**Case Report Prepared by:**
Nathan Foster

**Owner and Applicant Information:**
*Applicant:* Justin DeBruin

*Property Owner:* Nidiffer Shopping Centers Inc

**Applicant Proposal:**
*Present Use:* Vacant

*Proposed Use:* Coffee Shop

*Concept summary:* Rezone small portion of existing lot from RS-3 to CS.

*Tract Size:* 0.19 ± acres

*Location:* West of the southwest corner of South Yale Avenue and East 21st Street South

**Zoning:**
*Existing Zoning:* RS-3

*Proposed Zoning:* CS

**Comprehensive Plan:**
*Land Use Map:* Regional Center

**Staff Recommendation:**
Staff recommends approval.

**City Council District:** 4

*Councilor Name:* Laura Bellis

**County Commission District:** 2

*Commissioner Name:* Karen Keith

**Case Number:** Z-7728

**Hearing Date:** July 19th, 2023
SECTION I: Z-7728

DEVELOPMENT CONCEPT:

EXHIBITS:
- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Applicant Exhibits: None

DETAILED STAFF RECOMMENDATION:

The subject property includes half of a vacated right-of-way formerly dedicated as East 21st Place South by the Mayo Meadow Extended subdivision plat. Following vacation of the right-of-way, the property previously included was conveyed to the property owner of Lot 1 Block 1, Mayo Meadow Extended. The Mayo Meadow Extended subdivision was filed in January of 1953, zoning was applied to the property in 1970.

The CS zoning is consistent with the surrounding zoning pattern.

CS zoning is consistent with the Regional Center land use designation.

Staff recommends approval of Z-7728 to rezone property from RS-3 to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

**Staff Summary:** CS zoning is consistent with the Regional Center land use designation of the City’s Comprehensive Plan.

Land Use Vision:

**Land Use Plan map designation:** Regional Center

Existing regional trip generators define the Regional Centers in contrast to Local Centers. These centers should be the most connected land use pockets outside of downtown for public transit access and high-capacity arterial streets. New regional trip generators should be permitted in the area with special consideration given to the transportation access and circulation. Regional trip generators include universities, malls, large medical campuses, casinos, big-box shopping centers, and very large churches.

Transportation Vision:

**Major Street and Highway Plan:** East 21st Street South is designated as a secondary arterial by the Major Street and Highway Plan. Secondary arterials are considered main thoroughfares which anticipate high traffic volume and larger right-of-way widths.

**Trail System Master Plan Considerations:** None.

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REVISED 7/13/2023
Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

**Staff Summary:** The area under application is a minor portion of a larger commercial tract located at the southwest corner of East 21st Street South and South Yale Avenue. The area was included in a previously dedicated right-of-way that has since been vacated. There are commercial developments to the north and east of the larger subject property with single-family residential development to the south and west.

**Environmental Considerations:** None related to the area under application.

**Streets:**

<table>
<thead>
<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<tbody>
<tr>
<td>East 21st Street South</td>
<td>Secondary Arterial</td>
<td>100'</td>
<td>4</td>
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<tr>
<td>South Vandalia Avenue</td>
<td>None</td>
<td>60'</td>
<td>2</td>
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</table>

**Utilities:**
The subject tract has municipal water and sewer available.

**Surrounding Properties:**

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Existing Use</th>
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<tbody>
<tr>
<td>North</td>
<td>CS</td>
<td>Regional Center</td>
<td>Vacant</td>
</tr>
<tr>
<td>East</td>
<td>CS</td>
<td>Regional Center</td>
<td>Commercial/Retail</td>
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<tr>
<td>South</td>
<td>RS-3</td>
<td>Neighborhood</td>
<td>Single-Family Residential</td>
</tr>
<tr>
<td>West</td>
<td>RS-3</td>
<td>Neighborhood</td>
<td>Single-Family Residential</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

**ZONING ORDINANCE:** Ordinance number 11815 dated June 26, 1970, established zoning for the subject property.
Z-7728

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