



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7706

Hearing Date: April 19th, 2023

Case Report Prepared by:

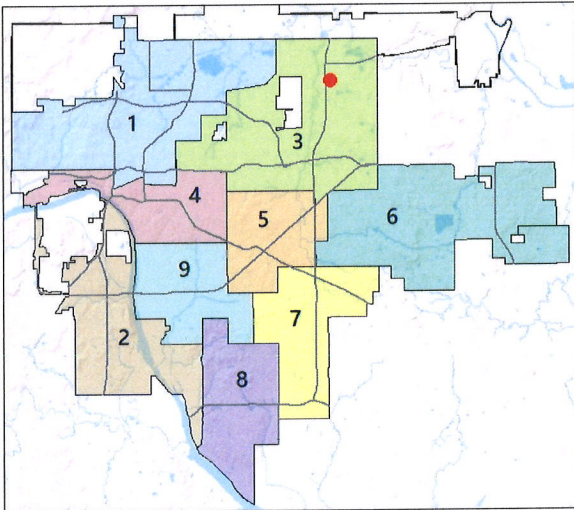
Nathan Foster

Owner and Applicant Information:

Applicant: John L. Libby, Jr. White Surveying Co.

Property Owner: BELLE VERDE PROPERTIES LTD CO

Location Map:
(shown with City Council districts)



Applicant Proposal:

Present Use: AG

Proposed Use: Warehouse

Concept summary: Rezoning from AG to IM to permit warehouse and industrial uses.

Tract Size: 10.59 ± acres

Location: North of the northeast corner of East 36th Street North and Highway 169.

Zoning:

Existing Zoning: AG

Proposed Zoning: IM

Comprehensive Plan:

Land Use Map: Employment

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 0417

CZM: 24

City Council District: 3

Councilor Name: Crista Patrick

County Commission District: 1

Commissioner Name: Stan Sallee

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SECTION I: Z-7706

DEVELOPMENT CONCEPT: The applicant is proposing a rezoning of unplatted AG (Agriculture) zoned property to IM (Industrial-Moderate). The subject tract is located within the Employment designation of the City of Tulsa Comprehensive Plan. Surrounding properties consist of a mixture of IM (Industrial – Moderate) and IH (Industrial – High) zoning districts with one remaining AG (Agriculture) tract to the south.

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:

DETAILED STAFF RECOMMENDATION:

Provisions of the IM district are consistent with the Employment designation of the comprehensive plan. The property is located within the Highway 169 corridor and is adjacent to similarly zoned properties.

The IM district is in harmony with the existing and expected development of the area.

Staff recommends approval of Z-7706 to rezone property from AG to IM.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject tract is located within an area designated as “Employment” by the comprehensive plan. The location of the subject tract within a major highway corridor combined with the existing zoning pattern in the area support the rezoning of the tract from an AG designation to the IM designation.

Land Use Vision:

Land Use Plan map designation: Employment

Employment areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity.

Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.

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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: The subject tract frontage is along the Highway 169 frontage road/North Garnett Road. This area of North Garnett Road is designated as a secondary arterial on the Major Street and Highway Plan.

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 subject tract is currently vacant.*

Environmental Considerations: Western portions of the subject tract are impacted by both FEMA and City of Tulsa regulatory floodplain boundaries. Development within floodplain areas is required to comply with City of Tulsa ordinances.

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
North Garnett Road	Secondary Arterial	100'	2

Utilities:

The subject tract has municipal water and sewer available.

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Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	IM	Employment	Growth	Vacant
East	IH	Employment	Growth	Vacant
South	AG	Employment	Growth	Vacant
West	Highway 169			

SECTION III: Relevant Zoning History

History: Z-7706

ZONING ORDINANCE: Ordinance number 11804 dated June 26, 1970, established zoning for the subject property.

Surrounding Property:

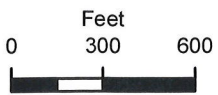
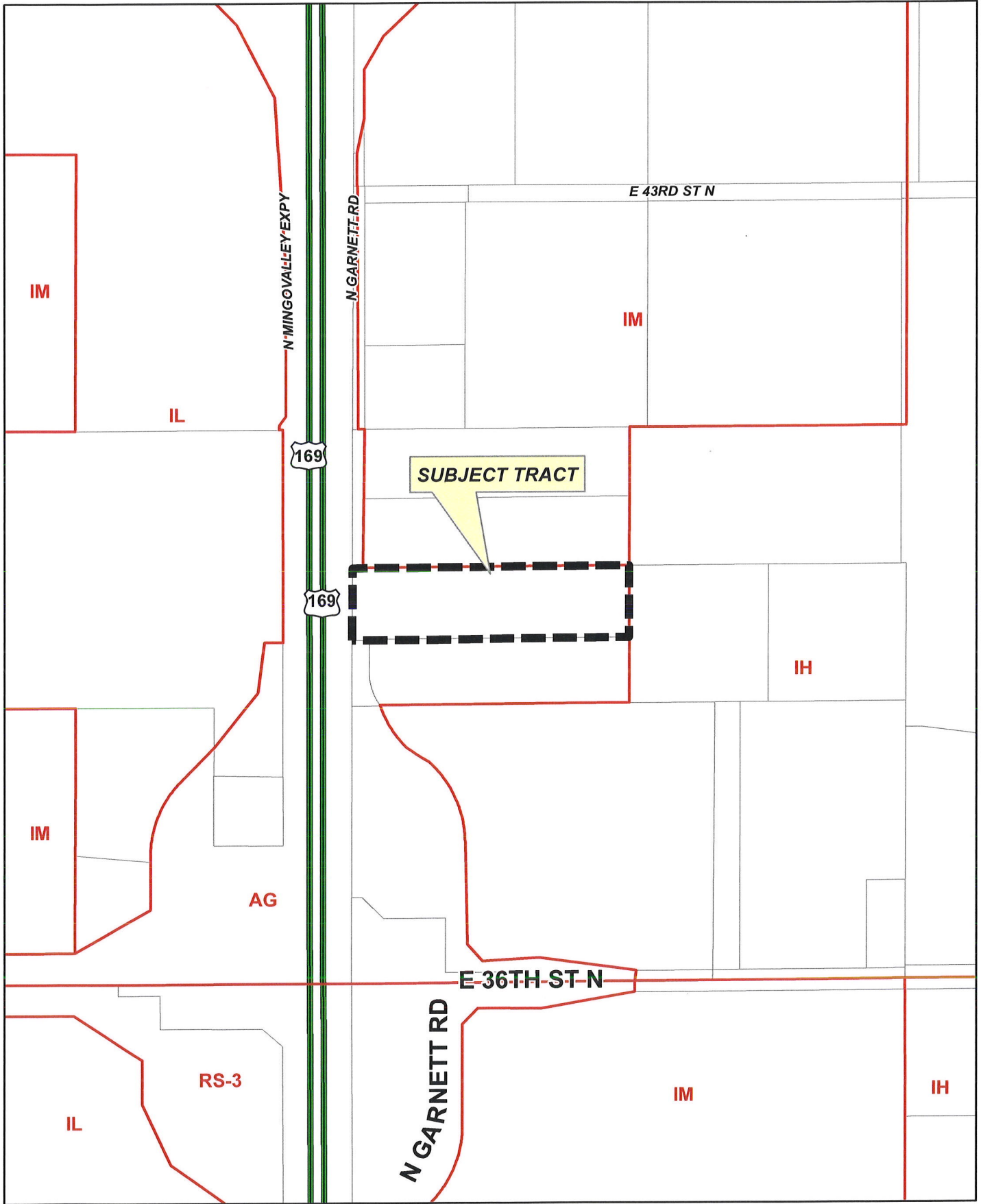
BOA-21976 October 2015: The Board of Adjustment **approved** a *Verification* of the spacing requirement for an outdoor advertising sign of 1,200 ft. from another outdoor advertising sign on the same side of the highway and a *Verification* of the spacing requirement for a digital outdoor advertising sign of 1,200 ft. from any other digital outdoor advertising sign facing the same traveled way, on property located at 4041 N. Garnett Road East.

BOA-20855 January 2009: The Board of Adjustment **approved** a *Verification* of the spacing requirement for an outdoor advertising sign of 1,200 ft. from another outdoor advertising sign on the same side of the highway, on property located at 4041 N. Garnett Road.

Z-6837 October 2001: All concurred in **approval** of a request for *rezoning* a tract of land from AG to IH on property located.

Z-4509 September 1973: All concurred in **approval** of a request for *rezoning* a tract of land from AG to IM on property located N/2 of the NW/4 of SW/4 of Section 17 Township 20 North Range 14 East.

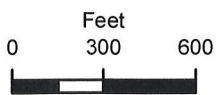
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Subject
Tract

Z-7706

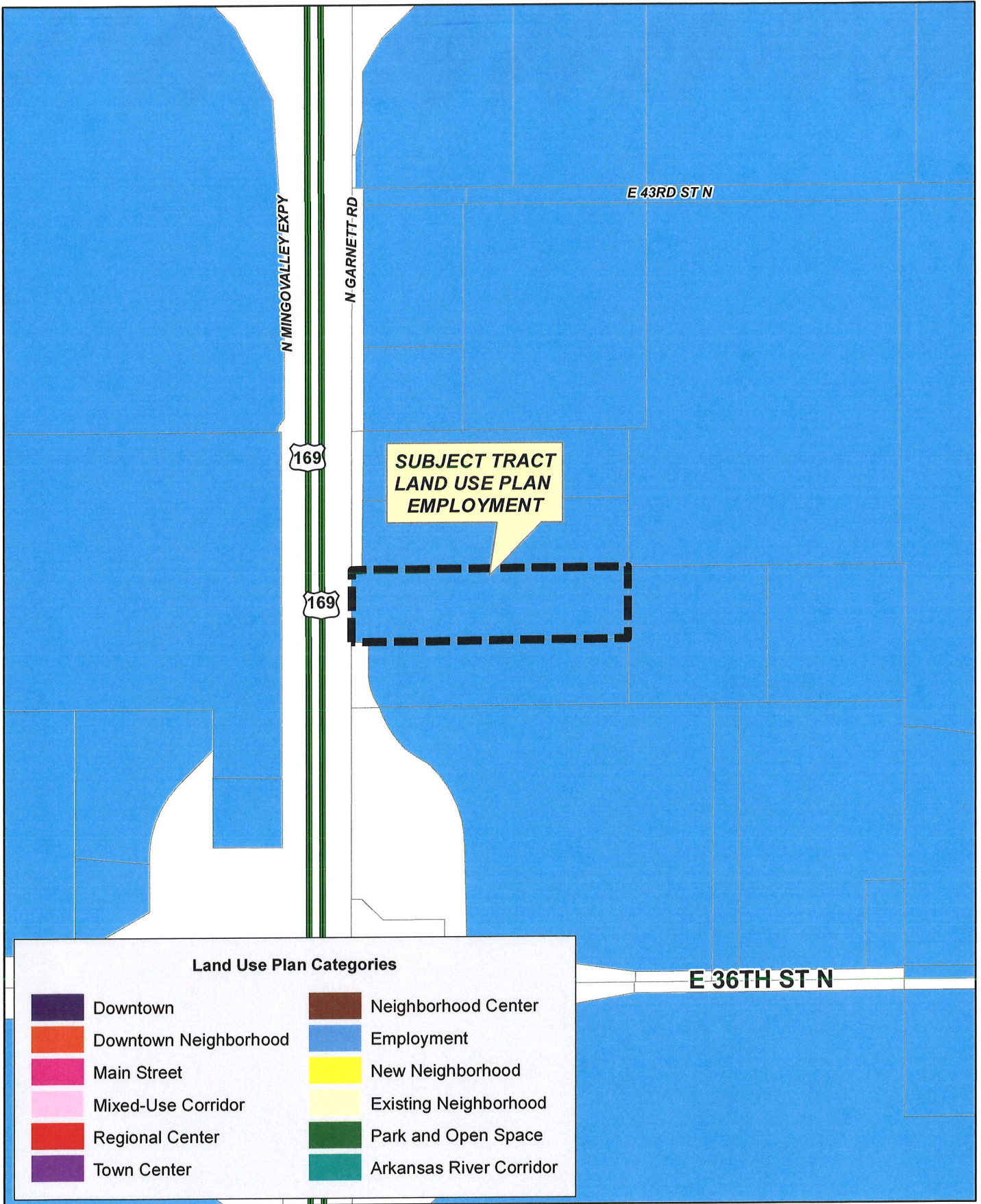
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021



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N MINGO VALLEY EXPY

N GARNETT RD

E 43RD ST N

169

SUBJECT TRACT
LAND USE PLAN
EMPLOYMENT

169

E 36TH ST N

Land Use Plan Categories

- | | |
|---|---|
|  Downtown |  Neighborhood Center |
|  Downtown Neighborhood |  Employment |
|  Main Street |  New Neighborhood |
|  Mixed-Use Corridor |  Existing Neighborhood |
|  Regional Center |  Park and Open Space |
|  Town Center |  Arkansas River Corridor |

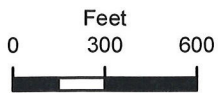
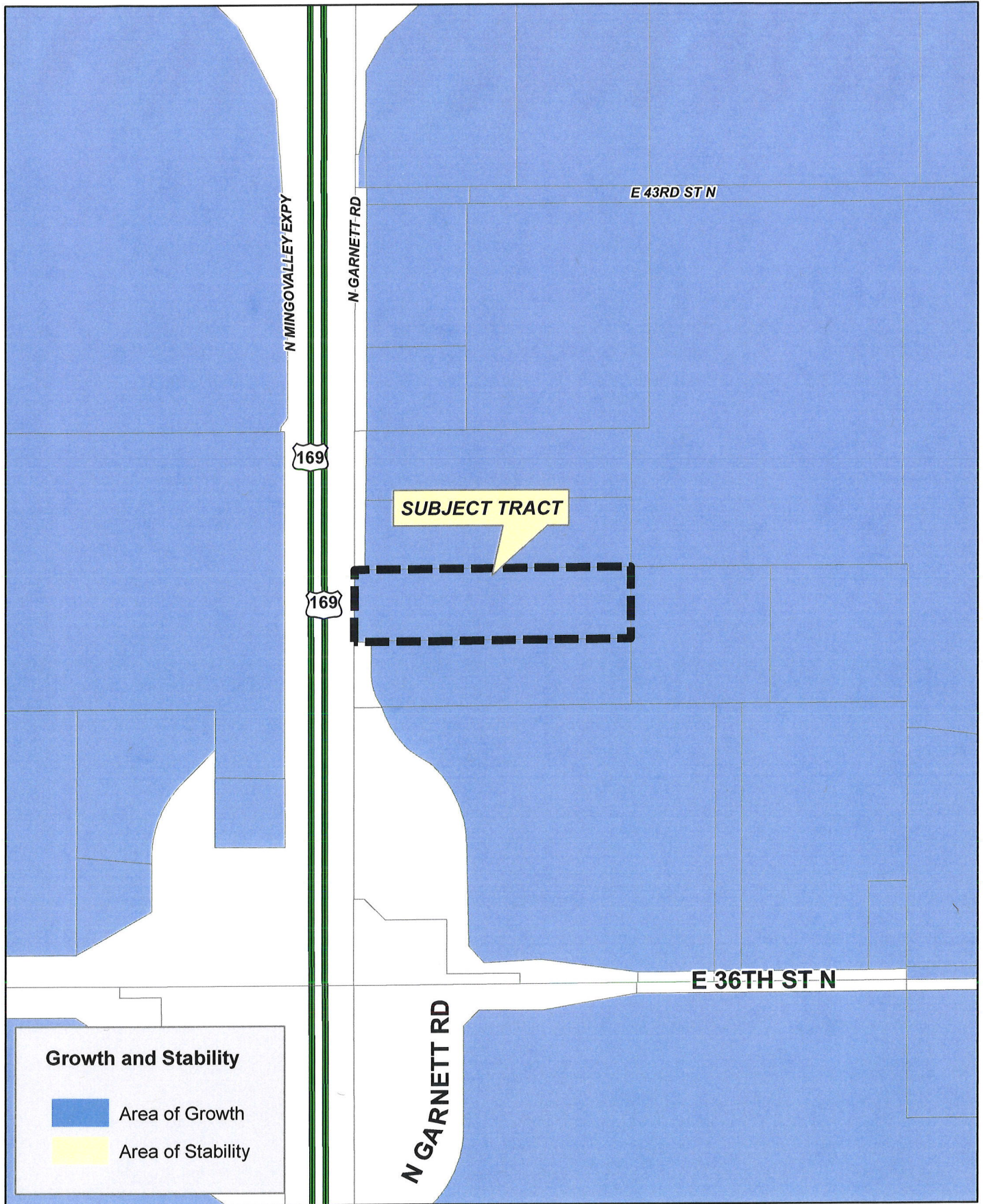


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