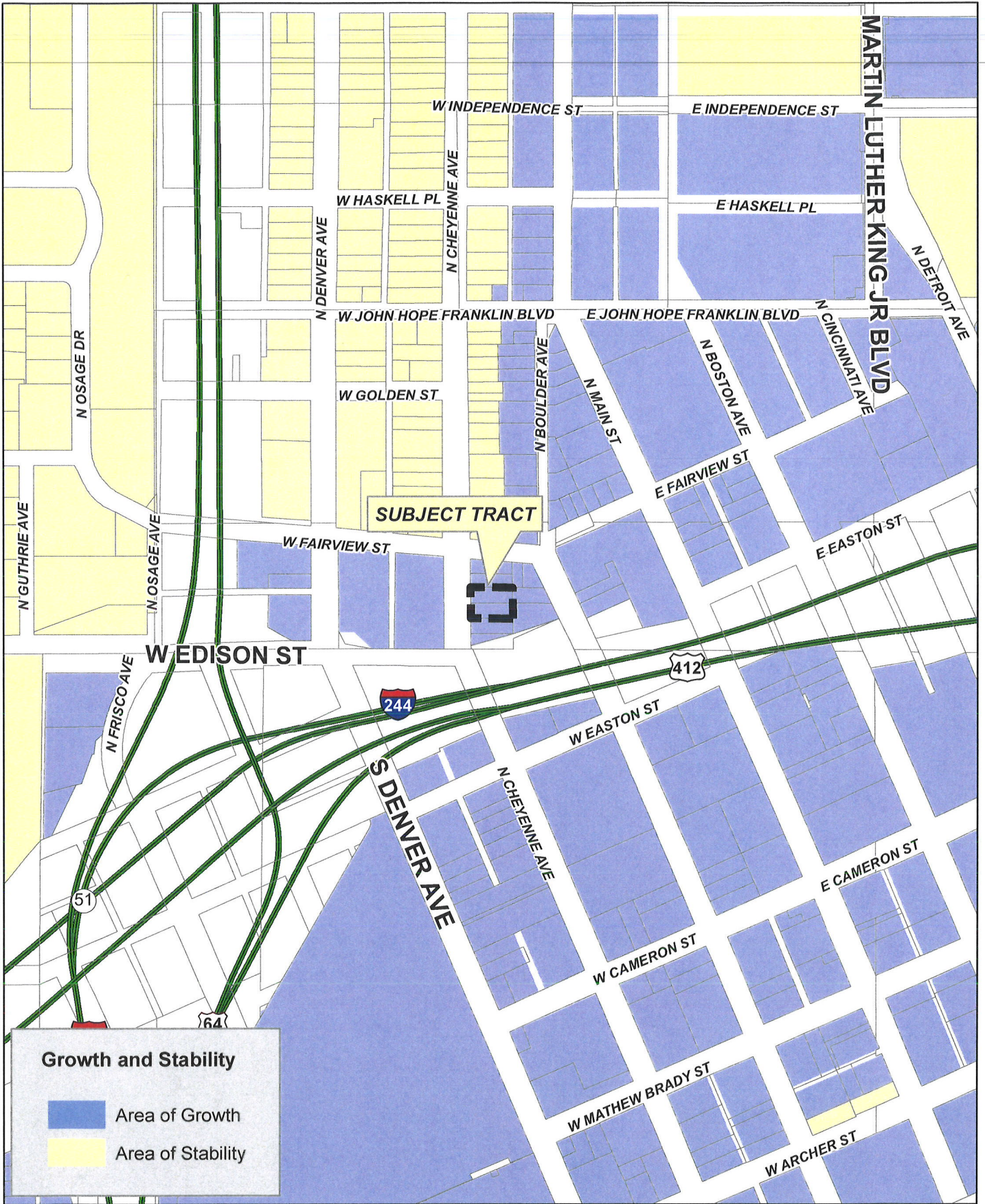


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PROPOSED STREET VIEW

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535 N. CHEYENNE AVE. - REDEVELOPMENT

FEBRUARY 19, 2023



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PROPOSED AERIAL VIEW

535 N. CHEYENNE AVE. - REDEVELOPMENT

FEBRUARY 19, 2023