



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7721

Hearing Date: June 7, 2023

Case Report Prepared by:

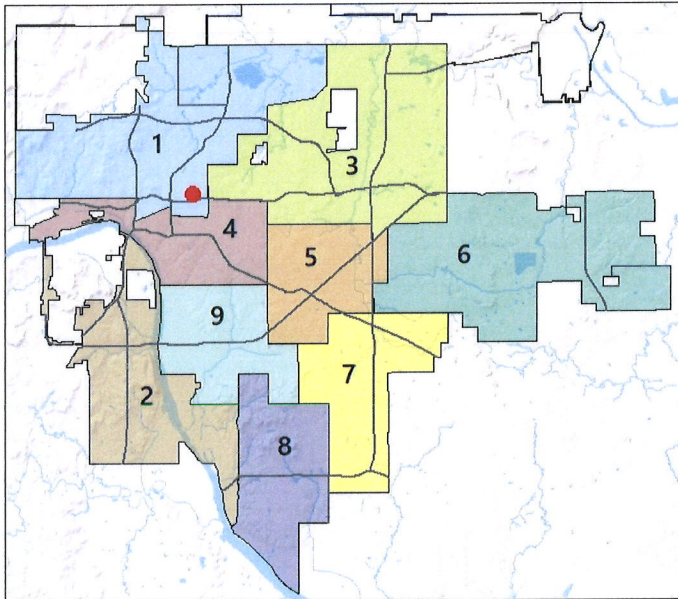
Austin Chapman

Owner and Applicant Information:

Applicant: Stuart McDaniel

Property Owner: 22 North Utica LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant Residential

Proposed Use: Mixed-use/ Low-rise apartments

Concept summary: Rezone property to CH with an optional development plan to allow apartments with the opportunity for a mixed-use development in the future.

Tract Size: 1.1 ± acres

Location: SW/c of E. Admiral Pl. and N. Utica Ave.

Zoning:

Existing Zoning: CS, RM-2

Proposed Zoning: CH w/optional development plan

Comprehensive Plan:

Land Use Map: Employment

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends **approval** of CH with optional development plan standards defined in Section II.

Staff Data:

TRS: 9306

CZM: 37

City Council District: 1

Councilor Name: Vanessa Hall-Harper

County Commission District: 1

Commissioner Name: Stan Salee

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SECTION I: Z-7721

DEVELOPMENT CONCEPT: Applicant is seeking to redevelop the subject property into an apartment building. There is no current plan presented, but the applicant has stated a portion of the property fronting Utica Ave. may be reserved for commercial or office use. The applicant will seek to keep the existing structure on the southwest portion of the property which is currently a single-family detached house.

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

DETAILED STAFF RECOMMENDATION:

Staff recommends Approval of Z-7721 to rezone property from CS and RM-2 to CH with optional development plan standards included in Section II. The development plan was requested by staff to restrict some uses that may not be compatible with the proposed residential development on the site including Vehicle Sales and Service uses, Medical Marijuana related uses and Industrial Uses.

Staff is not supportive of restricting the property use solely for residential but does support a mixed-use concept that allows flexibility in the development of the site.

SECTION II OPTIONAL DEVELOPMENT PLAN STANDARDS:

The optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in the CH district with its supplemental regulations and accessory use provisions except as further refined below.

All uses categories, subcategories or specific uses and residential building types that are not listed in the following permitted uses categories are prohibited.

PERMITTED Use Categories, Subcategories and Specific uses:

Those uses marked with a * require a Special Exception approved in accordance with Sec. 70.120 of the Tulsa Zoning Code.

RESIDENTIAL Use Category:

Household Living Subcategory (if in allowed building type identified below):

Specific Use:

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

- Group Living
- Assisted living facility
- Community group Home
- Convent/ monastery/novitiate
- Elderly/retirement center
- Fraternity/Sorority
- Homeless center *

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- Life care retirement center
- Re-entry facility *
- Residential Treatment center *
- Rooming/ Boarding house
- Shelter, emergency and protective *
- Transitional Living Center*

PUBLIC, CIVIC, and INSTITUTIONAL Use Category:

- College or University
- Day Care
- Government Service or Similar Function*
- Hospital
- Library or Cultural Exhibit
- Natural Resource Preservation
- Parks and Recreation
- Postal Service*
- Religious Assembly
- School
- Utilities and Public Service Facility
 - Minor
- Wireless Communication Facility
 - Freestanding tower
 - Building or tower mounted antenna

COMMERCIAL Use Category:

- Animal Service
 - Boarding or shelter
 - Grooming
 - Veterinary
- Assembly and Entertainment (Gun Clubs, outdoor or indoor, are prohibited)
 - Other Indoor,
 - Small (up to 250-person capacity)
 - Large (>250-person capacity)*
 - Other Outdoor*
- Broadcast or Recording Studio
- Commercial Service
 - Building Service
 - Business Support Service
 - Consumer Maintenance/Repair Service
 - Personal Improvement Service
 - Research Service
- Financial Service
 - Personal credit establishment
- Lodging
 - Bed & Breakfast
 - Short-term rental
 - Hotel / Motel
- Office
 - Business or professional office
 - Medical, dental or Health practitioner office
- Restaurants and Bars

- Restaurant
- Bar
- Brewpub*
- Retail Sales
 - Building Supplies and Equipment
 - Consumer shopping goods
 - Convenience goods
 - Grocery Store
 - Small Box Discount Store
- Self-service Storage Facility
- Studio, Artist or Instructional Service
- Trade School

WHOLESALE, DISTRIBUTION & STORAGE
Warehouse

AGRICULTURAL

- Community Garden
- Farm, market- or Community Supported

RESIDENTIAL BUILDING TYPES

- Single Household
 - Detached House*
 - Townhouse
 - Patio House*
 - Mixed-Use Building
 - Vertical Mixed-Use Building
- Two Households on Single Lot
 - Duplex*
 - Mixed-Use Building
 - Vertical Mixed-Use Building
- Three Households on Single Lot
 - Multi-unit House
 - Apartment/Condo
 - Mixed-Use Building
 - Vertical mixed-use building

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: *The proposed development as defined in section II above is consistent with the Employment land use designation of the comprehensive plan. Staff would not support restricting the uses to residential but supports the development plan as written that would allow for commercial activities.*

Land Use Vision:

Land Use Plan map designation: Employment

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Employment areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity. Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.

Areas of Stability and Growth designation: 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:

Major Street and Highway Plan: N. Utica Ave. is an Urban Arterial and considered a Multi-Modal Street. 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 that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Trail System Master Plan Considerations: None.

Small Area Plan: None.

Special District Considerations: The property is located inside both the RT 66 and NIO Zoning Overlays.

Historic Preservation Overlay: None.

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The property is made up of 8 separate blocks originally developed as a residential subdivision. The majority of the lots are currently vacant and the applicant is seeking to preserve the existing house located on lot 8.

Environmental Considerations: None.

Streets:

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Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
E. Admiral Pl.	Not Classified	50-feet	2
N. Utica Ave.	Urban Arterial	70-feet	4

Utilities:

Municipal water and sewer are available on the subject tract.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RM-2	Employment	Growth	Residential
South	CH	Employment	Growth	Auto Service/ Retail sales
East	RM-1	Park and Open Space	Stability	Park
West	RM-2	Employment	Growth	Residential

SECTION IV: Relevant Zoning History

History: Z-7721

ZONING ORDINANCE: Ordinance number 11815 dated June 26, 1970, established zoning for the subject property.

Subject Property:

SA-5 (Neighborhood Infill Overlay) August 2021: All concurred in **approval** of a request for a Special Area Overlay on multiple properties along the multiple properties located within certain neighborhoods adjacent to downtown to establishes zoning regulations that are intended to promote the development of alternative infill housing in established neighborhoods. The overlay allows for a variety of residential housing types in a manner that is compatible, in mass and scale, with the character of surrounding properties. The regulations are also intended to promote housing types that accommodate households of varying sizes and income levels and provide for a more efficient use of residential land and available public infrastructure.

BOA-14918 September 1988: The Board of Adjustment **approved** a *Special Exception* to permit a parking lot in an RM-2 zoned district, on property located at 1626 East Admiral Place.

Surrounding Property:

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BOA-21665 January 2014: The Board of Adjustment **approved** a *Spacing verification* for a liquor store in the CH District from blood banks, plasma centers, day labor hiring centers, other liquor stores, bail bond offices and pawn shops, on property located at 12 N. Utica Ave East.

BOA-20990 October 2009: The Board of Adjustment **approved** a *Variance* to permit frontage required in the IM district from 200 ft. to 109.74 ft. to permit a lot split/combination, on property located at South of the SW/c of E. Archer St. and N. Utica Ave.

BOA-17101-A January 2013: The Board of Adjustment **approved** a *Modification to a previously approved site plan* (BOA-17101) to replace existing identification sign for Admiral Park, on property located at 29 N. Victor Avenue.

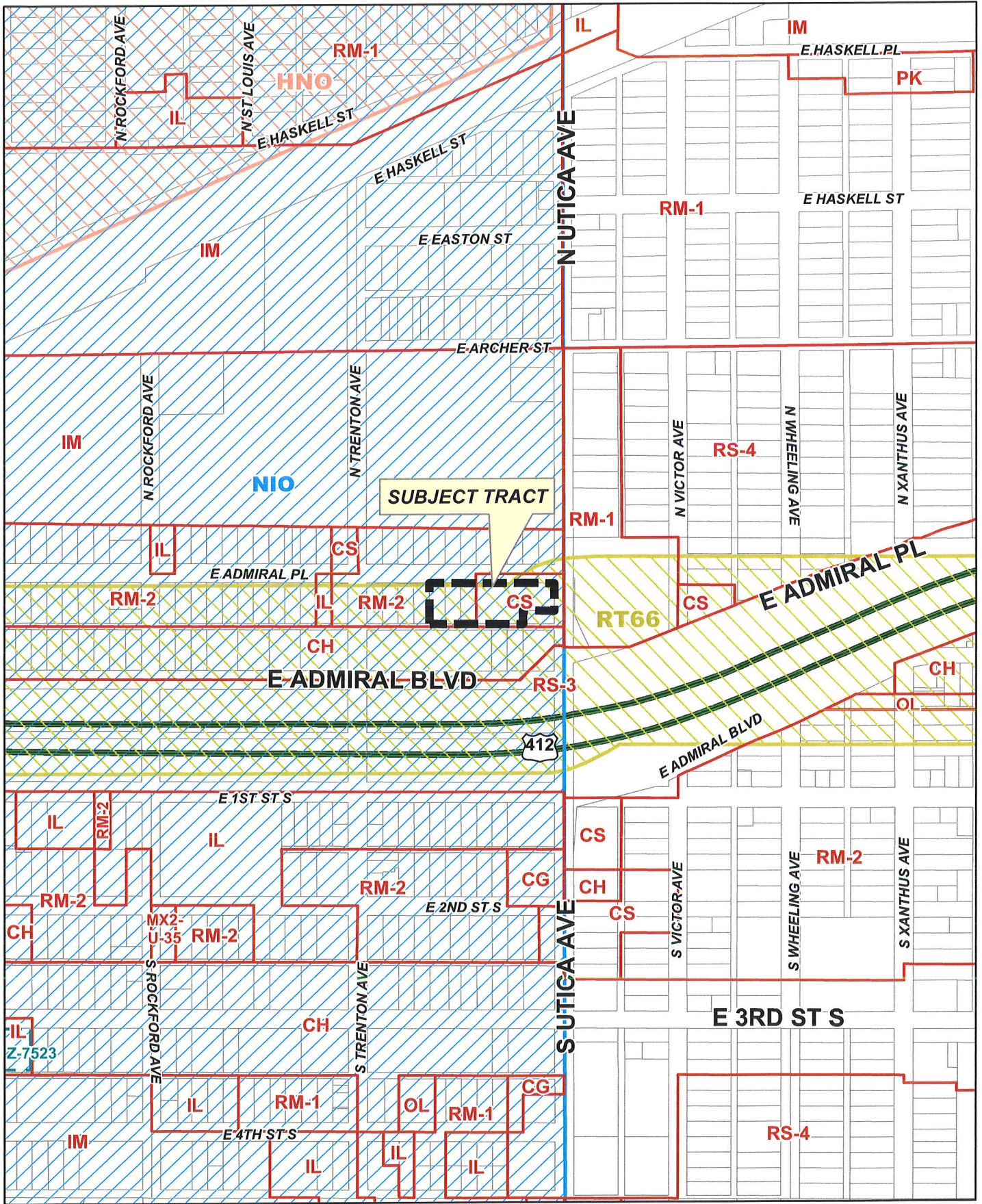
BOA-17101 June 1995: The Board of Adjustment **approved** a *Special Exception* to permit a public park in an RM-1 zoned district, on property located at --.

BOA-15666 June 1991: The Board of Adjustment **approved** a *Variance* to permit the required structure setback, as measured from the centerline of Utica Avenue, from 50' to 30', to permit additional parking spaces, on property located at 14 North Utica.

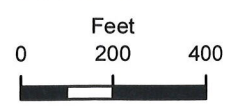
BOA-14368 January 1987: The Board of Adjustment **approved** a *Use Variance* to permit a produce warehouse in an RM-2 zoned district & a *Variance* of setback from the centerline of Admiral Place from 85' to 35' of Lot 1, and from 100' to 35' of Lot 2 for the construction of a building & a *Variance* of the setback from the abutting R District, on property located at 29 North Fulton.

BOA-14766 March 1988: The Board of Adjustment **approved** a *Variance* to permit the screening requirement to permit a screening fence off the property & a *Variance* of the Board approved 32' setback from the centerline of Utica Avenue to 30' to permit the relocation of a sign & a *request for approval of amended plot plan* from Board of Adjustment No.10694, on property located at Lots 21-24, Block 8, Lynch-Forsythe Addition.

BOA-10694 October 1979: The Board of Adjustment **approved** a *Variance* to permit the setback requirements from 50' to 32' from the centerline of Utica Avenue and from 50' to 34' from the centerline of Admiral Boulevard to permit the erection of two signs; and an *Special Exception* for a modification of the screening requirements where the purpose of the screening cannot be achieved, on property located at NW corner of Admiral Boulevard and Utica Avenue.



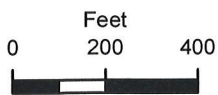
SUBJECT TRACT



Z-7721

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Subject
Tract

Z-7721

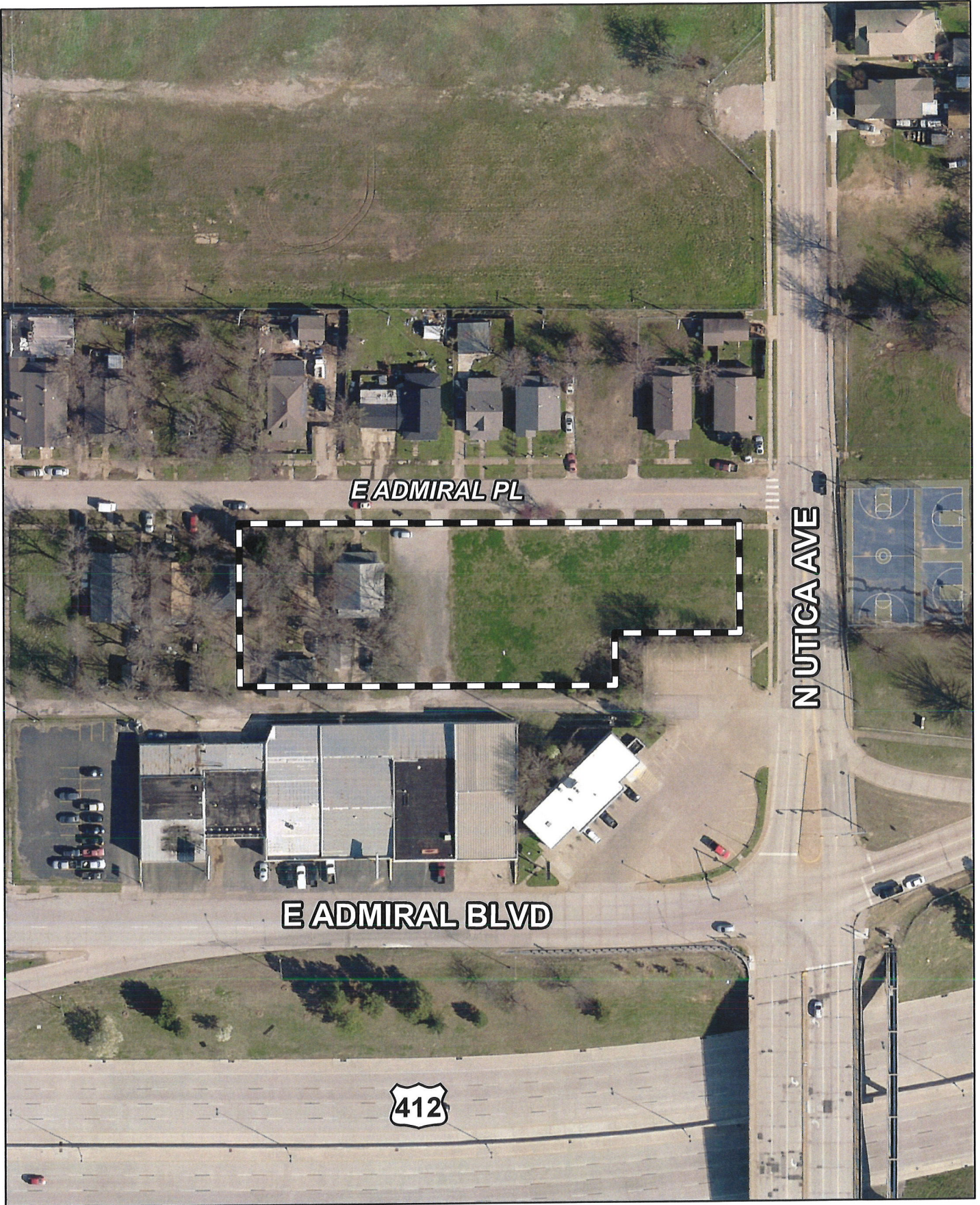
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021



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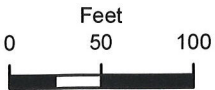


E ADMIRAL PL

N UTICA AVE

E ADMIRAL BLVD

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Subject Tract

Z-7721

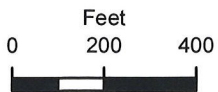
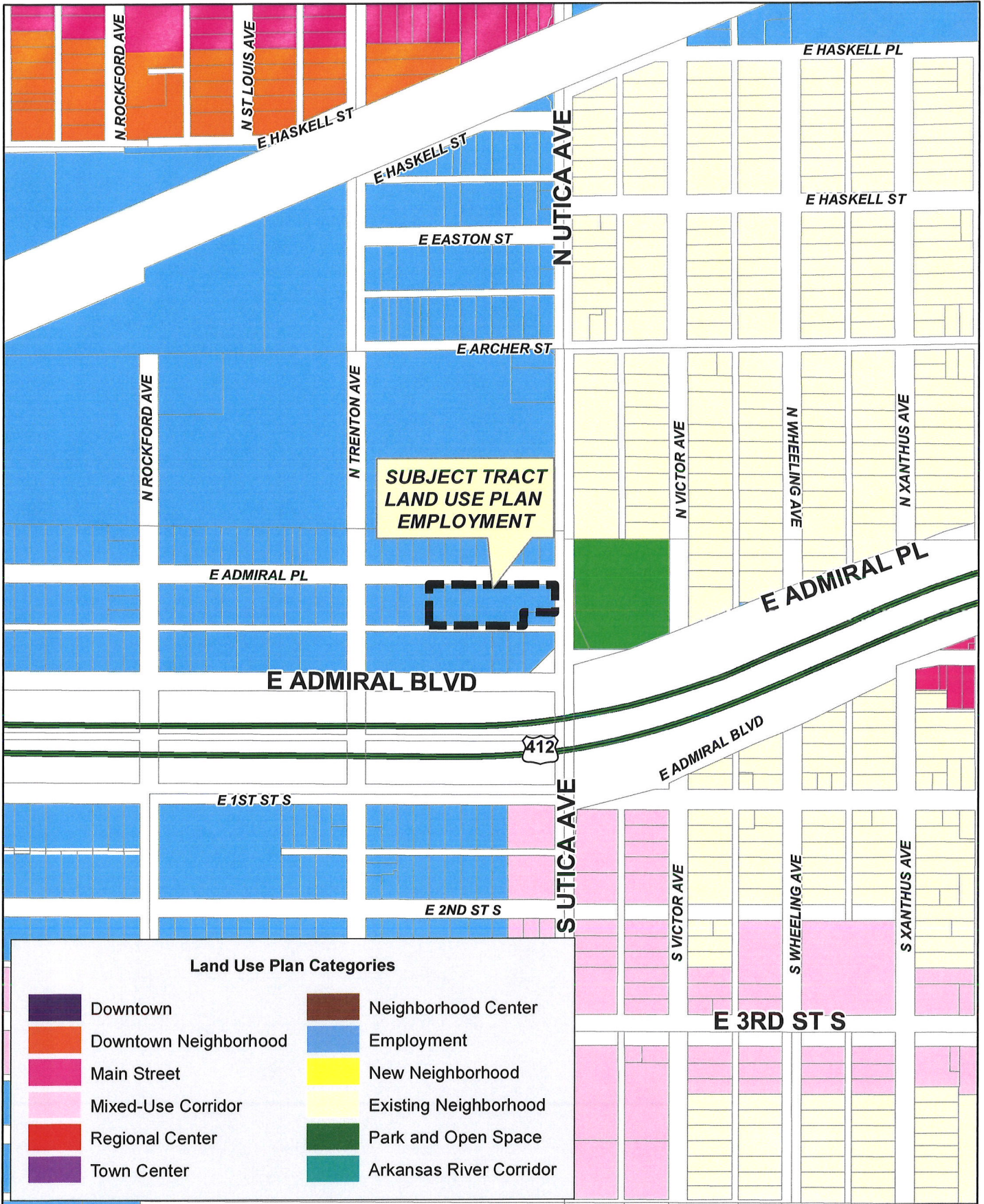
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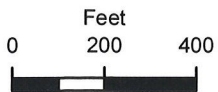


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Growth and Stability

- Area of Growth
- Area of Stability



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