



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7711

Hearing Date: May 3rd, 2023

Case Report Prepared by:

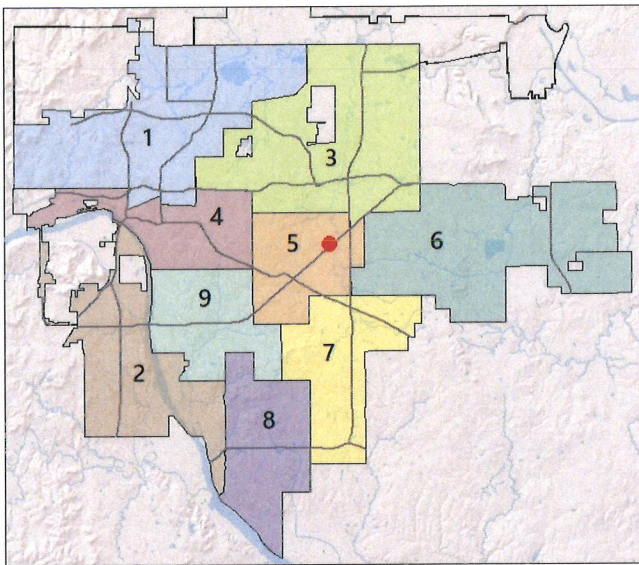
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Carlos Hinojosa

Property Owner: SHARP, JANICE C REV TR

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Office

Proposed Use: Warehouse/Storage

Concept summary: rezoning from OM to CG allows a wider variety of uses that are consistent with the expected development of the site.

Tract Size: 0.96 ± acres

Location: East of the Southeast corner of South Memorial Drive and East 21st South

Zoning:

Existing Zoning: OM

Proposed Zoning: CG

Comprehensive Plan:

Land Use Map: Mixed-Use Corridor

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9313

CZM: 38

City Council District: 5

Councilor Name: Grant Miller

County Commission District: 2

Commissioner Name: Karen Keith

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SECTION I: Z-7711

DEVELOPMENT CONCEPT: The applicant has proposed rezoning without any use limitations. The immediate plan is to develop the site with office warehouse uses with development standards as allowed in the CG 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:
None provided.

DETAILED STAFF RECOMMENDATION:

The applicant requested CG zoning on a tract that is not part of any overlay or small area planning process. Tulsa Comprehensive Plan identifies the area as a Mixed-Use Corridor and,

The Mixed-Use Corridor designation anticipates a wide variety of uses that would fit the context of the abutting CS properties and,

CG zoning standards do not require the minimum lot and area standards that are common in abutting residential districts however the supplemental standards for uses in a CG district will provide adequate buffer and screening for the residential zoning properties abutting the site and,

CG zoning districts allow a wide variety of uses and more development options than abutting CS districts however the uses allowed are consistent with the expected redevelopment in the surrounding commercially zoned areas therefore,

Staff recommends approval of Z-7711 to rezone property from OM to CG.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: *CG zoning allows uses that are consistent with the expected development pattern contemplated in the Mixed-use corridor. This site is not adjacent to a high-capacity street system, but CG zoning allows building placement close to the street as suggested in the mixed-use corridor land use designation.*

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

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 property is currently undeveloped with trees and shrubs. The site is generally flat and adjacent to a two lane street with side ditches.*

Environmental Considerations: None that would affect site development.

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
South 92 nd East Avenue	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	RS-3	Mixed-use corridor	Growth	Single family
East	CS	Mixed-use corridor	Growth	Self storage

South	CS	Mixed-use corridor	Growth	Commercial
West	RS-3	Mixed-use corridor	Growth	Not developed

SECTION III: Relevant Zoning History

History: Z-7711

Subject Property:

ZONING ORDINANCE: Ordinance number 11816 dated June 26, 1970, established zoning for the subject property.

Surrounding Property:

BOA-19742 January 2004: The Board of Adjustment **approved** an amended site plan previously approved by BOA-19501, on property located at 2161 South 91st East Avenue.

BOA-19501 January 2003: The Board of Adjustment **approved** a *Special Exception* to permit a church and accessory use in an RS-3 district, on property located at 2161 South 91st East Avenue.

BOA-18202 September 1998: The Board of Adjustment **approved** a *Special Exception* to permit two manufactured buildings in an RS-3 zoned district for use as class rooms & a *Variance* to allow the buildings permanently on the property & a *Variance* of the required setback from property line for accessory building form 3' to 0' & Approval of an amended site plan previously approved for temporary manufactured homes on the SE/c, on property located at 9123 East 22nd Place.

BOA-14426 April 1987: The Board of Adjustment **approved** a *Variance* to permit setback from freeway right-of-way from 10' to 1' to allow for a sign; per design standards submitted; finding a hardship imposed on the applicant by the close proximity of the business to entrance ramp of the Gilcrease Expressway after the taking, on property located at Block 1, Happy Homes Addition.

BOA-13983 April 1986: The Board of Adjustment **approved** a *Variance* to permit outdoor storage in conjunction with an existing mini-storage within 300' of an abutting R District, on property located at the SE/c of 21st Street and South 92nd East Avenue.

Z-5815 June 1983: All concurred in **approval** of a request for *rezoning* a tract of land from RS-3 to OM on property located Lots 2 & 10 Block 2 Memorial Acres.

BOA-12287 November 1982: The Board of Adjustment **approved** a *Variance* to permit the sign requirements from 32 square feet in an OM district, on property located at 91st East Avenue and 22nd Place.

BOA-11785 January 1982: The Board of Adjustment **approved** a *Special Exception* to permit church use and church school use with related activities in an RS-3 District; & a *Special Exception* to allow a mobile home to remain on property that is used for classrooms, on property located at 9123 East 22nd Place.

BOA-11772 January 1982: The Board of Adjustment **approved** a *Special Exception* to permit an increase of the floor area ratio from 25% to 40% in an OL District; & a *Variance* of the one-story height limitation to permit a two-story building; & a *Special Exception* to permit the erection of a radio tower whose height will not exceed 148' and, a 3.7 meter earth station & a *Variance* of the size of a sign in

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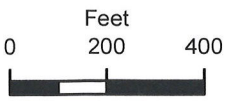
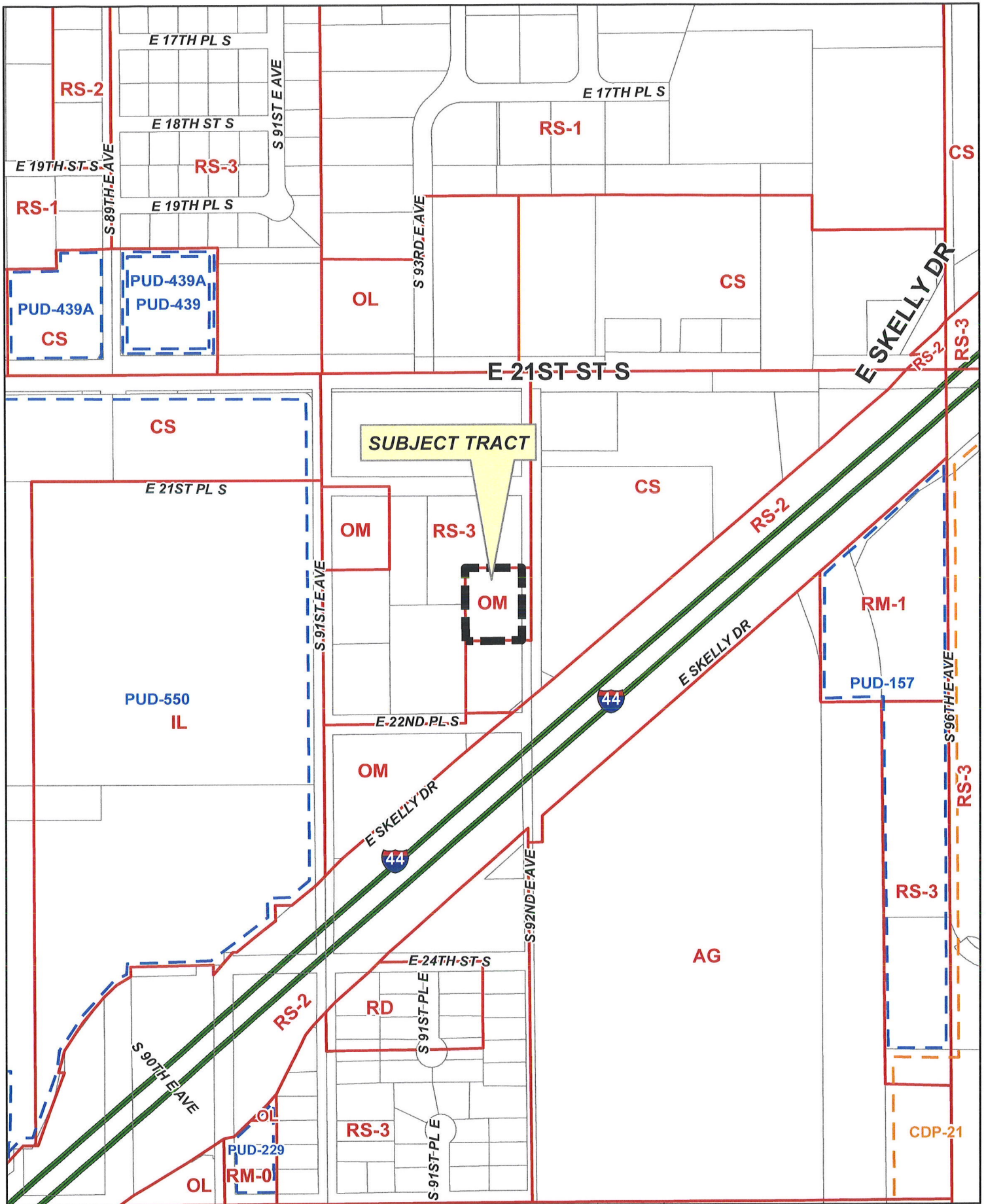
an OL District & a *Special Exception* to remove the screening where existing physical features provide visual separation of uses; (b) where an alternative screening will provide visual separation of uses; and (C) grant an extension of time to erect a screen where properties which are to be benefitted are undeveloped, on property located in the vicinity of 22nd Place and 92nd East Avenue.

BOA-11172 September 1980: The Board of Adjustment **approved** a *Special Exception* to permit a mobile home in an RS-3 District, & a request for a *Variance* to permit more than one mobile home on a lot, on property located at 3701 South Nogales Avenue.

BOA-11152 November 1980: The Board of Adjustment **approved** a *Request* to permit a mobile home on the property for one year to house the Christian School, on property located at 9123 East 22nd Place.

BOA-8715 August 1975: The Board of Adjustment **approved** a *Special Exception* to permit erection of mini storages with caretaker's quarters in CS District, on property located at I-44 & 92nd East Avenue.

BOA-6991 May 1971: The Board of Adjustment **approved** a *Variance* to permit the maintenance of an office in a residence, & permission to park two trash trucks in an RS-3 District, on property located at 2161 South 91st East Avenue.



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Feet
0.5/100

 Subject
Tract

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

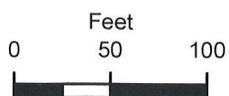
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E 22ND PL S



Subject Tract

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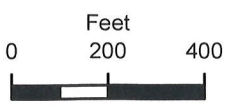
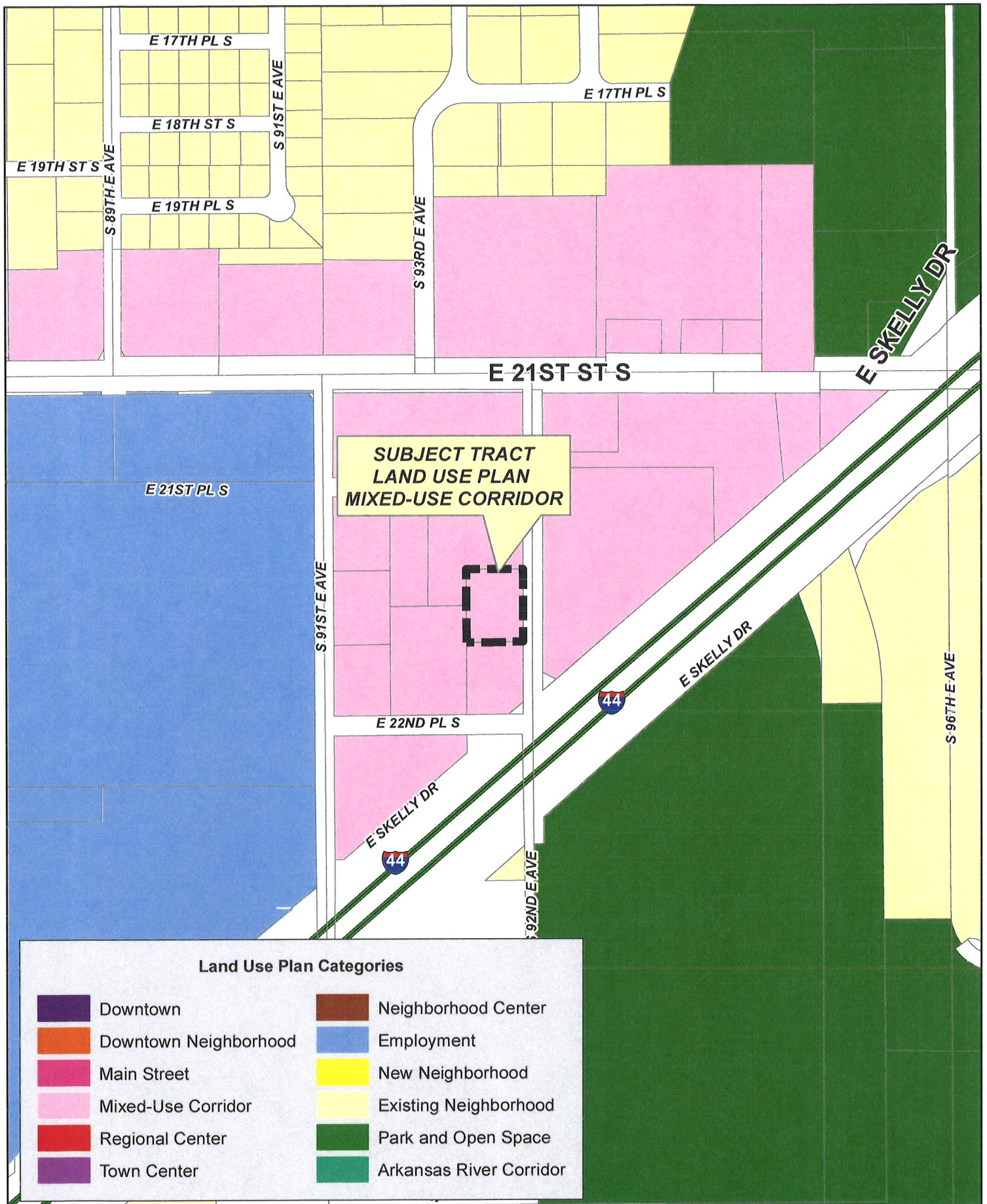
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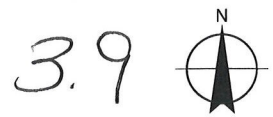
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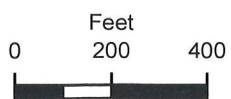
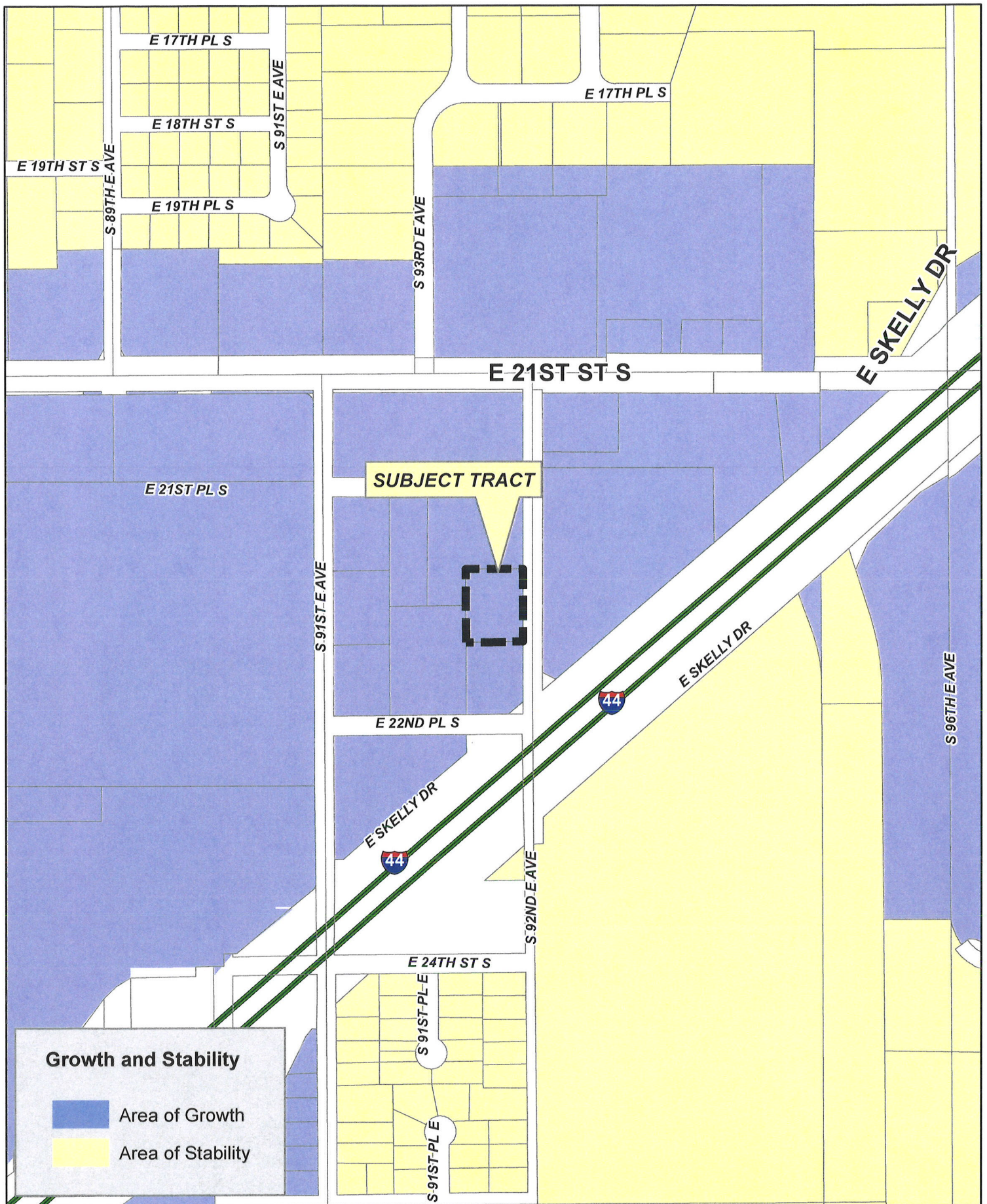




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