



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7707 with optional development plan

Hearing Date: April 19th 2023

Case Report Prepared by:

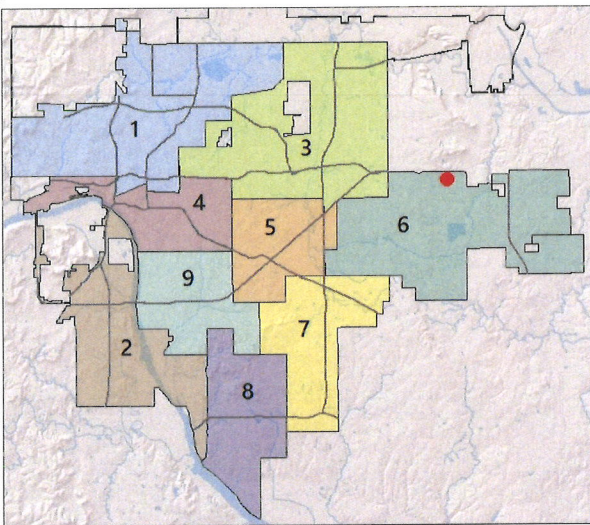
Dylan Siers

Owner and Applicant Information:

Applicant: Peter Nguyen

Property Owner: Peter Nguyen

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Residential

Proposed Use: Hvac Company

Concept summary: Rezoning to CG with an optional development plan to permit select commercial uses and establish additional standards for abutting neighborhood considerations.

Tract Size: 2.77 ± acres

Location: East of the Southeast corner of East Admiral Place & South 177th East Avenue

Zoning:

Existing Zoning: AG-R

Proposed Zoning: CG with an optional development plan

Comprehensive Plan:

Land Use Map: Mixed-Use Corridor

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval of CG zoning but only with the provisions of the optional development plan identified in section II of the staff report.

Staff Data:

TRS: 9401

CZM: 40

City Council District: 6

Councilor Name: Christian Bengel

County Commission District: 1

Commissioner Name: Stan Sallee

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SECTION I: Z-7707

DEVELOPMENT CONCEPT: The applicant has submitted a rezoning request to change the subject tract from AG-R to CG with an optional development plan. The development plan will limit uses and provide development standards that help integrate the commercial site with the existing surrounding properties. The development plan will provide design specifics along the south boundary of the tract creating a substantial buffer against the abutting residential properties.

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 Submittal:
 - None included

DETAILED STAFF RECOMMENDATION:

Z-7707 is a request to rezone the subject tract from AG-R to CG with an optional development plan. Uses and supplemental standards included in the CG district are consistent with the mixed-use corridor land use designation, and

Included with the application is an optional development plan that provides additional protections for the neighborhood south and the residential property east of the subject tract and,

The development plan outlined in Section II below provides additional design considerations important for adjacent property owners and is consistent with the development plan provisions of the Tulsa Zoning Code therefore,

With the inclusion of the optional development plan standards, the CG zoning is consistent with the Mixed-Use Corridor land use recommendations of the Tulsa Comprehensive Plan and staff recommends approval of Z-7707 to rezone property from AG-R to CG with an optional development plan.

SECTION II: Z-7707 OPTIONAL DEVELOPMENT PLAN STANDARDS:

The development plan standards will conform to the provisions of the Tulsa Zoning Code for development in a Commercial Shopping (CG) district with its supplemental regulations except as further refined below. All use categories, subcategories or specific uses and building types that are not listed in the following permitted list are prohibited.

PERMITTED USE CATEGORIES SUBCATEGORIES AND SPECIFIC USES:

RESIDENTIAL (if in allowed residential building types identified below)

- Single household
- Two households on single lot
- 3 or more households on single lot

PUBLIC, CIVIC, AND INSTITUTIONAL

- Day Care
- Library or Cultural Exhibit
- Parks and Recreation
- Religious Assembly

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COMMERCIAL

- Animal Service
 - Boarding or Shelter
 - Grooming
 - Veterinary
- Broadcast or Recording Studio
- Commercial Service
 - Building service
 - Business support service
 - Consumer maintenance/repair service
 - Personal improvement service
 - Research Service
- Financial Services
- Office
 - Business or professional office
 - Medical, dental or health practitioner office
- Restaurants and Bars
 - Restaurant
- Retail Sales
 - Building supplies and equipment
 - Consumer shopping goods
 - Convenience goods
 - Grocery store
 - Small box discount store
 - Medical Marijuana dispensary
- Self-service Storage Facility
- Studio, Artist, or Instructional Service
- Trade School

WHOLESALE, DISTRIBUTION, & STORAGE

- Equipment & Materials Storage, Outdoor
- Warehouse
- Wholesale Sales and Distribution

AGRICULTURAL

- Community Garden
- Farm, Market-or Community-supported

RESIDENTIAL BUILDING TYPES:

HOUSEHOLD LIVING

- Single Household
 - Mixed-Use Building
 - Vertical Mixed-Use Building
- Two households on single lot
 - Mixed-Use Building
 - Vertical Mixed-Use Building
- Three or more households on single lot
 - Mixed-Use Building
 - Vertical Mixed-Use Building

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SITE DEVELOPMENT REQUIREMENTS:

Construction and Lot Development will conform to the CG regulations as described in the Tulsa Zoning Code, with the following additional requirements:

Setbacks Requirements:

- a. Buildings, parking, and outdoor storage of any kind are prohibited within 10 feet on the north 200' of the East boundary of the subject tract as measured from the planned right of way line of East Admiral Place.
- b. Buildings, parking, and outdoor storage of any kind are prohibited within 30 feet of the remainder of the East property line.
- c. Buildings, parking, and outdoor storage of any kind are prohibited within 30 feet of the South boundary of the subject tract.
- d. Overhead doors are prohibited within 100' of the east and south boundary of the subject tract.
- e. Dumpsters are prohibited within 100' of the east and south boundary of the subject tract.

Signage shall conform to the provisions of the CG district except the following standards apply.

- a. Illuminated wall signage facing east or south is prohibited:
- b. Ground signage is prohibited within 100 feet of the south or east boundaries of the subject tract.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The CG zoning request is consistent with the Mixed-Use Corridor land use designation. The optional development plan provides protections for the existing neighborhood adjacent to the subject site.

Land Use Vision:

Land Use Plan: 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: 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.

Transportation Vision:

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Major Street and Highway Plan: East Admiral Place is a Secondary Arterial

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

View from Admiral looking south. The site is currently vacant.



Environmental Considerations:

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
East Admiral Place	Secondary Arterial	100'	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	RS-1	Employment	Growth	Residential
East	AG-R	Mixed-Use Corridor	Growth	Residential
South	RD	Existing Neighborhood	Stability	Residential

West	CS/PUD-290-A	Mixed-Use Corridor	Growth	Mini Storage
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SECTION III: Relevant Zoning History

History: Z-7707 w/ ODP

Subject Property:

ZONING ORDINANCE: Ordinance number 11818 dated June 26, 1970, & Ordinance number 24881 dated August 14, 2022, established zoning for the subject property.

Z-7658 August 2022: All concurred in **approval** of a request for *rezoning* a tract of land from RS-1 to AG-R on property located 18116 East Admiral Place South.

Surrounding Property:

Z-7658 August 2022: All concurred in **approval** of a request for *rezoning* a 129.71± acre tract of land from RS-1, RE & RS-3 to AG-R on property located 33 properties S of the SE/c of E Admiral Pl and S. 161st E.

Z-7623 w/ ODP June 2022: All concurred in **approval** of a request for *rezoning* a 89.62± acre tract of land from AG to RS-4 on property located South and East of the Southeast corner of east Admiral Place & South Lynn Lane Road.

Z-7327 Rel. PUD-290-A June 2016: All concurred in **approval** of a request for *rezoning* a 4.6± acre tract of land from AG, OL & PUD-290 to CS & PUD-290-A on property located East of the southeast corner of South 177th East Avenue and East Admiral Place North.

BOA-20585 October 2007: The Board of Adjustment **approved** a *Special Exception* to permit (Use Unit 5) accessory church use (parking) in an RS-1 district; & a *Special Exception* to permit required parking on a lot other than the one containing the principal use, on property located at SE/c of E. Admiral Pl and South 183rd E. Ave.

BOA-14494 July 1987: The Board of Adjustment **approved** a *Special Exception* to permit a mobile home in an RS-1 zoned district & a *Variance* of the time regulation from 1 year to permanently & a *Variance* to allow for 2 dwellings on one lot of record, on property located at 18101 East Admiral Place.

Z-6135 February 1987: All concurred in **approval** of a request for *rezoning* a tract of land from RS-1 to IL on property located 18125 E. Admiral Place N.

BOA-13608 June 1985: The Board of Adjustment **approved** a *Special Exception* to permit mobile home (2) in an RS-1 zoned district & a *Variance* to allow two mobile homes per lot and to permit the mobile homes permanently & a *Variance* to allow two dwelling units (mobile homes) per lot of record, on property located at 18101 East Admiral Place.

BOA-12214 September 1982: The Board of Adjustment **approved** a *Special Exception* to permit mobile home in an RS-1 district, on property located at 18101 East Admiral Place.

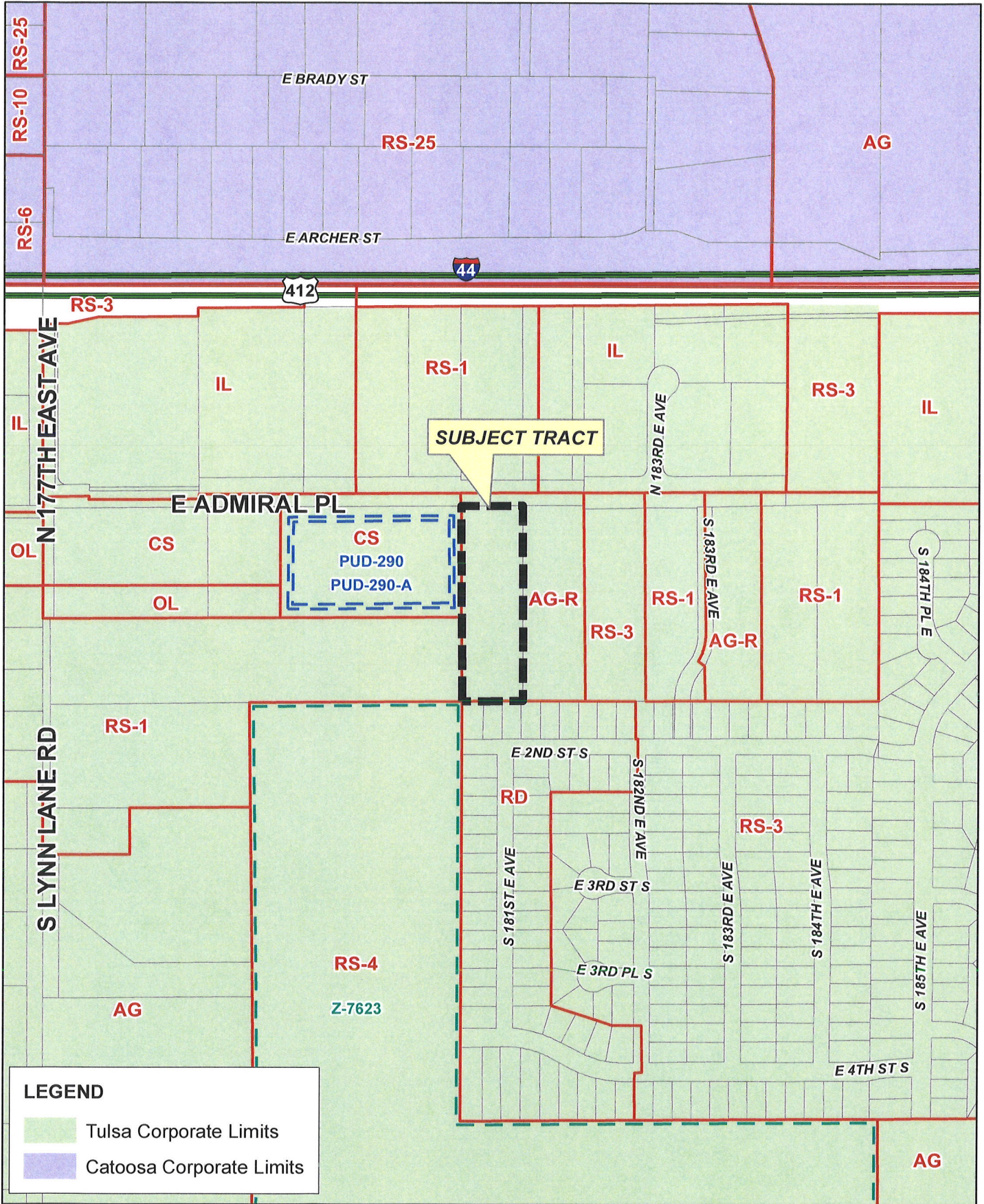
PUD-290 August 1982: All concurred in **approval** of a proposed *Planned Unit Development* on a 4.59± acre tract of land for on property located East of SE corner of South 177th east Avenue & East Admiral Place.

BOA-11553 July 1981: The Board of Adjustment **approved** a *Special Exception* to permit a day care center as an operation of a church in an RS-3 District, on property located at 18210 East Admiral Place.

BOA-11188 September 1980: The Board of Adjustment **denied** a *Special Exception* to permit a mobile home in an RS-1 District, on property located at South and East of Admiral Place and 177th East Avenue.

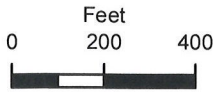
BOA-9460 April 1977: The Board of Adjustment **approved** a *Variance* to permit side yard requirements from 10' to 5' to permit 5' on each side of single-family dwellings to be constructed in an RD District, on property located at South 181st East Avenue between 2nd Street and 4th Street.

BOA-6720 September 1970: The Board of Adjustment **approved** a *Special Exception* to permit erecting a church and operating a day nursery in an RS-3 district, on property located at 183rd East Avenue and Admiral.



LEGEND

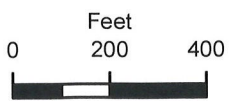
- Tulsa Corporate Limits
- Catoosa Corporate Limits



Z-7707

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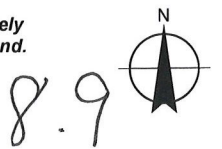
 Subject Tract

Z-7707

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

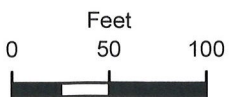
Aerial Photo Date: 2020/2021





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E 2ND ST S



Subject Tract

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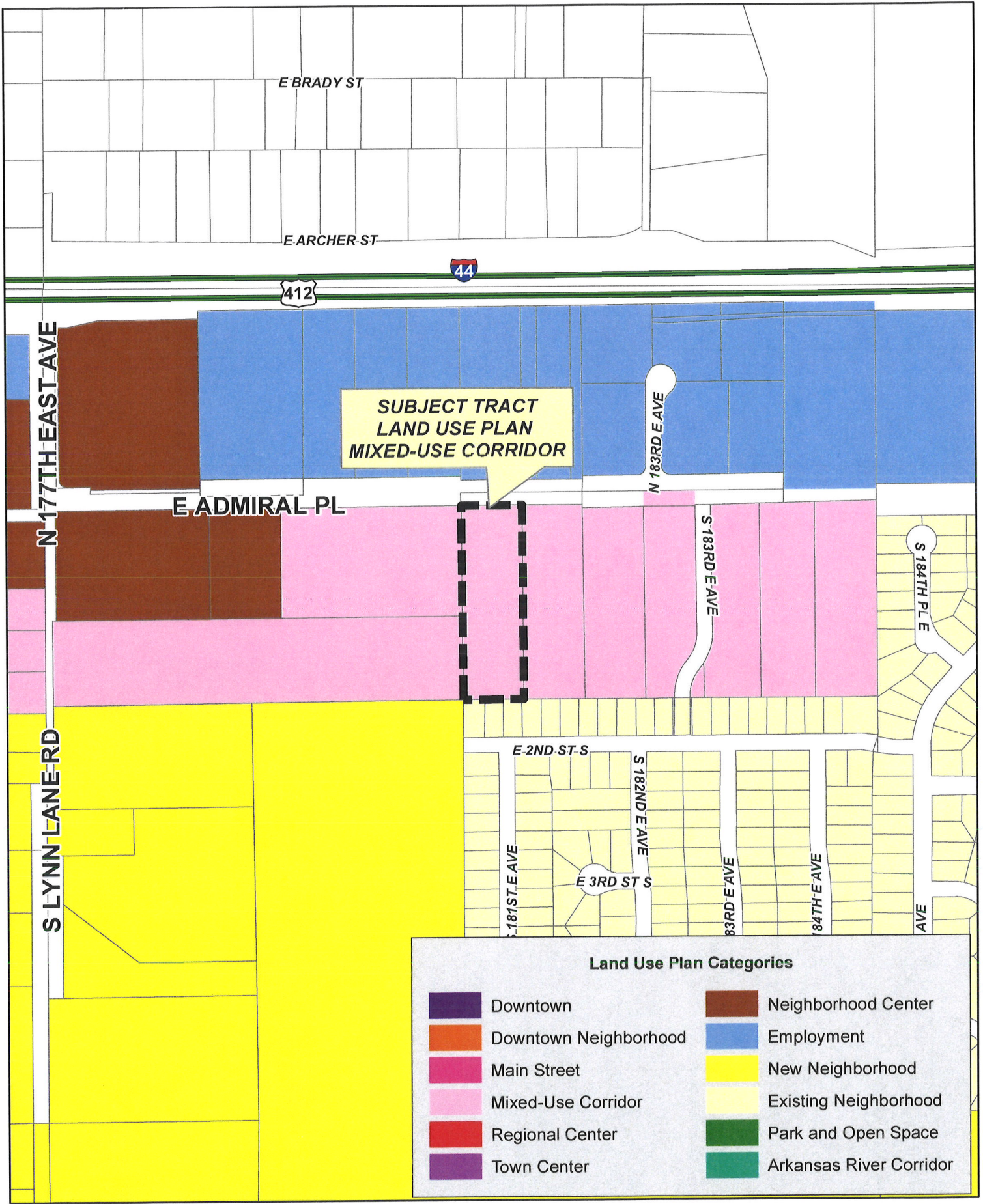
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Aerial Photo Date: 2020/2021

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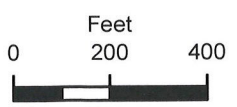




**SUBJECT TRACT
LAND USE PLAN
MIXED-USE CORRIDOR**

Z-7707

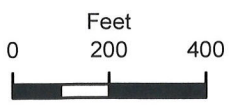
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Growth and Stability

- Area of Growth
- Area of Stability



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