



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7739

Hearing Date: September 20, 2023

Case Report Prepared by:

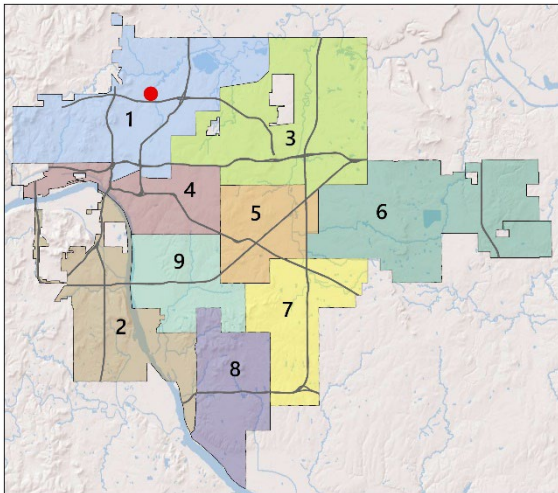
Nathan Foster

Owner and Applicant Information:

Applicant: City Council C/O Tulsa Housing Authority

Property Owner: Housing Authority Of The City Of Tulsa

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



Applicant Proposal:

Present Use: Residential and Vacant

Proposed Use: Mixed-Use

Concept summary: Reconfiguration of previously approved MX and R districts for the Comanche Park property northeast and southeast of the intersection of 36th Street North at North Peoria Ave

Tract Size: 36.8 ± acres

Location: Northeast and southeast of East 36th Street North at North Peoria Avenue

Zoning:

Existing Zoning: AG, MX1-U-U, MX2-U-U, MX2-V-65, MX3-V-45, RM-1

Proposed Zoning:
MX1-U-U , MX2-U-U, MX2-V-65, MX3-F-65, RM-1

Comprehensive Plan:

Land Use Map: Regional Center

Staff Recommendation:

Staff recommends approval

The zoning request is consistent with:

1. Tulsa Comprehensive Plan
2. 36th Street North small area plan
3. Consistent with the land use recommendation of the Bus Rapid Transit System study

Staff Data:

TRS: 318
CZM: 22, 29

City Council District: 1

Councilor Name: Vanessa Hall-Harper

County Commission District: 1

Commissioner Name: Stan Sallee

SECTION I: Z-7739

DEVELOPMENT CONCEPT: Redevelopment of Comanche Park property and vacant property near the intersection of 36th street north at North Peoria Avenue. The new development proposes to replace the multifamily development and integrate new commercial and residential uses into the site. The MX zoning will require buildings closer to the street in a way that is consistent with the BRT transit study and the 36th Street North Small Area Plan. The southeast corner has been vacant and is proposed to be redeveloped with a mixed-use development including commercial uses and multi-family residential.

EXHIBITS:

- Case Map
- Proposed Zoning Map
- Aerial
- Land Use Map
- Bus Rapid Transit (BRT) study land use recommendation map at 38th Street North.
- Applicant Exhibits:
 - Zoning diagram

DETAILED STAFF RECOMMENDATION:

TMAPC recommended approval of MX zoning for the sites under application in February of 2020 under Z-7534. City Council adopted the rezoning request on April 1, 2020. Since that time, development plans have evolved and require adjustment to the previously selected zoning districts.

MX1-U-U , MX2-U-U, MX2-V-65, MX3-F-65, and RM-1 are consistent with the BRT land use recommendations in the area;

MX1-U-U, MX2-U-U, MX2-V-65, MX3-F-65, and RM-1 are consistent with the Regional Center Land Use Designation in the Tulsa Comprehensive Plan and the 36th Street North Small Area Plan,

Uses and development standards defined by MX1-U-U, MX2-U-U, MX2-V-65, MX3-F-65, and RM-1 are consistent with the expected development pattern for the proximate properties therefore

Staff recommends approval of Z-7739 to rezone property from AG, MX1-U-U, MX2-U-U, MX2-V-65, MX3-V-45, and RM-1 to MX1-U-U, MX2-U-U, MX2-V-65, MX3-F-65, and RM-1

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The proposed MX and R zoning is consistent with the Regional Center designation of the Tulsa Comprehensive Plan.

Land Use Vision:

Land Use Plan 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: None

Trail System Master Plan Considerations: The site is approximately ¼ mile from the Osage Trail which is classified as a Bikeway and Multi-use trail west of the site.

Small Area Plan: The subject property is at the core of the 36th Street North Small Area Plan which was originally adopted in 2013 and amended in September 2016.

36th Street North Small Area Plan recommendations include land use priorities that are supported by this rezoning request.

The small area plan specifically identifies the property at or near Comanche Park that could be within walking distance of transportation to jobs and services throughout the metropolitan area. A community garden, northeast of the transit hub, would provide food and recreation opportunities locally.

Special District Considerations: This site is part of the Voluntary MX rezoning program for Peoria Avenue Bus Rapid Transit that was reauthorized by City Council in December 2021. The program expires in December 2023. The subject property is also included in the Healthy Neighborhood Overlay area.

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The subject property contained the Comanche Park Apartments on the north side of 36th Street North and is vacant on the south side of 36th Street North.

The subject property is served by the Tulsa Bus Rapid Transit System with stops on North Peoria for north and south bound routes.

Environmental Considerations: None that affect site redevelopment. The southeast corner of 36th Street North at North Peoria Avenue is heavily wooded. Redevelopment in a way that would save some of the existing tree canopy should be a consideration.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
North Peoria Avenue (BRT Route)	Secondary Arterial with Multi-modal corridor designation	100 feet	4
East 36 th Street North	Secondary arterial	100 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	AG	Regional Center	Vacant
East	RMH	Neighborhood (East of tract north of 36 th Street North)	Vacant
	AG	Regional Center (East of tract south of 36 th Street North)	
South	AG	Regional Center/Park and Open Space	Not developed
West	CS	Regional Center	Mix of commercial uses

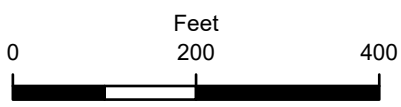
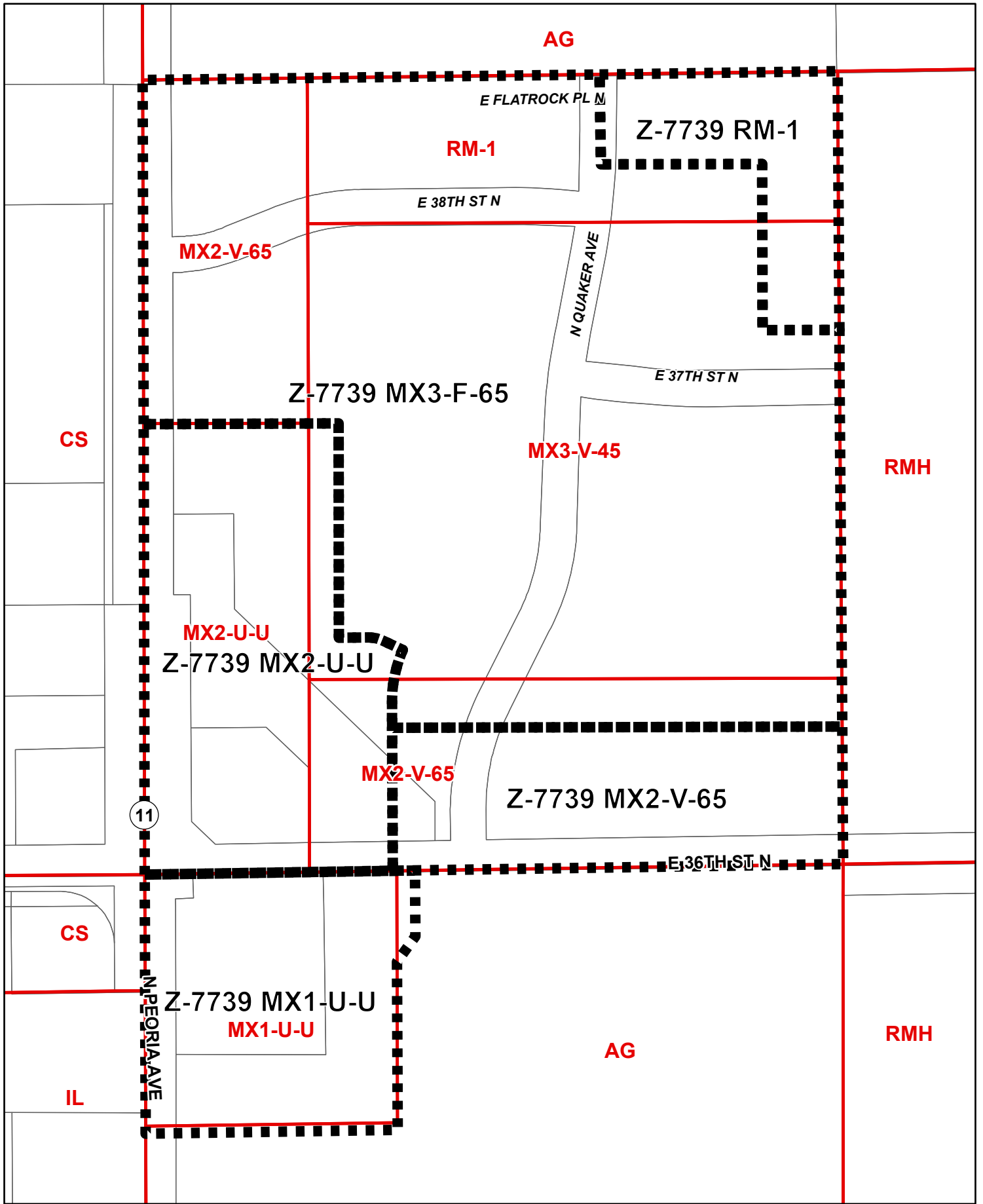
SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11802 dated June 26, 1970 and Ordinance number 11809 dated June 26, 1970 established zoning for the subject property.

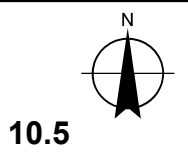
Subject Property:

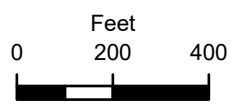
Z-7534 (Ordinance #24343): TMAPC recommended approval to rezone the subject property from CS, RM-1, and AG to MX-1-U-U, MX-2-V-65, MX-2-U-U, and MX-3-V-45 on February 19, 2020. City Council voted 9-0-0 to approve Z-7534 on April 1, 2020.

SA-3 (Ordinance #23910): TMAPC recommended denial of the special area overlay to regulate small box discount stores on March 21, 2018. City Council voted 5-2-0 to approve SA-3 on April 11, 2018.



Z-7739



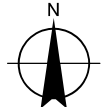


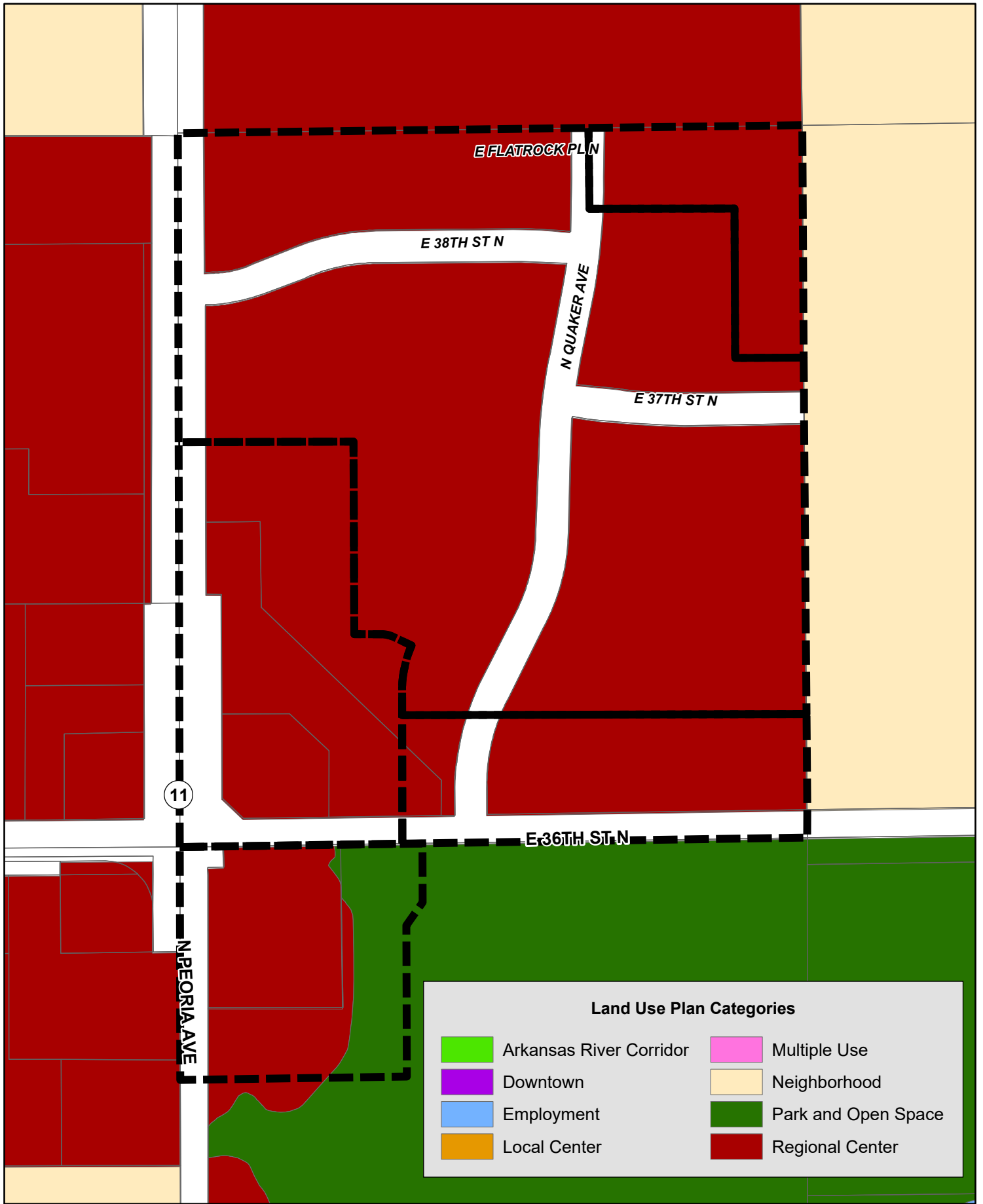
 Subject Tract









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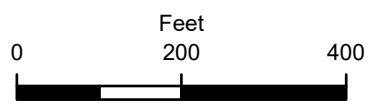
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2021

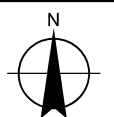


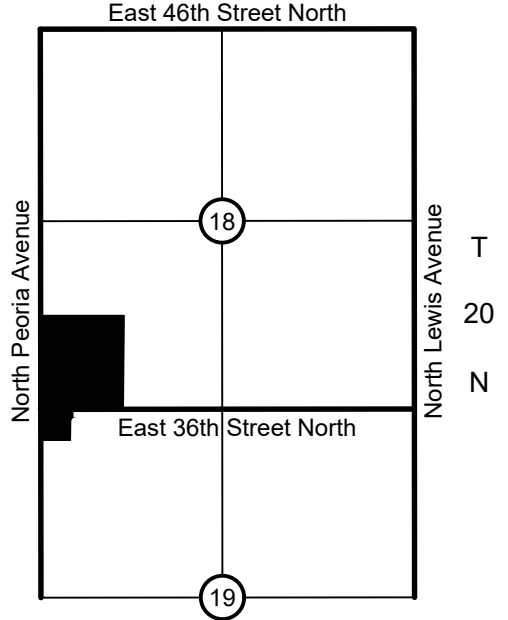
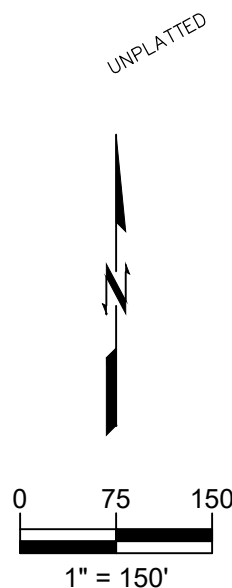
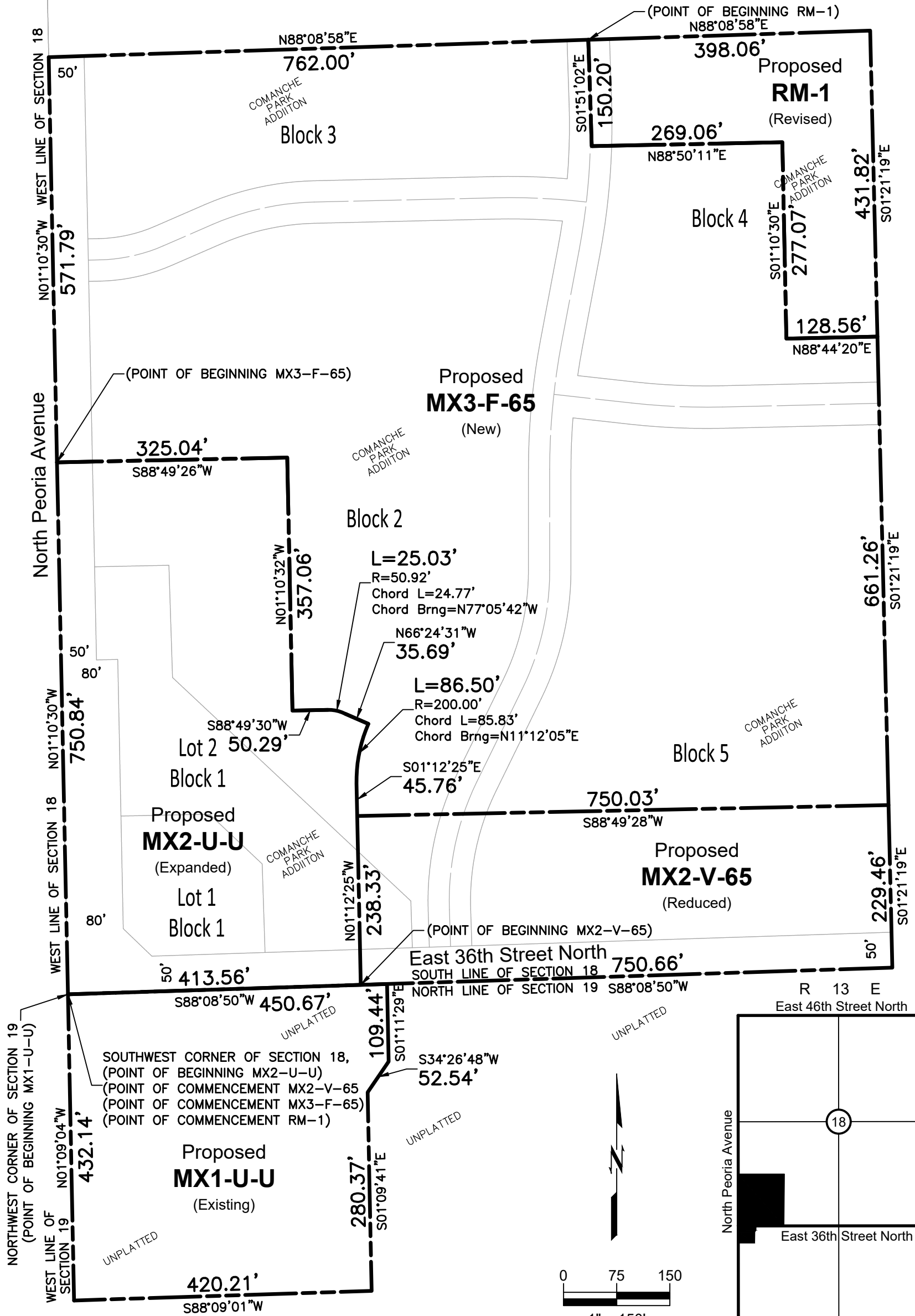


Land Use Plan Categories			
	Arkansas River Corridor		Multiple Use
	Downtown		Neighborhood
	Employment		Park and Open Space
	Local Center		Regional Center



Z-7739





Location Map
Not to Scale

FIELD DATE: 02/17/20



wallace design collective, pc
 structural · civil · landscape · survey
 123 north martin luther king jr. blvd.
 tulsa, oklahoma 74103
 918.584.5858
 oklahoma ca1460
 exp: 6-30-25

Surveyor's Statement

I, R. WESLEY BENNETT HEREBY CERTIFY THAT THE ABOVE REPRESENTS A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS PLAT OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 8TH DAY OF AUGUST, 2023.



BY: _____
 R. WESLEY BENNETT
 REGISTERED PROFESSIONAL LAND SURVEYOR
 OKLAHOMA NO. 1562

Exhibit "A"
Zoning Exhibit

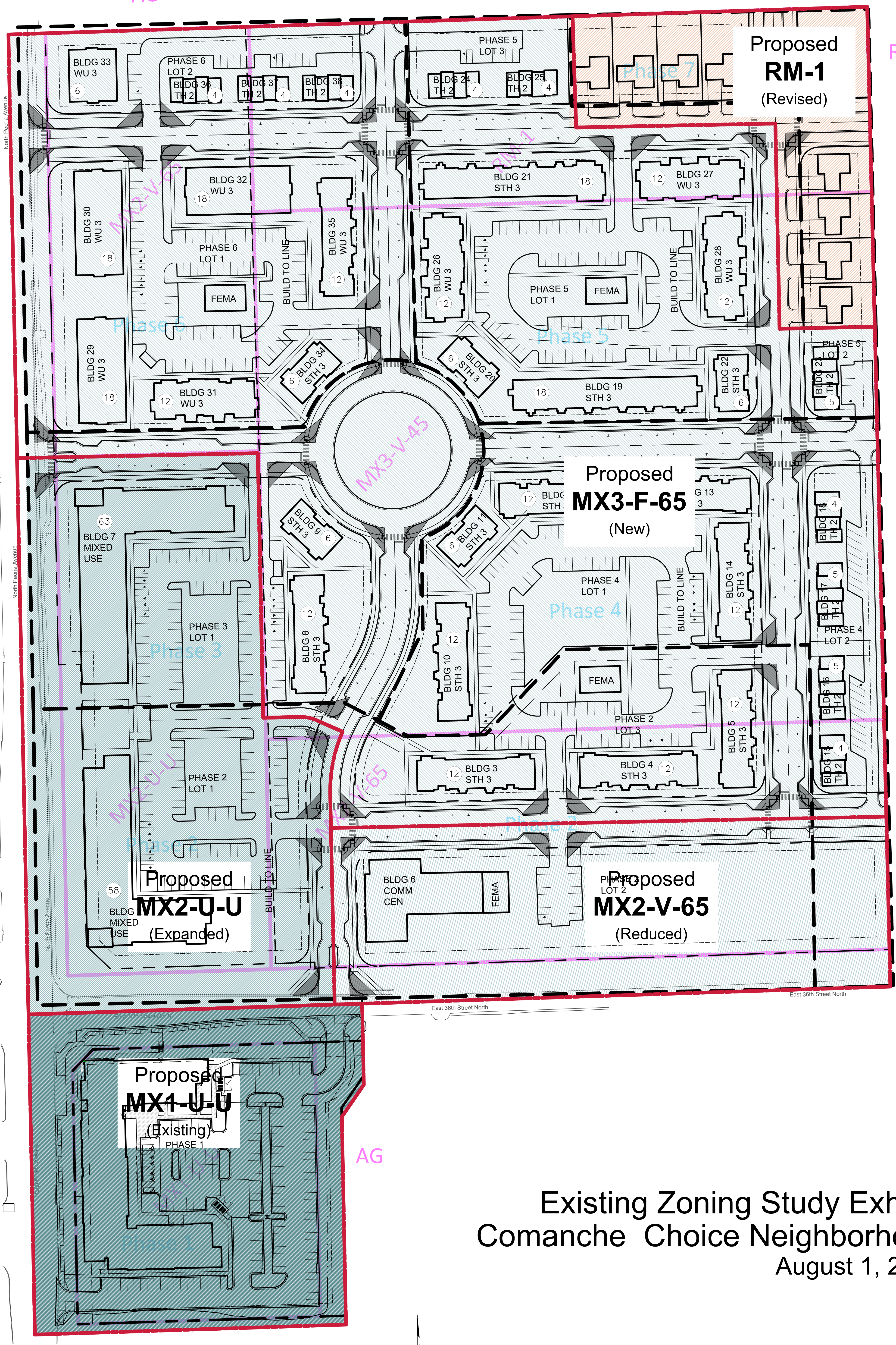
OF
 CAMANCHE PARK IN SECTION 18,
 TOWNSHIP 20, NORTH RANGE 13 EAST,
 & PART OF THE NW/4 OF THE NW/4 OF
 SECTION 19, TOWNSHIP 20, NORTH RANGE
 13 EAST

City of Tulsa,
 Tulsa County, Oklahoma

August 8, 2023

AG

RMH



ORIG SIZE: 24"x36" PLOT: 8/9/2023 10:03:05 AM I:\w\server\Projects\240001 Comanche Park CIP\DWG\PRODUCTION\WORKING\240001 Zoning Overlay 2.dwg

Existing Zoning Study Exhibit
 Comanche Choice Neighborhood
 August 1, 2023

