

Case Number: Z-7738

Hearing Date: September 6, 2023

Case Report Prepared by:

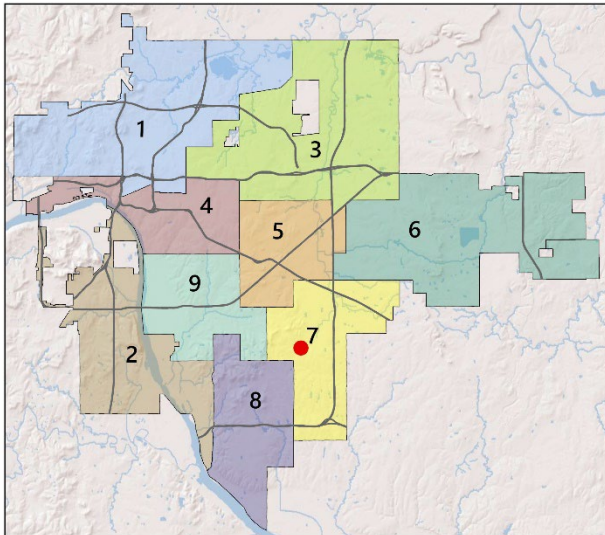
Nathan Foster

Owner and Applicant Information:

Applicant: Club Carwash Operating, LLC

Property Owner: RH, Inc & Nichola V. Duncan Rev Trust

**Location Map:
(shown with City Council Districts)**



Applicant Proposal:

Present Use: Restaurant

Proposed Use: Personal Vehicle Repair and Maintenance (Carwash)

Concept summary: Rezone the site from AG, OL, OM, and CS to CS to support redevelopment of the site.

Tract Size: 1.73 ± acres

Location: Southeast corner of South Memorial Drive and East 68th Street South

Zoning:

Existing Zoning: AG, OL, OM, CS

Proposed Zoning: CS

Comprehensive Plan:

Regional Center

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9307

CZM: 37

City Council District: 7

Councilor Name: Lori Decter Wright

County Commission District: 2

Commissioner Name: Karen Keith

SECTION I: Z-7738

DEVELOPMENT CONCEPT: The applicant is proposing to rezone the property to CS to permit redevelopment of the site. The property currently has four separate zoning designations, CS, AG, OL, and OM. The proposal to rezone the entire property to CS would provide one set of zoning regulations that would be consistent with other zoning districts in the area.

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

The application would rezone a property that currently has four separate zoning districts into one zoning district.

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

CS zoning would align with the land use designation of “Regional Center” by allowing for a range of commercial and residential uses. CS is listed as the least intensive commercial zoning district.

Staff recommends approval of Z-7738 to rezone the property from CS, AG, OL, and OM to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The land use designation for this site is “Regional Center”. The designation is supportive of commercial uses, including those that would be permitted by the CS district. The proposed rezoning would be consistent with the comprehensive plan.

Land Use Vision:

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: South Memorial Drive is classified as a primary arterial street which requires 120’ of right-of-way. The existing street consists of 6 driving lanes with turn lanes and a signalized intersection with East 68th Street South.

Trail System Master Plan Considerations: None.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: There is currently a vacant restaurant space on the property. There are commercial uses on all sides and the property has frontage on South Memorial Drive which serves as a primary arterial street and East 68th Street which serves as a primary entrance to Woodland Hills Mall.

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Memorial Drive	Primary Arterial	120'	6
East 68 th Street South	None	50'	4

Utilities:

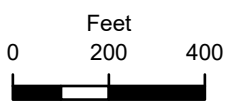
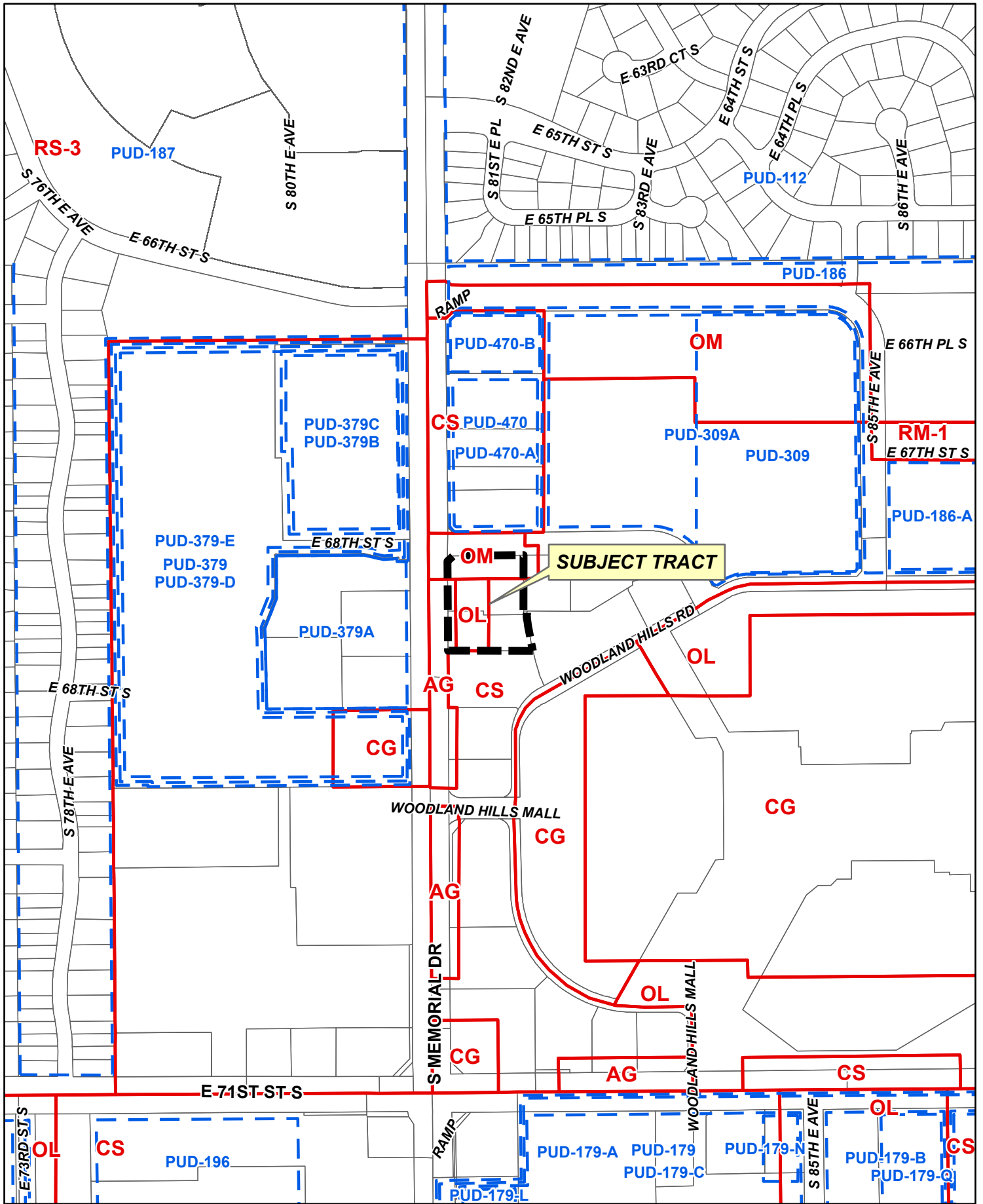
The subject tract has municipal water and sewer available.

Surrounding Properties:

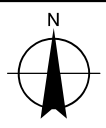
Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	CS/PUD-470-A	Regional Center	Office
South	CS/OL	Regional Center	Drive-through Restaurant
East	CS	Regional Center	Automotive Parts Store
West	CS/PUD-379-A	Regional Center	Commercial

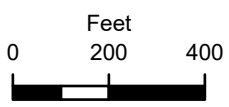
SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11829 dated June 26, 1970, established zoning for the subject property.



Z-7738



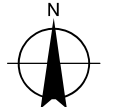


 Subject Tract

Z-7738

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

Aerial Photo Date: 2021



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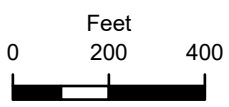
S MEMORIAL DR

E 68TH ST S

WOODLAND HILLS RD

WOODLAND HILLS MALL

WOODLAND HILLS MALL

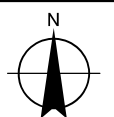


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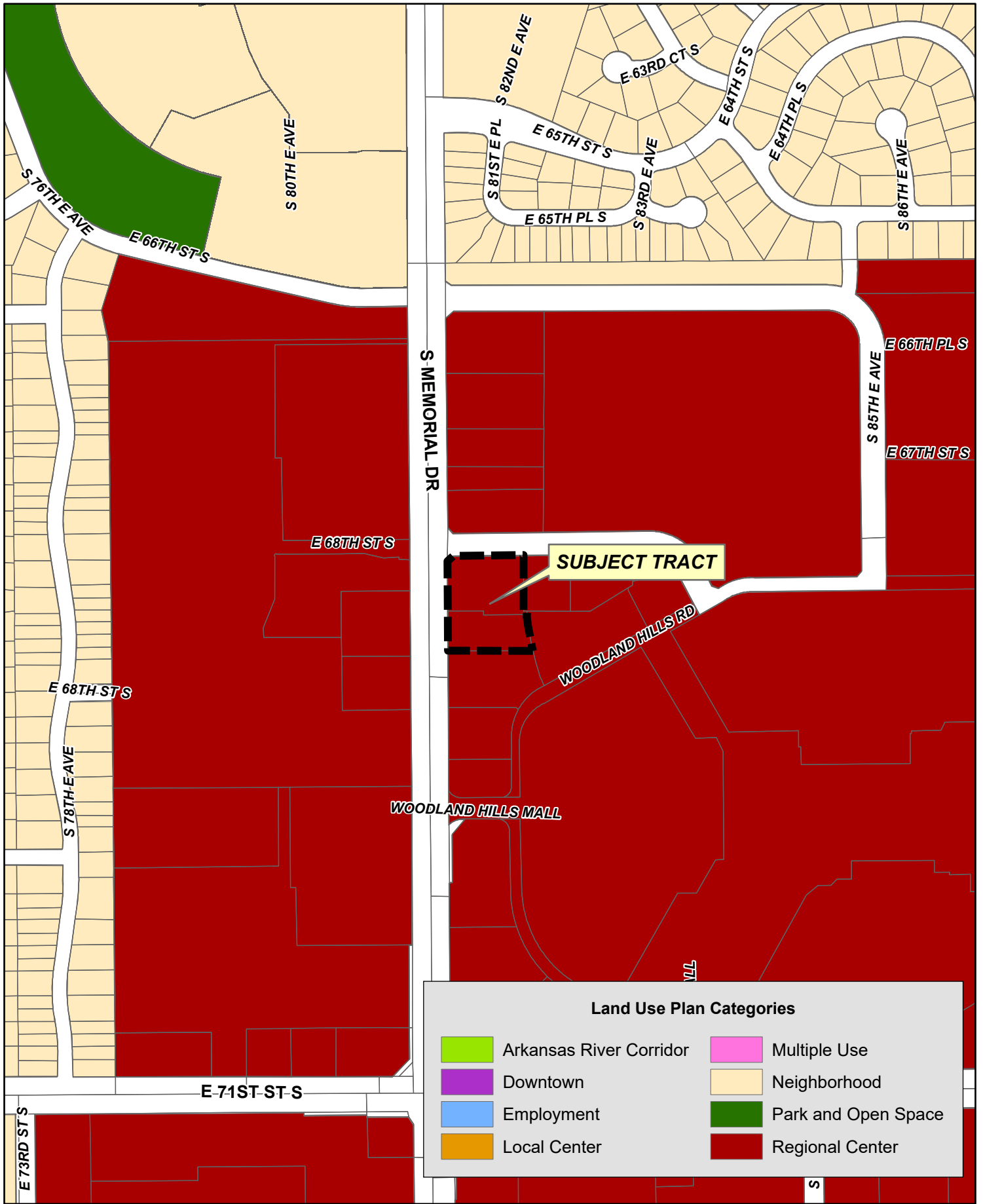
Z-7738

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Z-7738

