



Case Number: Z-7713

Hearing Date: May 17th, 2023

Case Report Prepared by:

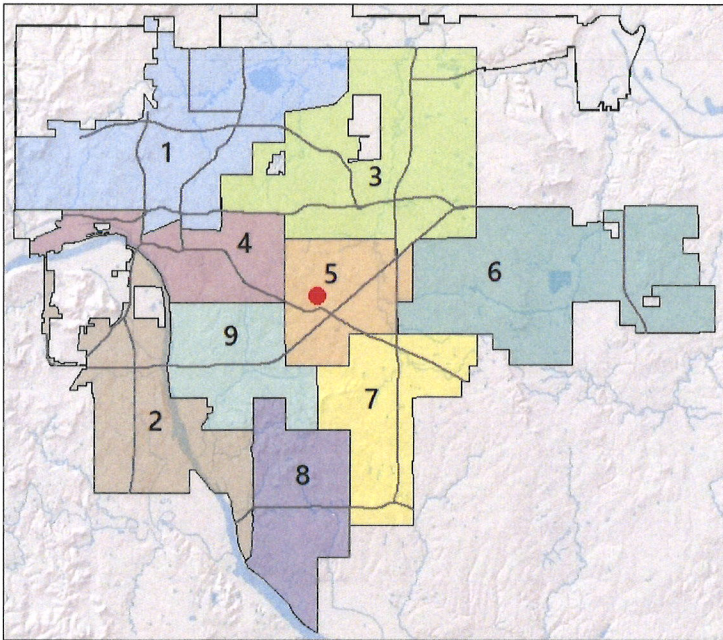
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Steve Bengé

Property Owner: Steve Bengé

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Senior Living

Concept summary: Rezoning to allow multi family development as allowed in the RM-0 zoning district.

Tract Size: 0.54 ± acres

Location: North of the Northwest corner of East 31st Street South and South Sheridan Road

Zoning:

Existing Zoning: OL

Proposed Zoning: RM-0

Comprehensive Plan:

Land Use Map: Town Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9315

CZM: 38

City Council District: 5

Councilor Name: Grant Miller

County Commission District: 2

Commissioner Name: Karen Keith

6.1

SECTION I: Z-7713

DEVELOPMENT CONCEPT: The applicant has requested rezoning for a single story multifamily development that will be marketed for senior living.

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:

Uses and building types allowed in the RM-0 zoning are consistent with the infill development pattern expected in the Town Center land use designation of the Comprehensive Plan and,

RM-0 zoning is consistent with the anticipated future zoning pattern on this block and,

Rezoning will require conformance with the subdivision regulations prior to receiving permits for construction. The subject property will be required to finish the dead-end street at the northeast edge of the subject property helping complete the Major Street and Highway Plan vision on this location and,

RM-0 supplemental regulations provide guidance for development similar to the abutting properties therefore,

Staff recommends Approval of Z-7713 to rezone property from OL to RM-0.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: *The proposed multifamily development is consistent with the expected development pattern identified in the Town Center land use designation.*

Land Use Vision:

Land Use Plan map designation: Town Center

Town Centers are medium-scale, one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood Centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to a number of destinations.

Areas of Stability and Growth designation: Area of Growth

6.2

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: South Sheridan Road is considered a multi-modal 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 multi-modal 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:

Staff Summary: The subject tract is empty with access to all the city infrastructure. *The parcel does not have vehicular access to South Sheridan Road. Staff recognizes that the stub street from the South Sheridan Road access drive ends at the north boundary and recommends completing vehicular turnaround to meet subdivision regulations design standards or connect the dead end street to South Sheridan Road or East 28th Street South.*

Environmental Considerations: None that affect site development.

6.3

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Sheridan Road and South Sheridan Road Access Drive	Secondary Arterial with multi modal corridor designation	100 feet	4 on South Sheridan 2 on South Sheridan Access Drive
East 28 th Street South	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	Existing Neighborhood	Stability	Detached single family
East	RS-3 and OL	Town Center	Growth	Emergency and protective shelter
South	OL	Town Center	Growth	Fraternal Organization
West	RS-3	Existing Neighborhood	Stability	Detached single family

SECTION III: Relevant Zoning History

History: Z-7713

Subject Property:

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

BOA-19127 July 2001: The Board of Adjustment **approved** a *Special Exception* to permit a private lodge/club on an OL and CS zoned property, on property located at 2808 S. Sheridan.

BOA-10532 June 1979: The Board of Adjustment **denied** a *Special Exception* to permit apartments in an office district, on property located at NW corner of 28th street and Sheridan Road.

Surrounding Property:

BOA-23160 July 2021: The Board of Adjustment **approved** a *Special Exception* to permit a Public, Civic & Institutional/Governmental Service or Similar Functions use for a family justice center in an RS-3/OL/IL/CH District, on property located at 2821 south Sheridan Road East.

BOA-19127 July 2001: The Board of Adjustment **approved** a *Special Exception* to permit a private lodge/club on an OL and CS zoned property, on property located at 2808 S. Sheridan.

G. F.

BOA-15761 June 1991: The Board of Adjustment **approved** a *Special Exception* to permit an amendment to the previously approved site plan to permit the construction, use and occupancy of the Justice Center, which will specialize in the examination, evaluation and prescription for treatment of abused children, on property located at SE/c East 28th Street and South Sheridan Road.

BOA-15599 December 1990: The Board of Adjustment **approved** a *Variance* to permit the front yard requirement from 25' to 18', measured from the front property line, to allow a 7' addition to an existing attached garage, on property located at 2710 South Sheridan.

BOA-15440 May 1990: The Board of Adjustment **approved** a *Special Exception* to permit an amendment to the site plan to permit the construction, use and occupancy of two additional buildings, on property located at SE/c East 28th Street and South Sheridan.

BOA-11760 February 1982: The Board of Adjustment **approved** a *Variance* to permit the size of a sign from 32 square feet to 48 square feet in an OL District, on property located at 2808 S. Sheridan Road.

BOA-11360 February 1981: The Board of Adjustment **approved** a *Special Exception* to permit the construction of a new ambulatory care teaching facility to be utilized by the University of Oklahoma Tulsa Medical College, on property located at 2815 South Sheridan.

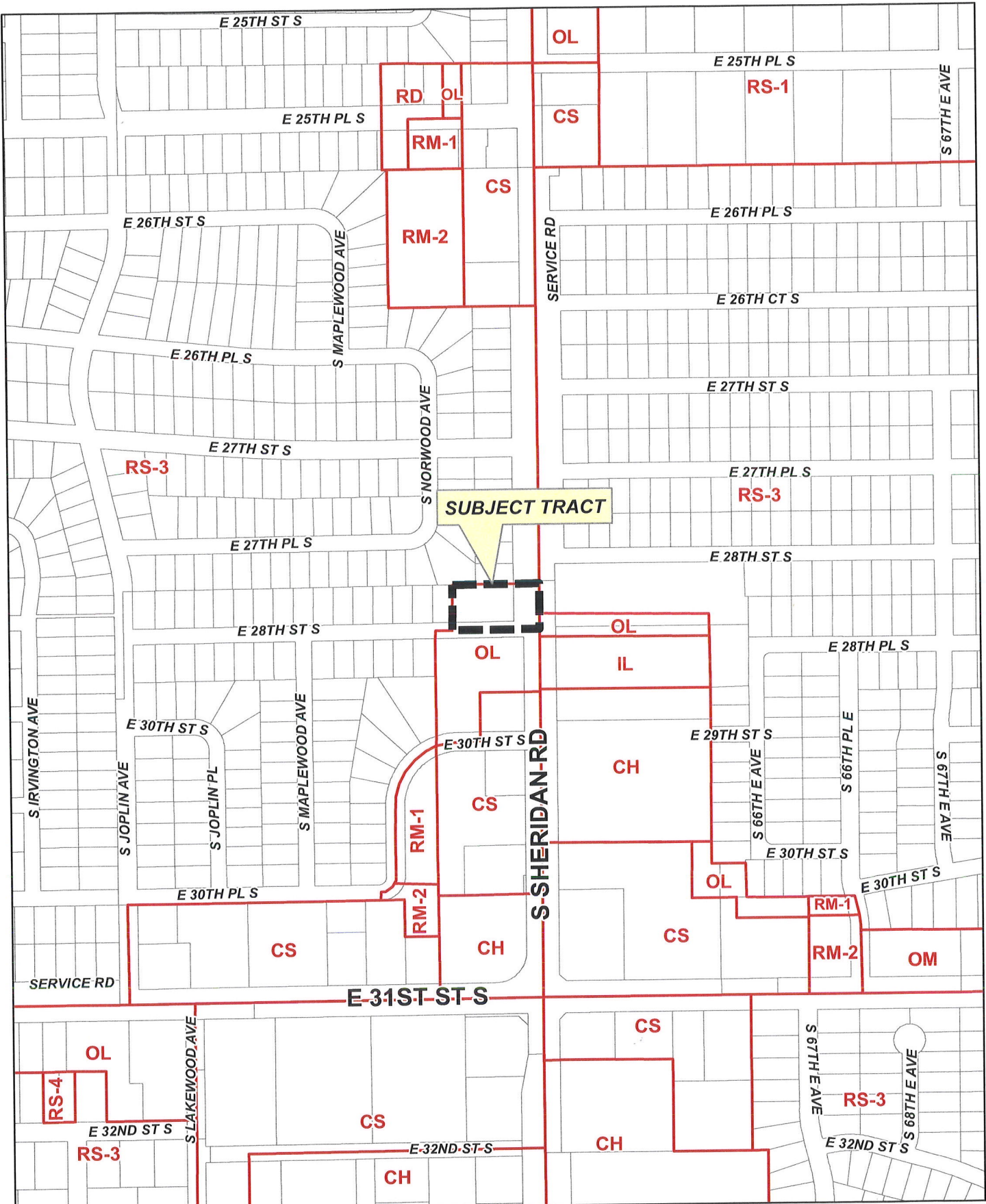
BOA-11293 December 1980: The Board of Adjustment **approved** a *Special Exception* to permit a home occupation which will consist of a wood working shop leather crafts, health care distributorship, and pocket secretary distributorship, on property located at 6510 East 27th Place.

BOA-11212 October 1980: The Board of Adjustment **approved** a *Variance* to permit a mobile home for security purposes in a CH District at 2837 South Sheridan Road, on property located at 2837 S. Sheridan Road.

BOA-9777 December 1977: The Board of Adjustment **approved** a *Special Exception* to permit home beauty shop in an RS-3 District, on property located at 6210 East 28th Street.

BOA-8370 October 1974: The Board of Adjustment **approved** a *Special Exception* to permit a variance of the 50' setback requirement to permit parking per plan; and a *Variance* of the screening requirement on lot lines in common with an RS District, in an RS-3, OL and IL District, on property located at southeast of 28th Street and Sheridan Road.

BOA-7675 October 1972: The Board of Adjustment **approved** a *Special Exception* to permit to erect a cafeteria, fieldhouse, FM radio broadcasting facility and public relations offices for college use in RS-3, OL, and IL district, on property located at 2800 S. Sheridan Road.

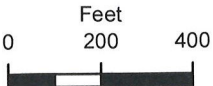


Z-7713

19-13 15



6.6



Subject Tract

Z-7713

19-13 15

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

Aerial Photo Date: 2020/2021



6-7



S NORWOOD AVE

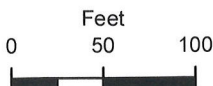
E 27TH PL S

E 28TH ST S

E 28TH ST S

S SHERIDAN RD

E 30TH ST S



Subject Tract

Z-7713

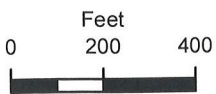
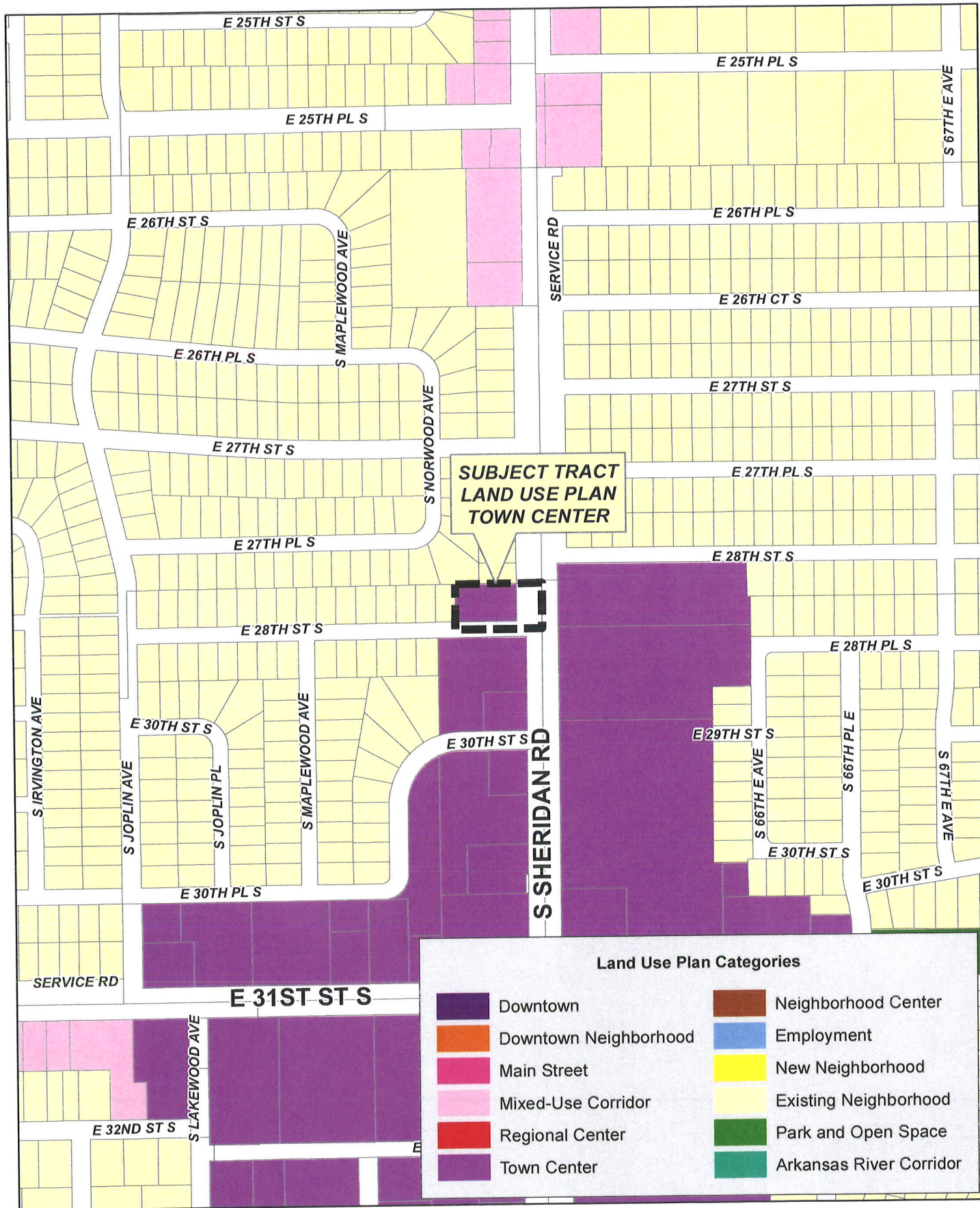
19-13 15

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

Aerial Photo Date: 2020/2021



6.8

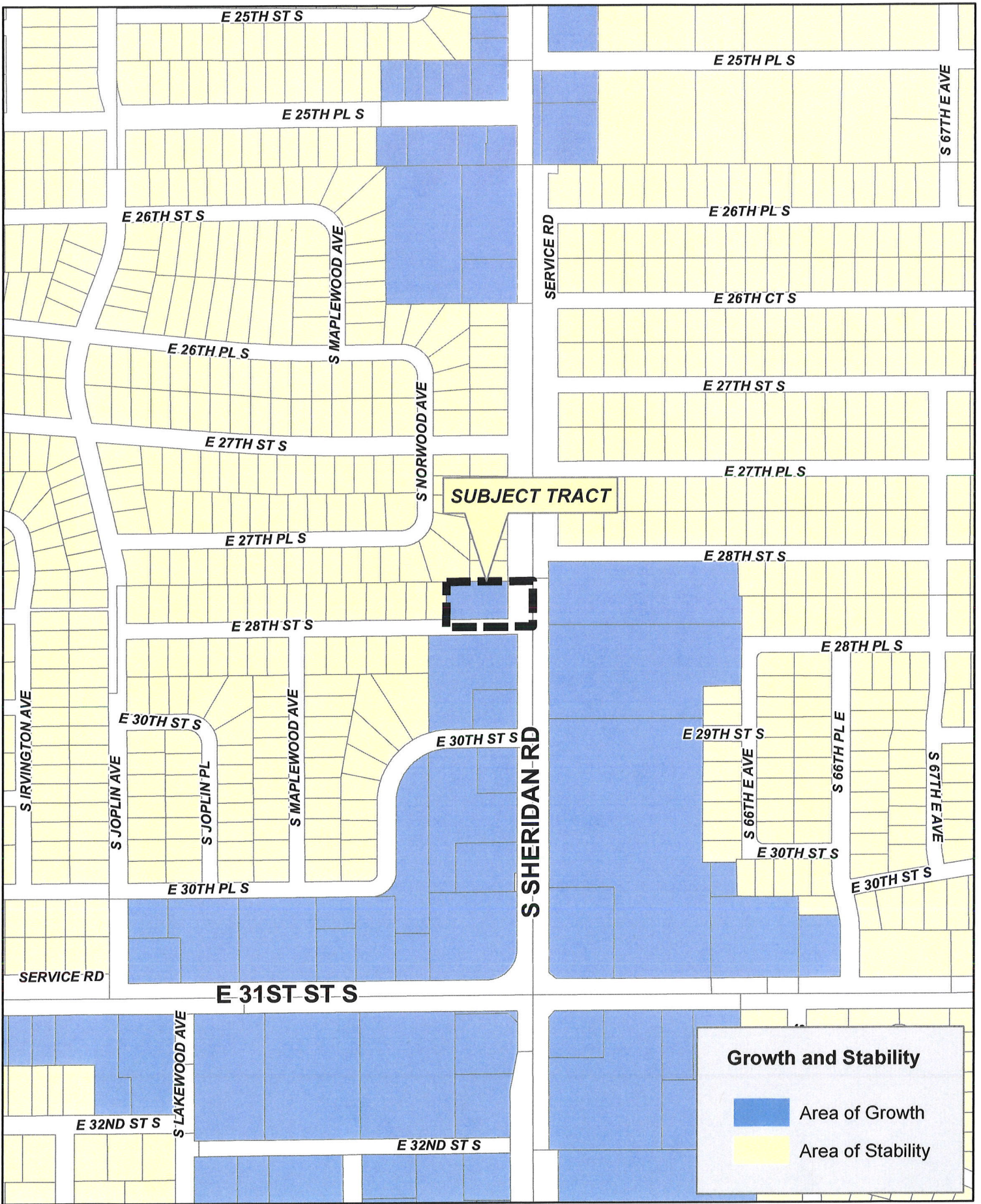


Z-7713

19-13 15



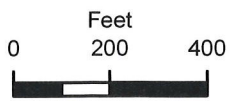
6.9



SUBJECT TRACT

Growth and Stability

- Area of Growth
- Area of Stability



Z-7713

19-13 15

