



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7718

Revised 7/17/2023

Hearing Date: July 19, 2023

Case Report Prepared by:

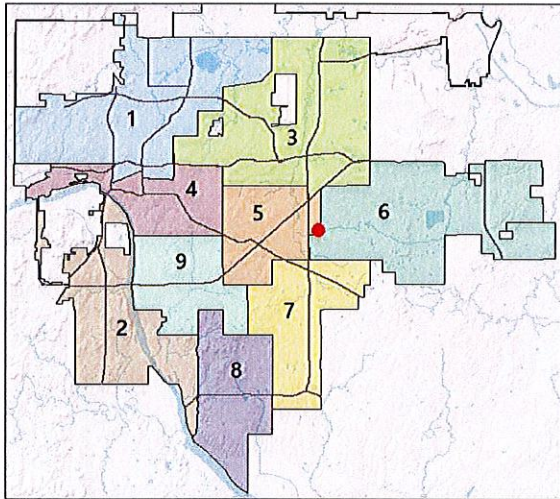
Dylan Siers

Owner and Applicant Information:

Applicant: Gary Conroy

Property Owner: North Cincinnati Assembly of God Church

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Church

Proposed Use: **Large** Assembly and Entertainment

Concept summary: Rezone to allow for a small (<250) assembly and entertainment use.

Tract Size: 5.26 ± acres

Location: North of the northwest corner of South Garnett Road and East 31st Street South

Zoning:

Existing Zoning: RS-3, CS

Proposed Zoning: CS

Comprehensive Plan:

Land Use Map: Local Center

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9418

CZM: 39

City Council District: 5

Councilor Name: Grant Miller

County Commission District: 1

Commissioner Name: Stan Sallee

SECTION I: Z-7718

DEVELOPMENT CONCEPT: The applicant has a goal to convert the existing church into an assembly and entertainment use. That use is currently not allowed in the existing RS-3 zoning. In order to achieve what they are wanting to do they must rezone to CS to support their proposed use. This would be permitted if it stays under a 250-person occupancy. If it exceeds this, they will have to seek a special exception at the Board of Adjustment.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map

DETAILED STAFF RECOMMENDATION:

The uses along with the lot and building regulations are consistent with the Tulsa Comprehensive Plan for a Local Center land use designation and,

CS zoning is primarily intended to accommodate convenience, neighborhood, subcommunity, community, and regional shopping centers providing a range of retail and personal service uses.

The applicants proposed use would be allowed by right in CS, as long as it remains within the small entertainment and assembly use category.

Staff recommends approval of Z-7718 to rezone the property from RS-3 & CS to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Uses and building types allowed in the CS district are consistent with the goals outlined in the Local Center land use designation.

Land Use Vision:

Land Use Plan map designation: Local Center

Local Centers serve the daily needs of those in the surrounding neighborhoods. This designation implies that the center generally does not serve an area beyond the nearby neighborhoods. Typical uses include commercial, or retail uses that serve the daily needs of nearby residents. In order to introduce a regional trip generator, the entire local center designation should be amended to be Regional Center with significant input from all affected properties and nearby neighborhoods.

Transportation Vision:

Major Street and Highway Plan: Secondary Arterial

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 current use on the site is a church, facing South Garnett Road. The applicant's intent is that the church be converted to a small entertainment and assembly use.*

Environmental Considerations: None

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Garnett Road	Secondary Arterial	100'	5

Utilities:

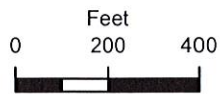
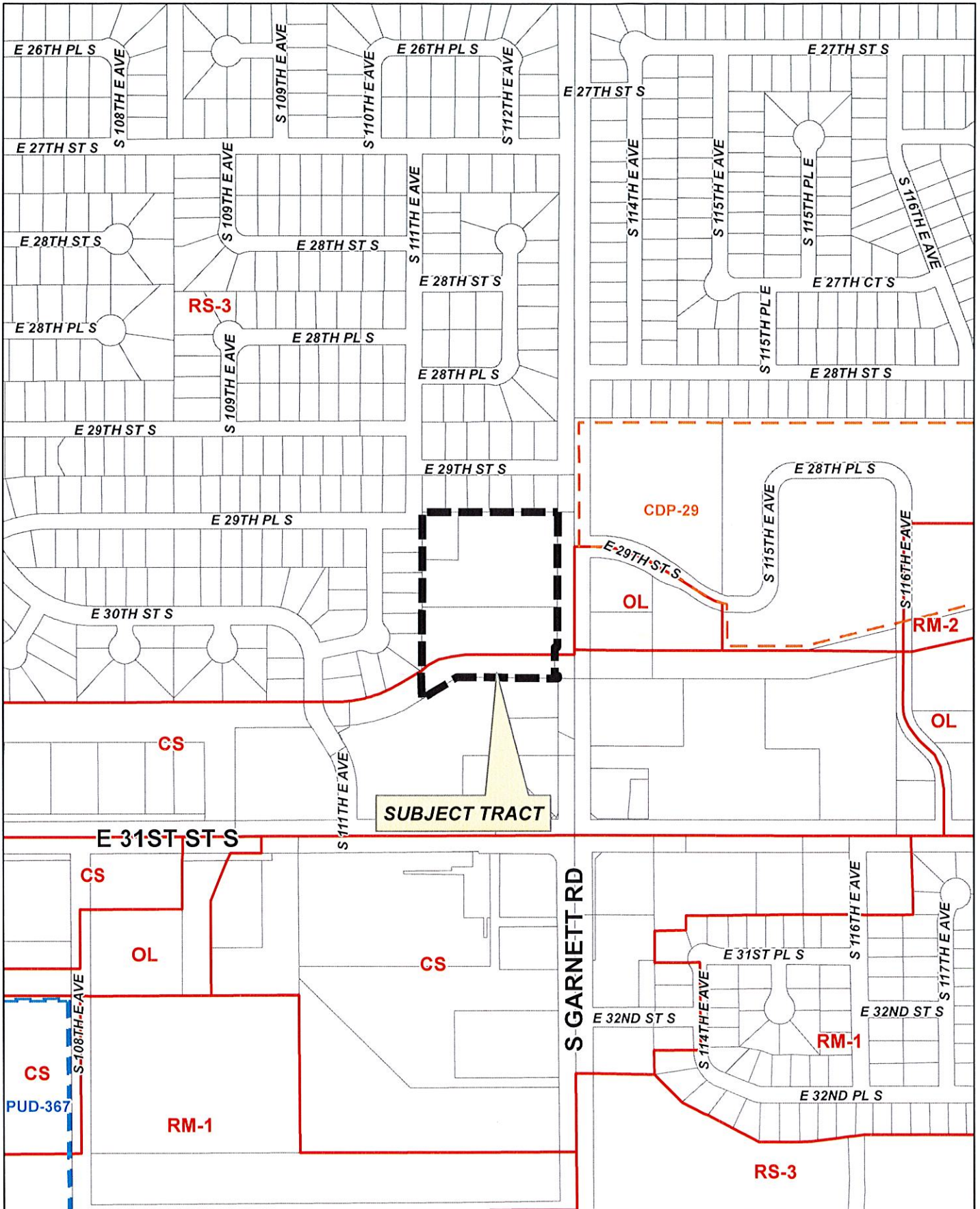
The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	RS-3	Neighborhood	Single Family Housing
East	OL	Local Center	Office Buildings
South	CS	Local Center	Stores
West	RS-3	Neighborhood	Single Family Housing

SECTION III: Relevant Zoning History

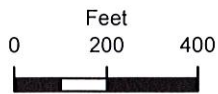
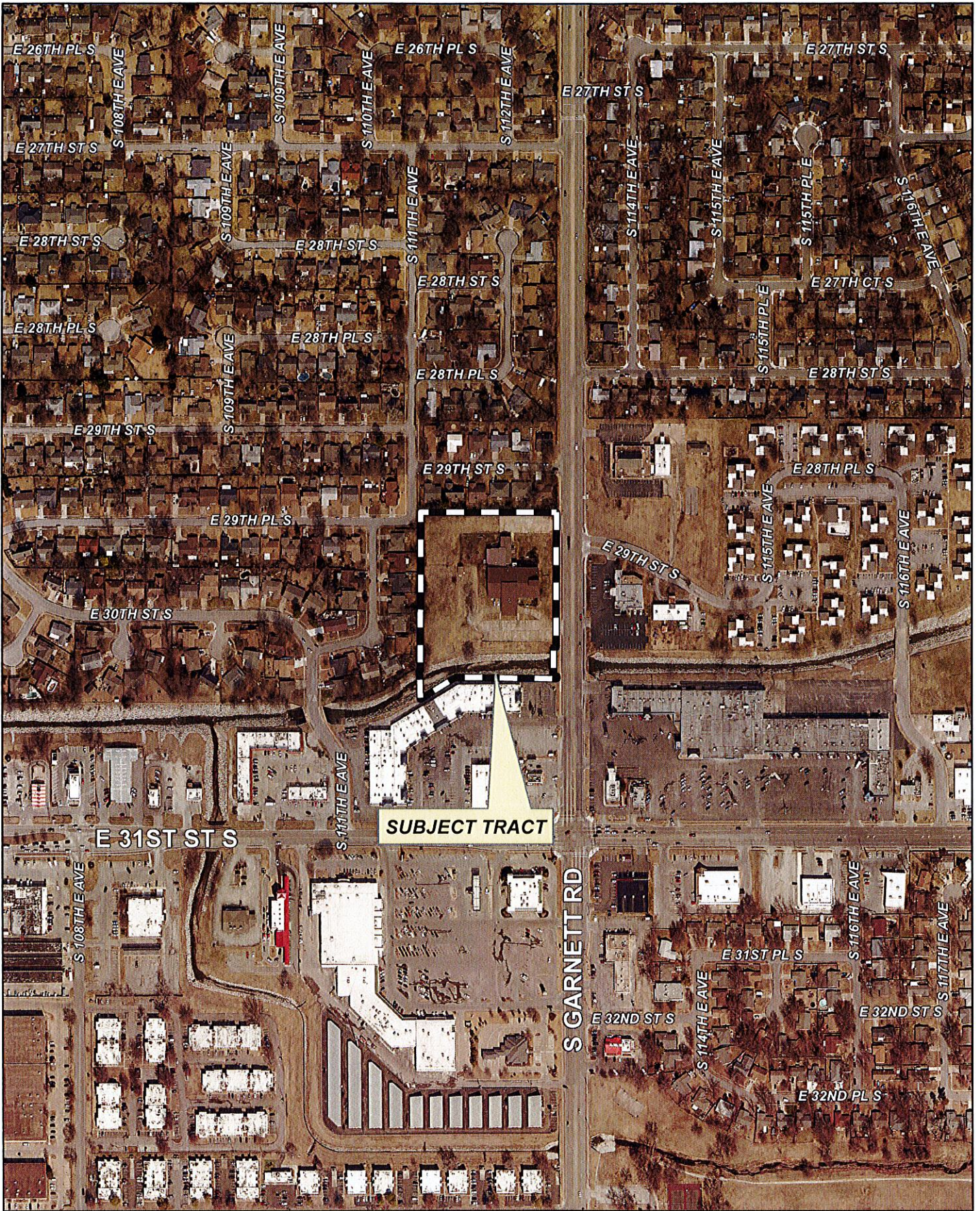
ZONING ORDINANCE: Ordinance number 11817 dated June 26th,1970, established zoning for the subject property.



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 Subject Tract

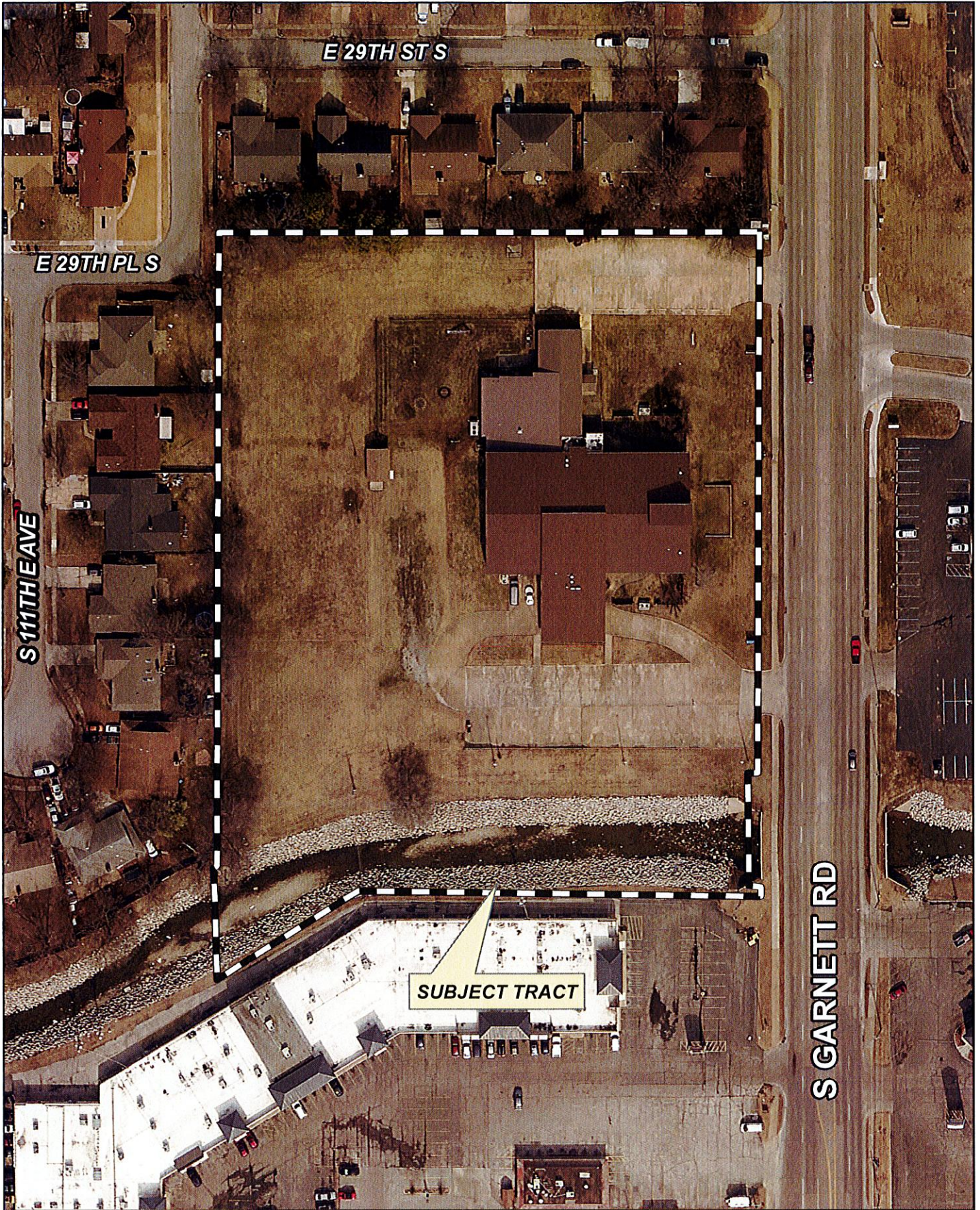
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2023





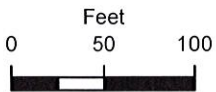
E 29TH ST S

E 29TH PL S

S 111TH AVE

S GARNETT RD

SUBJECT TRACT



Subject Tract

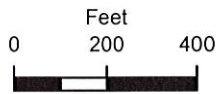
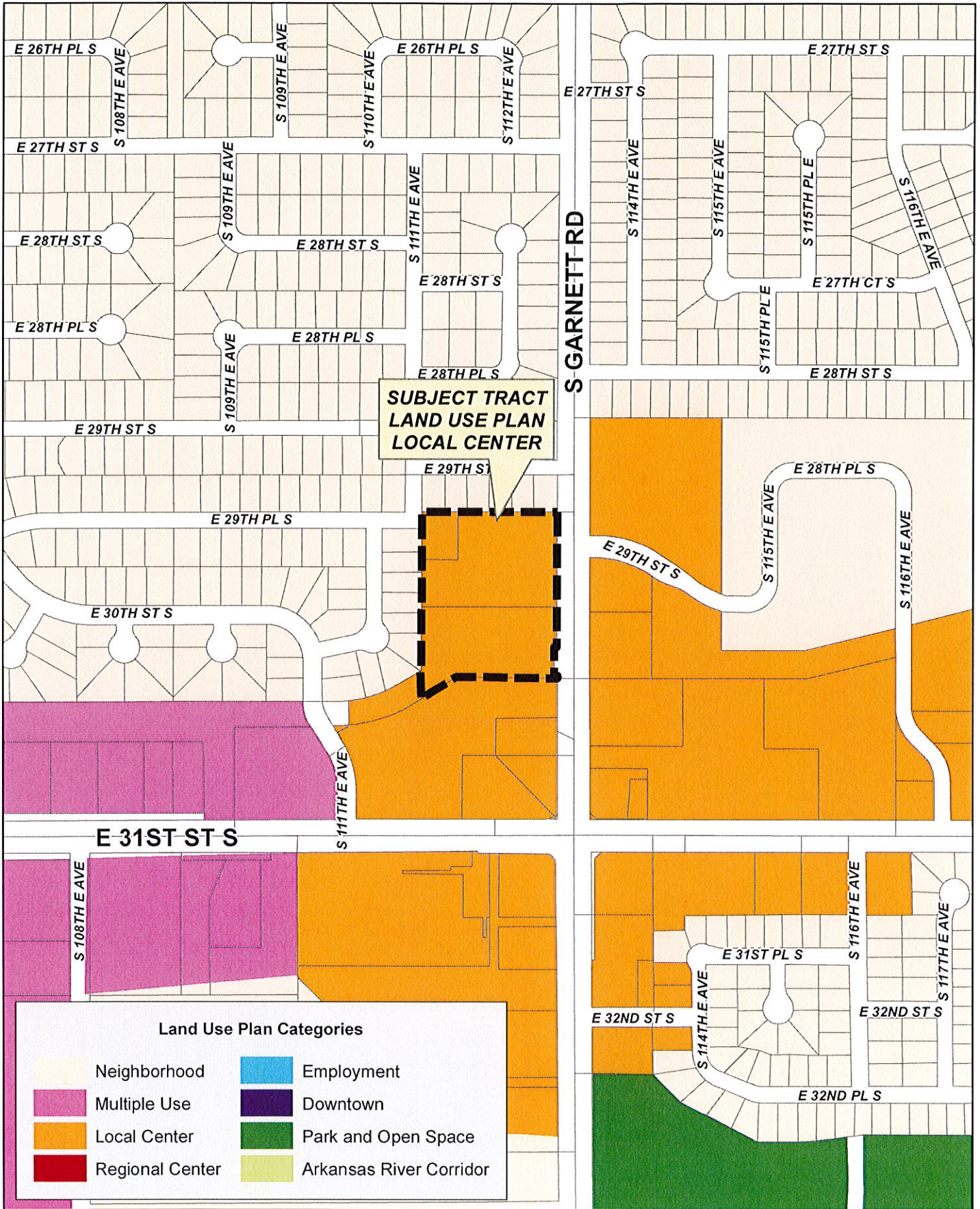
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