



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7708

Hearing Date: April 19th 2023

Case Report Prepared by:

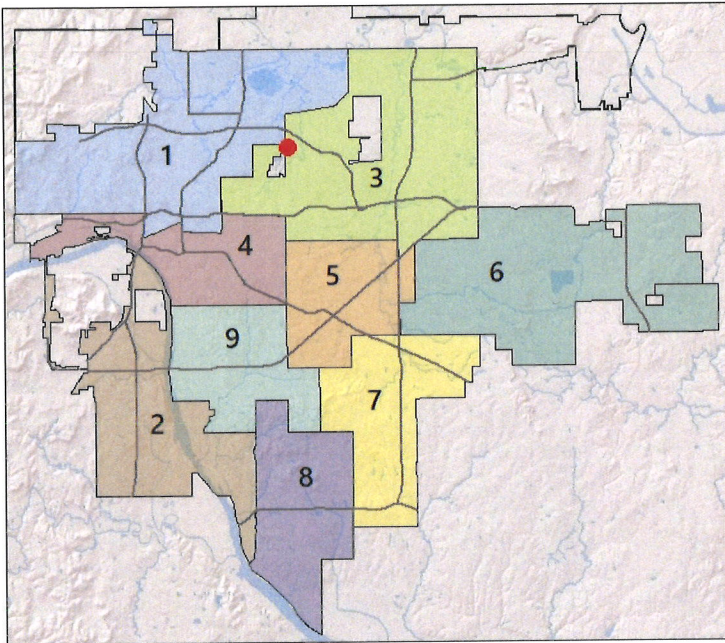
Kendal Davis

Owner and Applicant Information:

Applicant: Deborah Palinskee

Property Owner: TULSA COMMERCE
CENTER LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Office complex with small
warehouses

Concept summary: Change zoning to allow
uses that may be more consistent with a
neighborhood center land use designation and
to support redevelopment of the existing
property that is zoned OL with a non-
conforming use.

Tract Size: 6.84 ± acres

Location: Southeast corner of East Apache
Street and North Yale Avenue

Zoning:

Existing Zoning: OL, CG, RS-3

Proposed Zoning: CG

Comprehensive Plan:

Land Use Map: Neighborhood Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 0327

CZM: 30

City Council District: 3

Councilor Name: Crista Patrick

County Commission District: 1

Commissioner Name: Stan Sallee

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SECTION I: Z-7708

DEVELOPMENT CONCEPT: The immediate goal for this request is to allow Office complex with small warehouses that includes Equipment & Materials Storage Outdoors. The middle portion of the subject tract is zoned OL, the east portion is zoned RS-3 and the remainder is zoned CG. The CG zoning category allows that service without rezoning.

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:
 - Aerial photo illustrating concept.
 - Building elevation concept illustration

DETAILED STAFF RECOMMENDATION:

The CG district is primarily intended to accommodate established commercial uses, while providing protection to adjacent residential areas and accommodate the grouping of compatible commercial and light industrial uses and,

The Neighborhood Center land use designation is intended to accommodate pedestrians and local traffic. CG zoning allows a development pattern that is consistent with the neighborhood Center concept and,

Uses allowed in the CG district are consistent with the expected development in the area therefore,

Staff recommends Approval of Z-7708 to rezone property from OL, CG & RS-3 to CG as requested by the applicant.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The requested CG zoning on this site can provide a small-scale version of a Neighborhood Center.

Land Use Vision:

Land Use Plan map designation:

Neighborhood Centers: This land use designation should include small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to number of destinations.

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:

Multi Modal Corridor: North Yale Avenue is considered a multimodal corridor. Future development should emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail, and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required to address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Streets on the Transportation Vision that indicate a transit improvement should use the multimodal street cross sections and priority elements during roadway planning and design.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS: None

Staff Summary: *The site is undeveloped and vacant. The middle and east of the property is partially zoned OL and RS-3 and undeveloped.*

Environmental Considerations: None that would affect site redevelopment.

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Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
North Yale E. Ave.	Secondary arterial with Multi Modal Corridor Street designation	100 feet	6 Lanes with median 4 north bound. 2 south bound.
East Apache	Secondary Arterial	100 feet	6 lanes with median. Two east bound. 4 west bound.

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	CG, OL & RS-3	Vacant	Area of Growth	City of Tulsa ownership used for Apache Street widening.
East	RS-3	Existing Neighborhood	Area of Growth	Single Family Homes
South	CG, OL & RS-3	Neighborhood Center	Area of Growth	Religious Assembly
West	CS	Neighborhood Center	Area of Growth	Small scale convenience store

SECTION III: Relevant Zoning History

History: Z-7708

Subject Property:

ZONING ORDINANCE: Ordinance number 11910 dated June 26, 1970, established zoning. Ordinance number 12524 dated July 21st July 21st, 1972, re-established the same zoning for the subject property.

Surrounding Property:

BOA-22807 November 2019: The Board of Adjustment **approved** a *Verification* of the 1,000 spacing requirements for a medical marijuana dispensary from another medical marijuana dispensary, on property located at 2400 N. Yale Avenue East.

BOA-21934 July 2015: The Board of Adjustment **approved** a *Special Exception* to permit a temporary concrete plant in an IL district for the length of 12 months, on property located at 4535 E. Apache St. N.

BOA-18185 September 1998: The Board of Adjustment **approved** a *Special Exception* to permit a night club in an IL zoned district, on property located at 2610 N. Yale.

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BOA-14349 January 1987: The Board of Adjustment **approved** a *Variance* to permit signage from 201 sq. ft. to 335 sq. ft. to allow for an existing sign in IL zoned district, on property located at 2610 North Yale.

BOA-13806 October 1985: The Board of Adjustment **approved** a *Special Exception* to permit a convenience store in an IL zoned district, on property located at the NW/c of Yale and Apache.

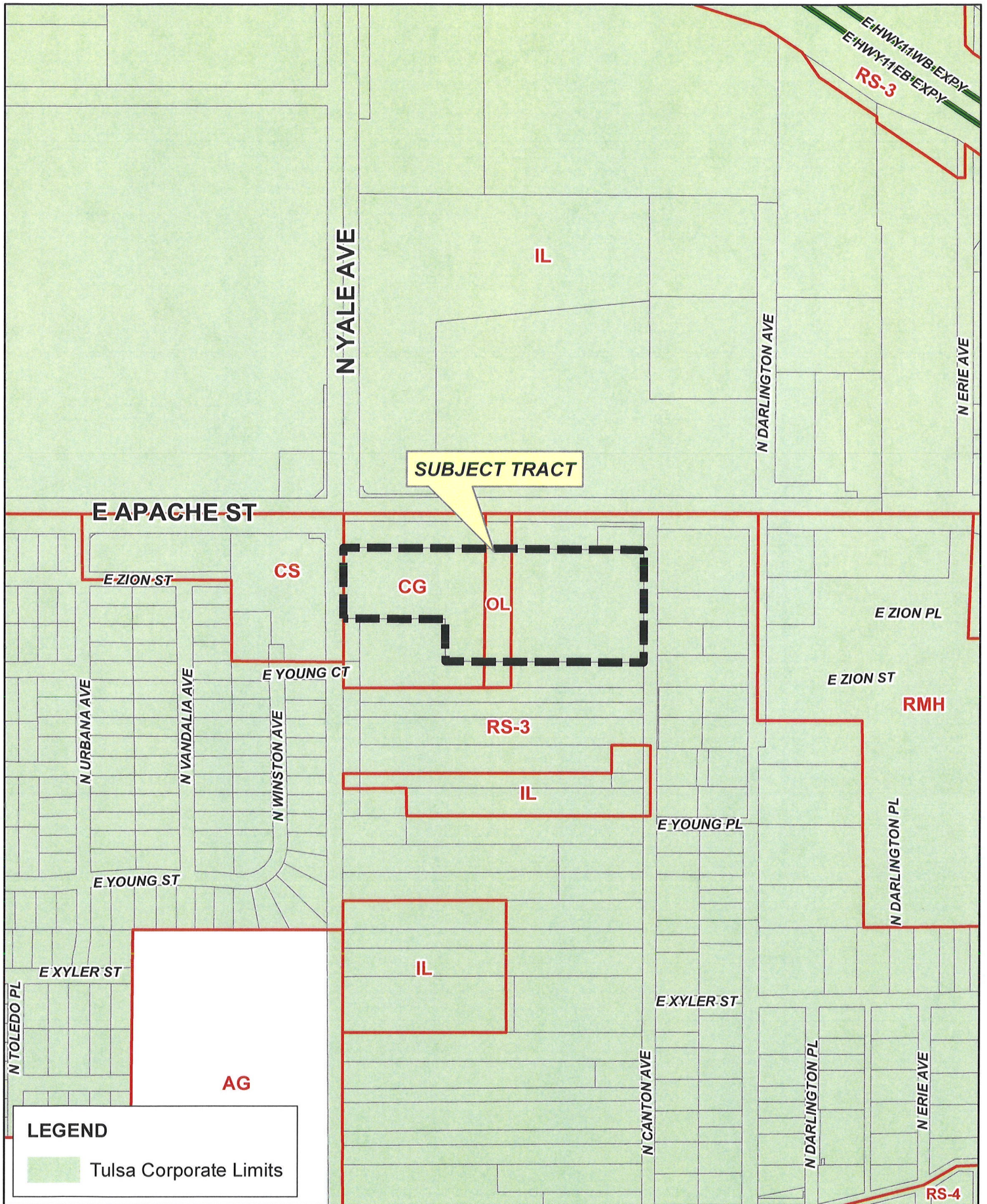
BOA-13420 January 1984: The Board of Adjustment **approved** a *Special Exception* to permit an office warehouse in a CS zoned district & a *Variance* to permit the 110' setback from the centerline of Yale to 100' to permit a new building to align with existing building to the north, on property located at the NW/c of Young Court and Yale Avenue.

BOA-11524 June 1981: The Board of Adjustment **approved** a *Special Exception* to permit a mobile home in an RS-3 district; & a *Variance* of the time limitation to permit a mobile home in an RS-3 district for more than one year, on property located at 2453 North Yale Avenue.

BOA-8744 September 1975: The Board of Adjustment **approved** a *Variance* to permit the setback requirements from 110' to 79' in a CS district, on property located at 2464 North Yale Avenue.

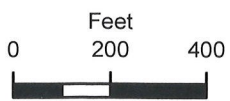
BOA-8549 April 1975: The Board of Adjustment **approved** a *Special Exception* to permit a car wash in a CS district, on property located at southwest of Apache Street and Yale Avenue.

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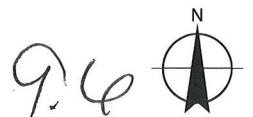
LEGEND

 Tulsa Corporate Limits



Z-7708

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E APACHE ST

SUBJECT TRACT

E ZION ST

E YOUNG CT

E ZION PL

E ZION ST

N URBANA AVE

N VANDALIA AVE

N WINSTON AVE

E YOUNG PL

E YOUNG ST

N DARLINGTON PL

E XYLER ST

E XYLER ST

N TOLEDO PL

N CANTON AVE

N DARLINGTON PL

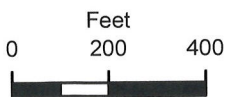
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E HWY 11 WB EXPY
E HWY 11 EB EXPY

N YALE AVE

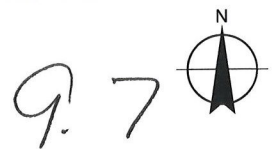
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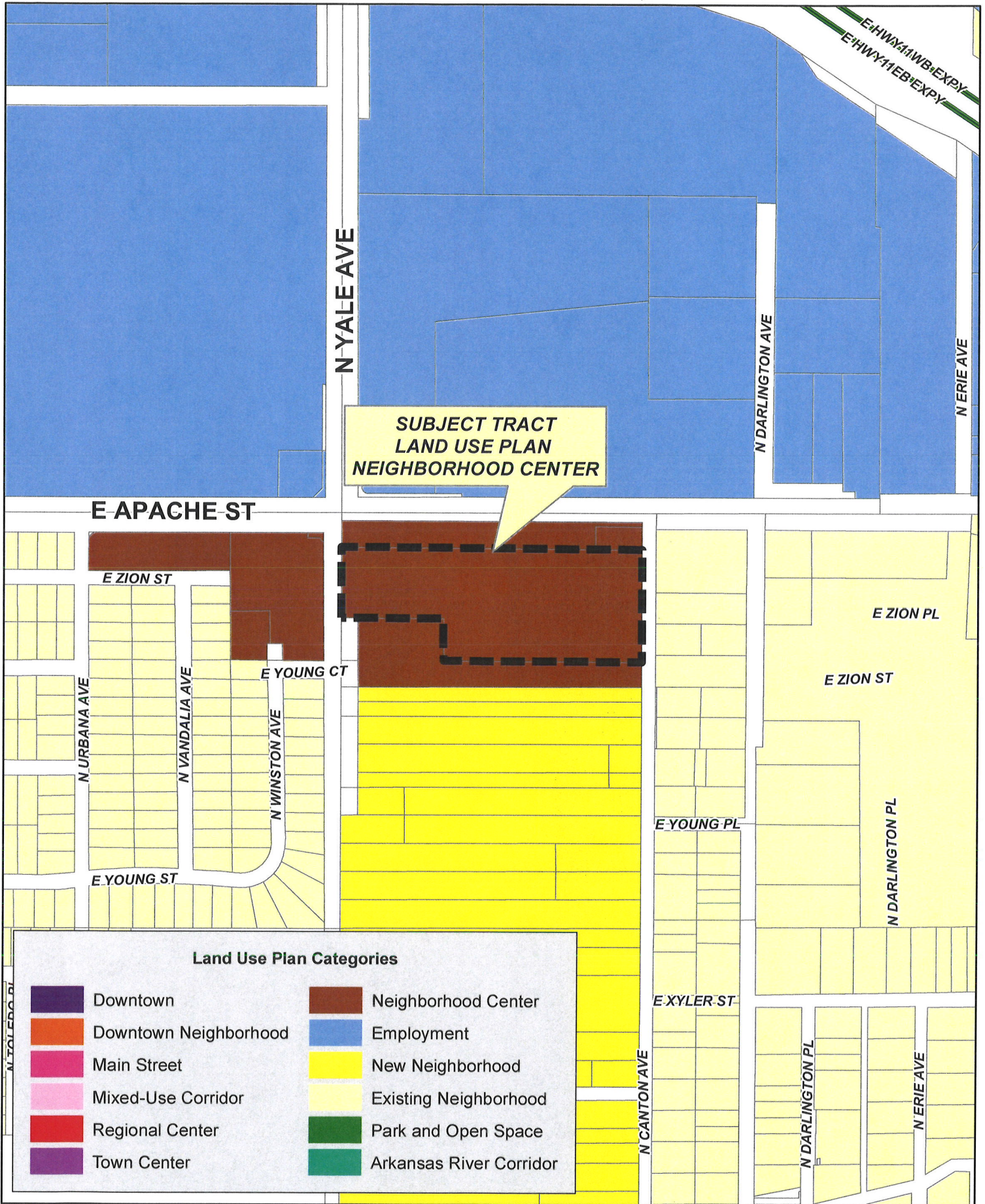
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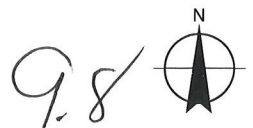
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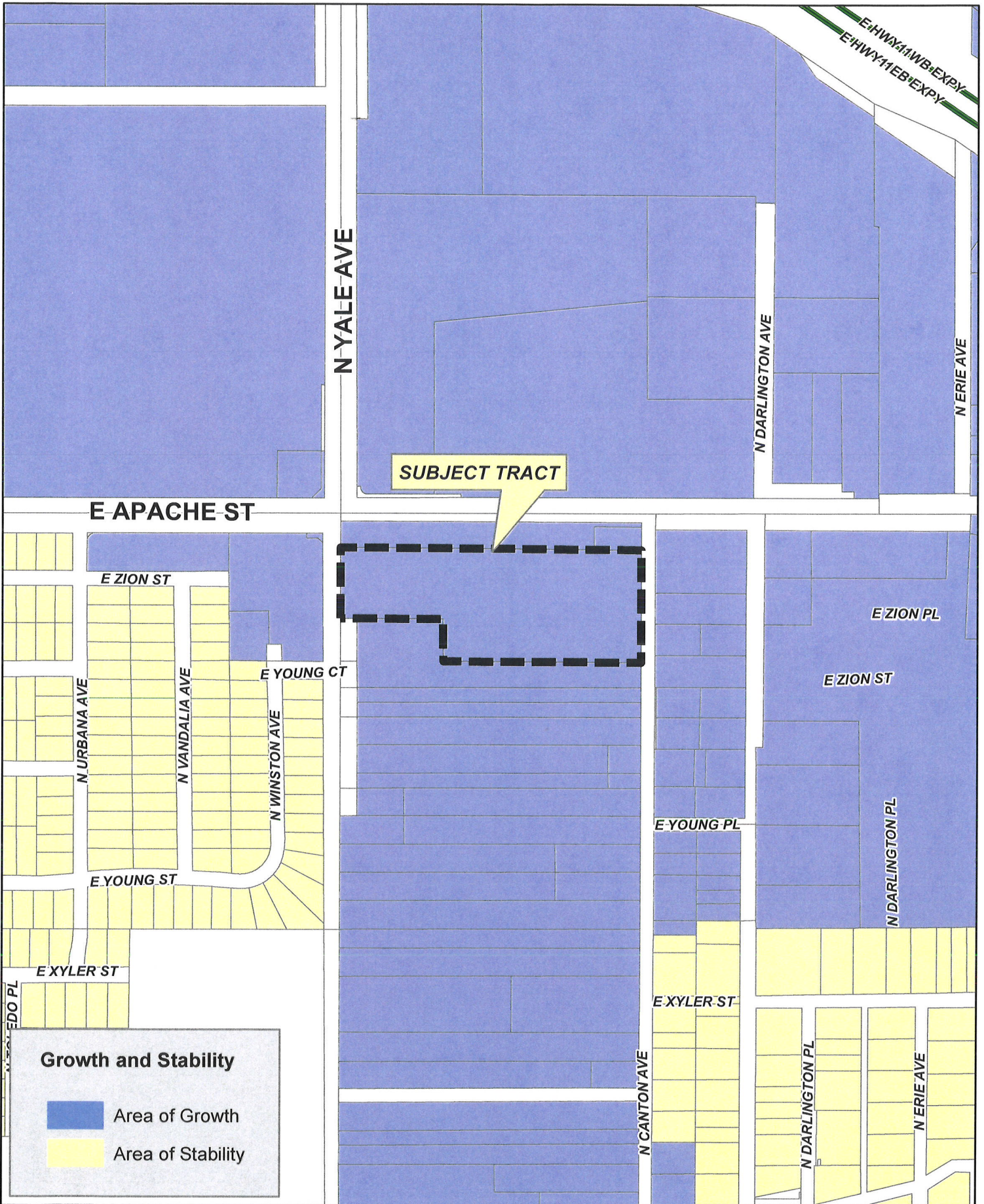




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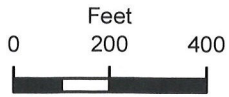




SUBJECT TRACT

Growth and Stability

- Area of Growth
- Area of Stability



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