



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7731 with optional
development plan
(Related to CPA-105)

Hearing Date: August 2, 2023 (Continued from
July 19, 2023)

Case Report Prepared by:

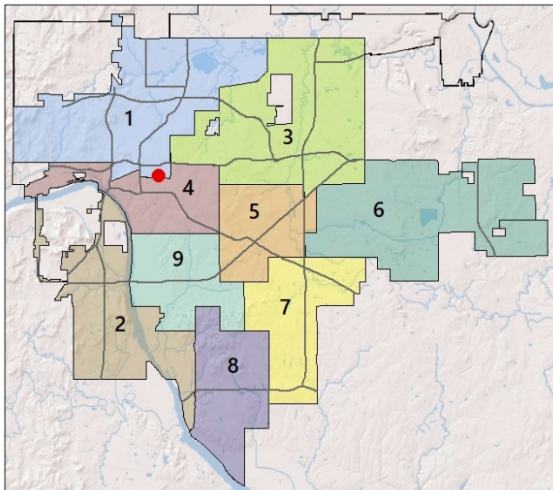
Nathan Foster

Owner and Applicant Information:

Applicant: Nathan Cross

Property Owner: 540 S Victor Ave LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Commercial/Vacant

Proposed Use: Commercial Vehicle Storage

Concept summary: Rezone the site from IL and RS-4 to CG with and optional development plan to expand commercial uses.

Tract Size: 0.3 ± acres

Location: South of the southwest corner of East 5th Street South and South Victor Avenue

Zoning:

Existing Zoning: IL and RS-4

Proposed Zoning: CG with optional
development plan

Comprehensive Plan:

Land Use Map:

Existing: Employment, Neighborhood

Proposed: Employment

Staff Recommendation:

**Staff recommends approval with the optional
development plan standards outlined in Section
II.**

Staff Data:

TRS: 9306

CZM: 37

City Council District: 1

Councilor Name: Vanessa Hall-Harper

County Commission District: 2

Commissioner Name: Karen Keith

SECTION I: Z-7731 with an optional development plan

DEVELOPMENT CONCEPT: The applicant is proposing to rezone the subject property from RS-4 and IL to CG with an optional development plan to support an expansion of the existing commercial use located to the south. CPA-105 is associated with this application and requests a change in the land use designation for the north half of the property from “Neighborhood” to “Employment” to match the designation on the southern half of the subject property.

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

The subject property is currently adjacent to industrially zoned properties on the south and west with residentially zoned properties to the north and east. The subject property has two zoning districts, IL and RS-4 and the applicant is requesting to rezone the entire property to CG with an optional development plan outlined in Section II.

Rezoning to a commercial district will require an amendment to the Tulsa Comprehensive Plan land use map for the northern half of the subject property, currently designated as “Neighborhood”. The applicant has submitted an associated comprehensive plan amendment (CPA-105) to request a land use change to “Employment” to align with the existing designation on the southern half of the property.

The CG district is primarily intended to:

- Accommodate established commercial uses, while providing protection to adjacent residential areas; and

- Accommodate the grouping of compatible commercial and light industrial uses.

The CG zoning district and the optional development standards would provide a buffer between the existing neighborhood areas and the industrial areas to the south and west.

Staff recommends approval of Z-7731 with the optional development plan outlined in Section II.

SECTION II: Z-7731 OPTIONAL DEVELOPMENT PLAN STANDARDS:

The optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in a Commercial General (CG) district with its supplemental regulations except as further refined below. All use categories, subcategories or specific uses and building types that are not listed in the following permitted list are prohibited.

Uses with “*” require special exception approval by the City of Tulsa Board of Adjustment.

PERMITTED USE CATEGORIES:

RESIDENTIAL (if in allowed building types identified below)

Single household

Two households on single lot

Three or more households on single lot

PUBLIC, CIVIC, AND INSTITUTIONAL

Day Care

Library or Cultural Exhibit

Natural Resource Preservation

Parks and Recreation

Religious Assembly

COMMERCIAL

Animal Service

- Grooming
- Veterinary

Assembly and Entertainment

- Small (Up to 250-person capacity)
- Large (>250-person capacity)*

Broadcast or Recording Studio

Commercial Service

- Building service
- Business support service
- Consumer maintenance/repair service
- Personal improvement service

Financial Services

Office

- Business or professional office
- Medical, dental or health practitioner office

Parking, Non-accessory

Restaurants and Bars

- Restaurant

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

VEHICLE SALES AND SERVICE (Must be conducted fully indoors)

Personal vehicle repair and maintenance

WHOLESALE, DISTRIBUTION, & STORAGE

Warehouse

Wholesale Sales and Distribution

INDUSTRIAL

Low-impact Manufacturing and Industry*

RESIDENTIAL BUILDING TYPES:

HOUSEHOLD LIVING

Single Household

- Detached House*
- Townhouse
- Mixed-Use Building
- Vertical Mixed-Use Building

Two households on single lot

- Duplex*
- Mixed-Use Building
- Vertical Mixed-Use Building

Three or more households on single lot

- Mixed-Use Building
- Vertical Mixed-Use Building

SITE DEVELOPMENT REQUIREMENTS:

Development will conform to the CG regulations as described in the Tulsa Zoning Code, with the following additional requirements:

- a. A minimum 10' wide landscape buffer along the north property line including an F1 screen.
- b. No commercial overhead doors on north-facing walls.
- c. No building mounted illuminated signage on north or east facing walls.
- d. Freestanding signs are limited to a maximum height of 6 feet.
- e. Dynamic Displays are prohibited.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The south half of the subject property is currently designated as "Employment". CG zoning aligns with the recommendations of the "Employment" land use designation.

CPA-105 is associated with this application and seeks to amend the land use map for the northern half of the subject property from “Neighborhood” to “Employment” to align with the southern half.

Land Use Vision:

Existing Land Use: Employment, Neighborhood

Proposed Land Use (CPA-105): Employment

The employment designation is intended to accommodate offices, warehousing and storage, manufacturing and assembly, and industrial processes. The “Industrial Site Suitability” map corresponds to the Employment land use designation and indicates where uses that are potentially incompatible with sensitive land uses are best suited to locate. This directs industrial uses to particular areas of the city while discouraging industrial in close proximity to Neighborhood areas.

Neighborhoods are “Mostly Residential Uses” which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low intensity uses that support residents’ daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off a lower-order street separated from the arterial, then it would be considered Neighborhood.

Transportation Vision:

Major Street and Highway Plan: South Victor Avenue is not classified by the Major Street and Highway Plan.

Trail System Master Plan Considerations: None

Small Area Plan: Kendall-Whittier Sector Plan

The Kendall-Whittier Sector Plan recognized the existence of light industrial areas adjacent to existing residential areas and recommended a balance to support existing industrial uses while establishing appropriate standards for neighborhood edges. The request to rezone from IL and RS-4 to CG with an optional development plan will align with the goals and recommendations of the sector plan.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The lot is currently vacant. There are industrial uses to the south and west of the subject property and residential uses to the east and north.

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Victor Avenue	N/A	50'	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

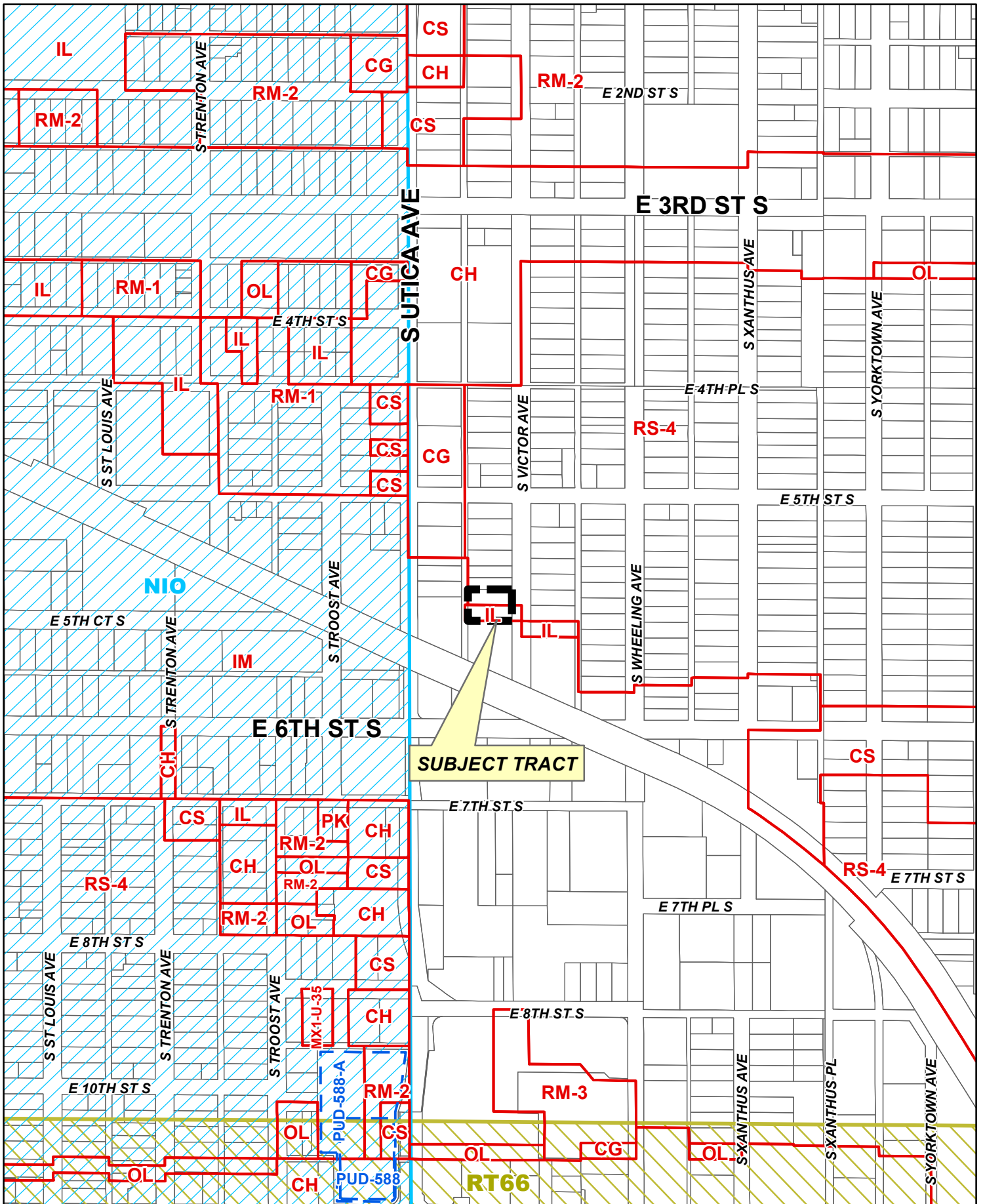
Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	RS-4	Neighborhood	Single-Family Residential
South	IL	Employment	Industrial
East	RS-4	Neighborhood	Single-Family Residential
West	IL	Employment	Industrial

SECTION III: Relevant Zoning History

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

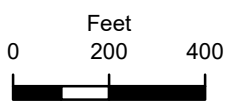
Subject Property:

Z-6414 November 1993: All concurred in approval of a request for *rezoning* a 73± acre tract of land from RM-1 to RS-4 including the north half of the subject property. Ordinance No. 18064



SUBJECT TRACT

Z-7731



19-13 06





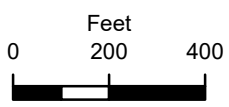
SUBJECT TRACT

Z-7731

19-13 06

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

Aerial Photo Date: 2023





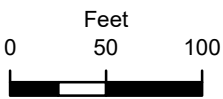
S UTICA AVE

E 5TH ST S

S VICTOR AVE

SUBJECT TRACT

E 6TH ST S



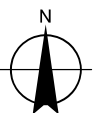
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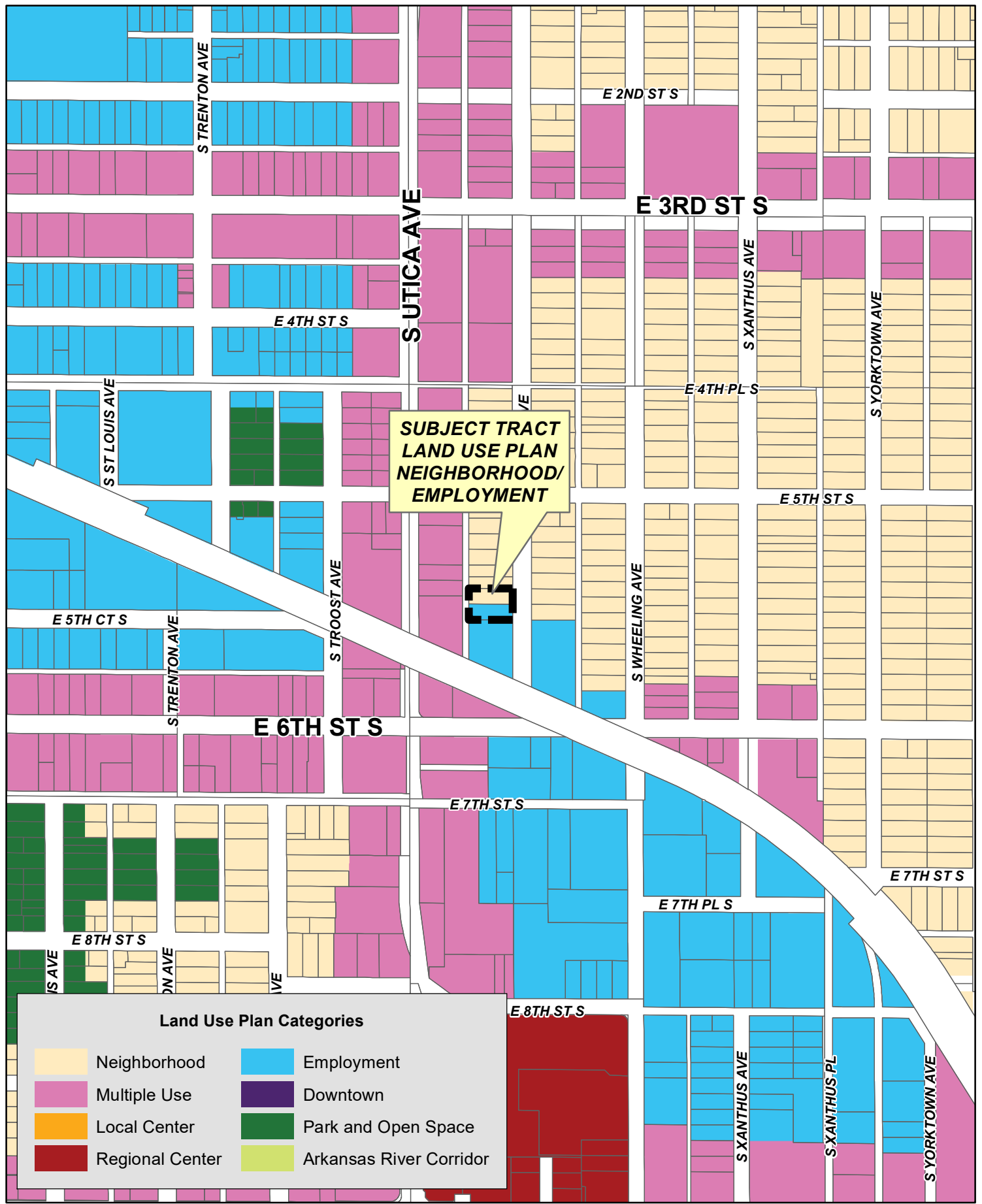
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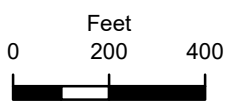




**SUBJECT TRACT
LAND USE PLAN
NEIGHBORHOOD/
EMPLOYMENT**

Land Use Plan Categories

 Neighborhood	 Employment
 Multiple Use	 Downtown
 Local Center	 Park and Open Space
 Regional Center	 Arkansas River Corridor



Z-7731

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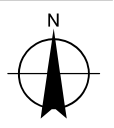


Exhibit "A"

(Legal Description)

Lots Twelve (12), Thirteen (13), Fourteen (14) and Fifteen (15), ABDO'S ADDITION to the City of Tulsa, Tulsa County State of Oklahoma, according to the recorded plat thereof.

6545437.1

EXHIBIT "B"

REZONING REQUEST

The parcel at issue in the application (the "Subject Property") is a vacant parcel currently zoned RS-4 and is surrounded on two sides and caddy-corner from IL-zoned property. The applicant desires to rezone the Subject Property CG for the purpose of expanding the building immediately adjacent to the south and allowing the property owner to continue its uses of the property as an auto storage facility and to allow a possible future use of the property as a museum. An optional development plan is also being proposed to add development standards to minimize any impact on surrounding properties.

OPTIONAL DEVELOPMENT PLAN DEVELOPMENT STANDARDS

Roll-up Doors

No roll-up doors shall be constructed on the north-facing walls of any building constructed on the Subject Property.

Privacy Fencing

The property owner shall maintain the existing wood privacy fence on the north property boundary of the Subject Property.