



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7755

Hearing Date: January 3, 2024

Case Report Prepared by:

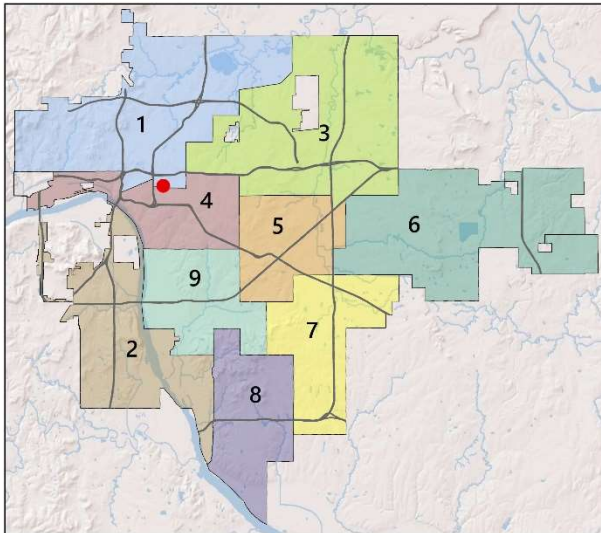
Nathan Foster

Owner and Applicant Information:

Applicant: Justin DeBruin, Wallace Design Collective

Property Owner: Halona Development, LLC

Location Map:
(shown with City Council districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Mixed-Use/Commercial

Concept summary: Rezone subject properties from IM to CH to permit redevelopment of the site as a mixed-use commercial development.

Tract Size: 1.78 ± acres

Location: Multiple lots at the southeast corner of South Peoria Avenue and East 5th Place

Zoning:

Existing Zoning: IM

Proposed Zoning: CH

Comprehensive Plan:

Land Use Map: Multiple Use/Employment

Staff Recommendation:

Staff recommends approval of Z-7755 to rezone the site from IM to CH.

City Council District: 1

Councilor Name: Vanessa Hall-Harper

County Commission District: 2

Commissioner Name: Karen Keith

SECTION I: Z-7755

DEVELOPMENT CONCEPT: The applicant is proposing to rezone the subject properties from IM (Industrial – Moderate) to CH (Commercial – High). The rezoning is proposed to support the redevelopment of the subject properties into a mixed-use commercial development.

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

The applicant is proposing to rezone the subject properties from IM to CH to permit a mixed-use commercial development. The CH district provides for a wide-range of commercial uses with flexibility in site and size of buildings.

CH is the predominant zoning established along the East 6th Street corridor and the properties adjacent to the subject properties to the south. The rezoning would extend the CH district further north while eliminating the higher-intensity industrial uses permitted by the IM district.

Mixed-use development is recommended in the subject area by both the Tulsa Comprehensive Plan and the Pearl District Small Area Plan.

CH is consistent with the zoning pattern and the expected development of the area.

Staff recommends approval of Z-7755 to rezone the subject properties from IM to CH.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject properties adjacent to South Peoria Avenue are designated as “Multiple Use” with the remaining areas of the property designated as “Employment” by the Tulsa Comprehensive Plan. The proposed CH district permits a wide range of uses that align with the recommendations of both applicable land use categories.

Land Use Vision:

Multiple Use

Multiple Use areas are “Mostly Commercial or Retail Uses” which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development patterns, with Local Centers being more commonplace in newer parts of the city. For single properties that are commercial but surrounded by Neighborhood, Multiple Use is the preferred designation.

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.

Transportation Vision:

Major Street and Highway Plan: South Peoria Avenue is designated as an urban arterial by the Major Street and Highway Plan which requires an ultimate right-of-way dedication of 70’.

Trail System Master Plan Considerations: The Tulsa GO Plan recommends the implementation of on-street bike lanes along South Peoria Avenue. Development should provide adequate bicycle infrastructure including parking and connections for pedestrians and cyclists.

Small Area Plan: Pearl District Small Area Plan

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: There is a mixture of commercial and industrial uses in the immediate area. There are several buildings on the subject properties that would comply with the regulations of the CH district.

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Peoria Avenue	Urban Arterial	70’	4

Utilities:

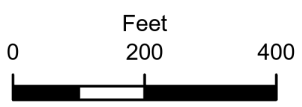
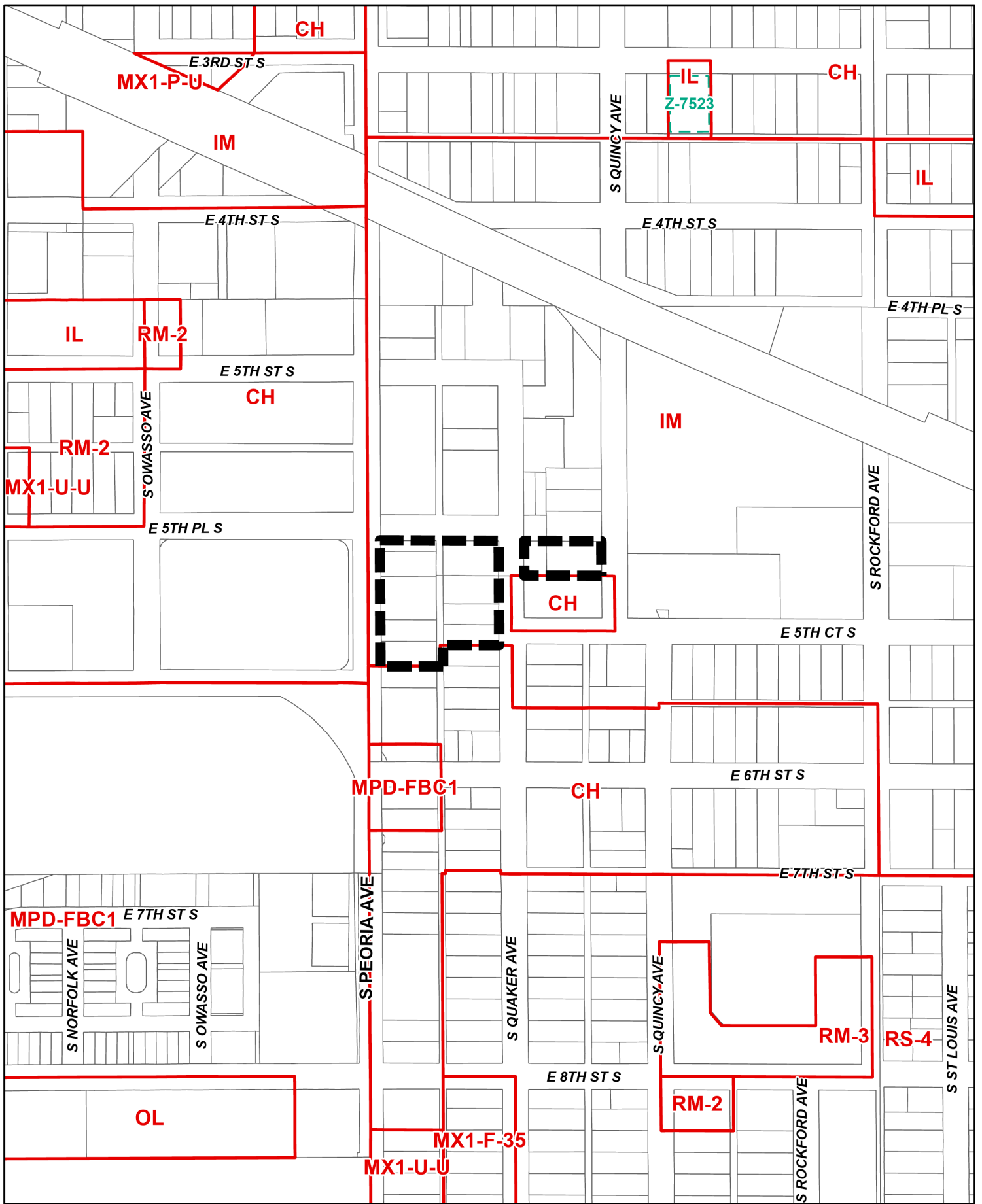
The subject tract has municipal water and sewer available.

Surrounding Properties:

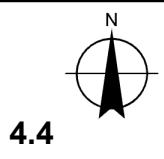
Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	IM	Employment/Multiple Use	Industrial
East	IM	Employment	Industrial
South	CH	Multiple Use/ Employment	Commercial
West	CH	Multiple Use	Commercial

SECTION III: Relevant Zoning History

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



Z-7755





 Subject Tract

Feet
0 200 400

Z-7755

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



4.5

Aerial Photo Date: 2021



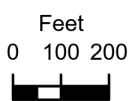
S PEORIA AVE

E 5TH PLS

E 5TH CTS

S SQUAKER AVE

Z-7745

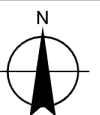


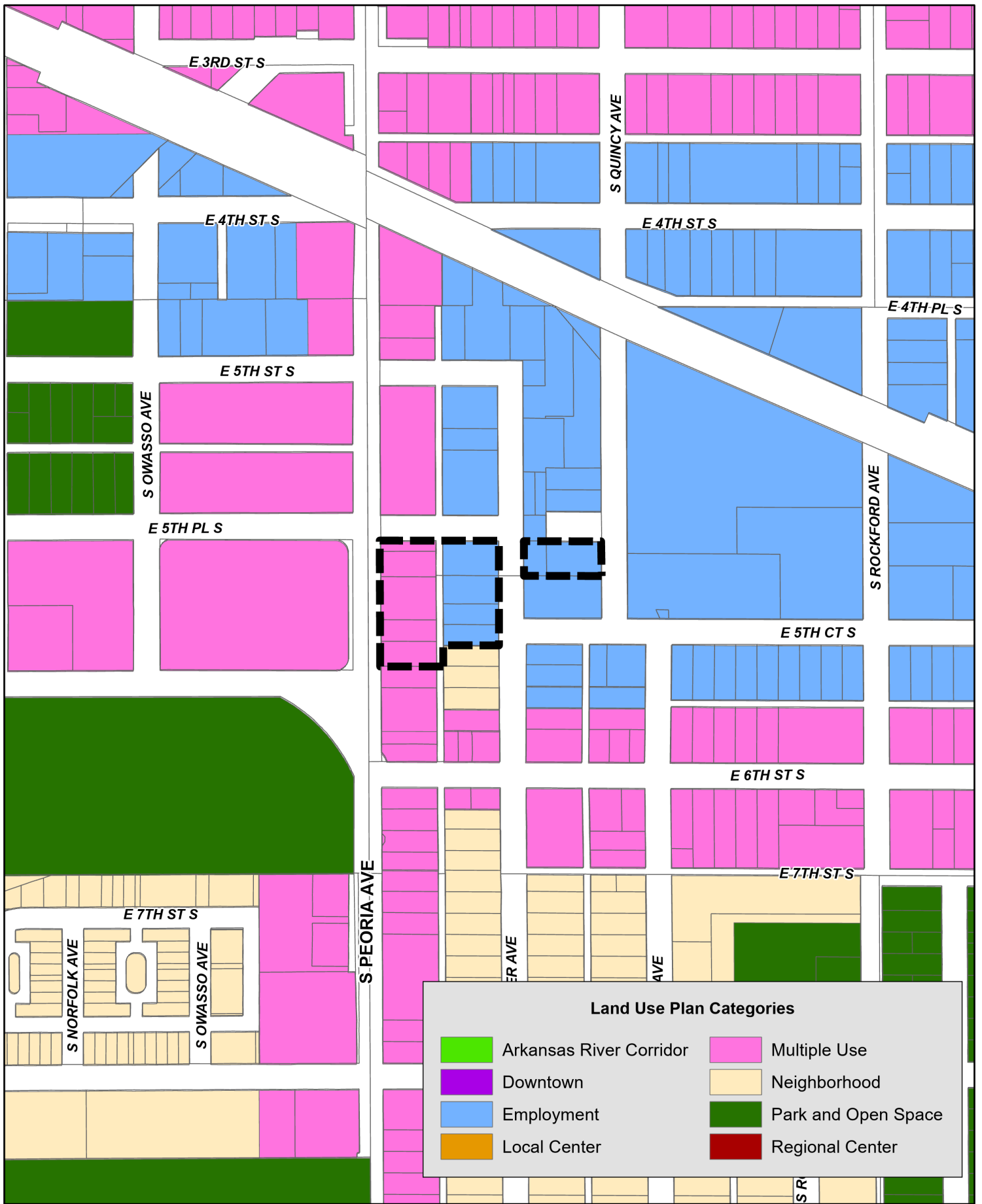
 Subject Tract

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









Aerial Photo Date: 2021

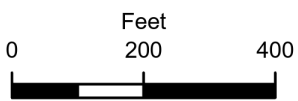
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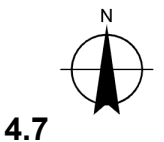


Land Use Plan Categories

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



Z-7755



REZONE
Exhibit "A"
SHEET 1 OF 4

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN GOVERNMENT LOT TEN (10) OF THE SOUTHWEST QUARTER (GL10, SW/4) OF SECTION SIX (6), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND ALSO BEING A PART OF LOTS ONE (1), TWO (2), THREE (3), AND FOUR (4) OF BLOCK FOUR (4), SUNSET ADDITION, AND LOTS ONE (1) AND SEVEN (7) BLOCK EIGHT (8), FACTORY ADDITION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT ONE (1), BLOCK FOUR (4) SUNSET ADDITION (P.O.B.); THENCE S01°12'56"E FOR A DISTANCE OF 242.30 FEET; THENCE S89°13'22"W FOR A DISTANCE OF 130.00 FEET; THENCE S01°12'56"E FOR A DISTANCE OF 50.58 FEET; THENCE S88°56'53"W FOR A DISTANCE OF 146.00 FEET; THENCE N01°12'56"W FOR A DISTANCE OF 293.58 FEET; THENCE N89°13'22"E FOR A DISTANCE OF 276.00 FEET TO THE **POINT OF BEGINNING** (P.O.B.); SAID TRACT CONTAINING 1.71 ACRES MORE OR LESS.

AND

A TRACT OF LAND LYING GOVERNMENT LOT TEN (10) OF THE SOUTHWEST QUARTER (GL10, SW/4) OF SECTION SIX (6), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND ALSO BEING A PART OF LOT SIX (6), BLOCK TWO (2), SUNSET ADDITION, AND LOTS ELEVEN (11), AND TWELVE (12), BLOCK TWO (2) FACTORY ADDITION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING (P.O.C.) AT THE NORTHWEST CORNER OF LOT FIVE (5) BLOCK TWO (2) SUNSET ADDITION; THENCE S01°12'56"E FOR A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF LOT SIX (6) BLOCK TWO (2) SUNSET ADDITION AND THE **POINT OF BEGINNING** (P.O.B.); THENCE N89°13'22"E FOR A DISTANCE OF 180.00 FEET; THENCE S01°12'56"E FOR A DISTANCE OF 80.40 FEET; THENCE S89°13'22"W FOR A DISTANCE OF 180.00 FEET; THENCE N01°12'56"W FOR A DISTANCE OF 80.40 FEET TO THE **POINT OF BEGINNING** (P.O.B.); SAID TRACT CONTAINING 0.33 ACRES MORE OR LESS.



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REZONE

Exhibit "A"

SHEET 2 OF 4


BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS EXHIBIT IS BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83 OKLAHOMA NORTH ZONE 3501).

SURVEYOR'S CERTIFICATE

I, R. WESLEY BENNETT, OF WALLACE DESIGN COLLECTIVE, PC, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH THE EXISTING RECORDS AND IS A TRUE REPRESENTATION OF THE DEDICATION AS DESCRIBED. THIS LEGAL DESCRIPTION MEETS THE MINIMUM STANDARDS FOR LEGAL DESCRIPTIONS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.




R. WESLEY BENNETT
LS 1562
CA 1460
Expires 06/30/2025

SURVEYOR'S LAST SITE VISIT: SEPTEMBER 28, 2023



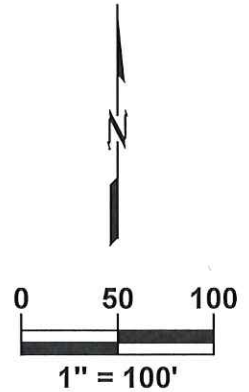
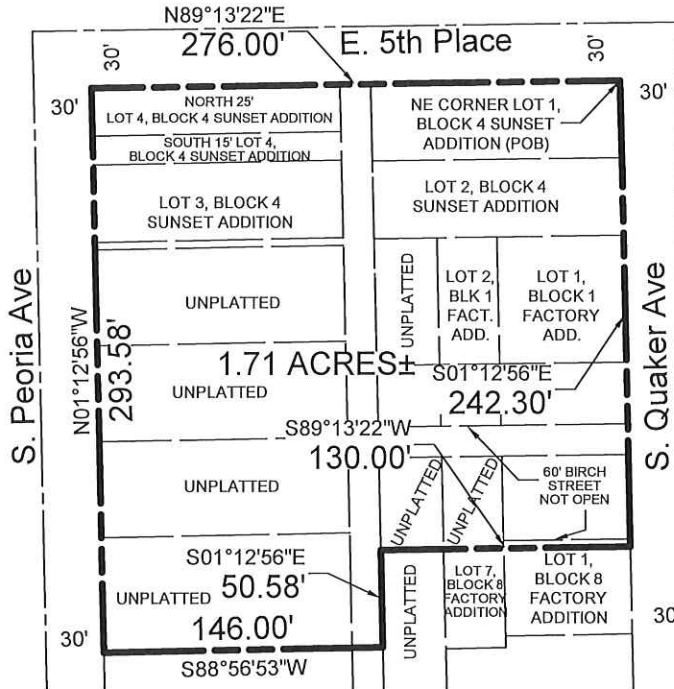
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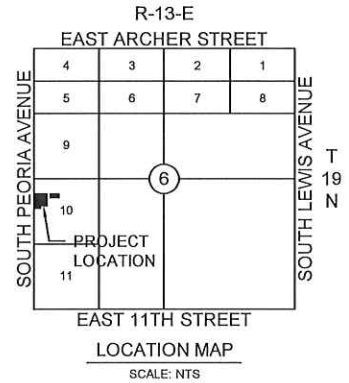
Rezone Exhibit "A"

SHEET 3 OF 4

A PART OF THE GL10 OF THE SW/4 OF SEC. 6, T.19 N., R.13 E.,
I.B.& M., CITY OF TULSA, TULSA COUNTY, OKLAHOMA



LEGEND
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT



BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83 OKLAHOMA NORTH ZONE 3501).

SURVEYOR'S LAST SITE VISIT:

SEPTEMBER 28, 2023

CERTIFICATION

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 LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 14TH DAY OF NOVEMBER, 2023.



R. Wesley Bennett

R. WESLEY BENNETT
 LS 1562
 CA 1406
 Expires 06/30/2025



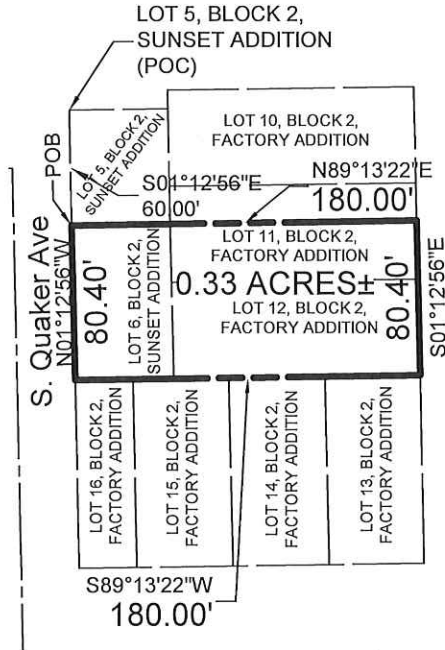
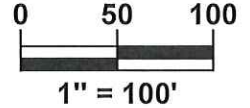
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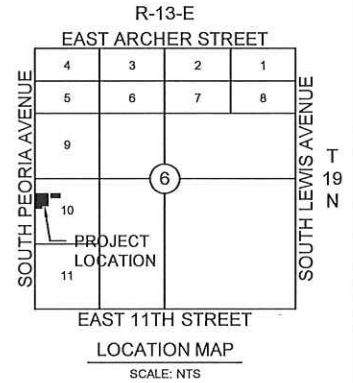
Rezone Exhibit "A"

SHEET 4 OF 4

A PART OF THE GL10 OF THE SW/4 OF SEC. 6, T.19 N., R.13 E.,
I.B. & M., CITY OF TULSA, TULSA COUNTY, OKLAHOMA



LEGEND	
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT



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R. Wesley Bennett
 R. WESLEY BENNETT
 LS 1562
 CA 1406
 Expires 06/30/2025



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CLOSURE REPORT

1.71 ACRES

North: 426186.0219' East: 2566407.5657'

Segment #1 : Line

Course: S01°12'56"E Length: 242.30'

North: 425943.7764' East: 2566412.7059'

Segment #2 : Line

Course: S89°13'22"W Length: 130.00'

North: 425942.0130' East: 2566282.7178'

Segment #3 : Line

Course: S01°12'56"E Length: 50.58'

North: 425891.4444' East: 2566283.7908'

Segment #4 : Line

Course: S88°56'53"W Length: 146.00'

North: 425888.7640' East: 2566137.8154'



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CLOSURE REPORT

1.71 ACRES

Segment #5 : Line

Course: N01°12'56"W Length: 293.58'

North: 426182.2779' East: 2566131.5875'

Segment #6 : Line

Course: N89°13'22"E Length: 276.00'

North: 426186.0218' East: 2566407.5621'

Perimeter: 1138.45' Area: 1.71acres

Error Closure: 0.0037 Course: S88°17'35"W

Error North: -0.00011 East: -0.00368

Precision 1: 307691.89



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CLOSURE REPORT

0.33 ACRES

North: 426189.2822' East: 2566647.8977'

Segment #1 : Line

Course: S01°12'56"E Length: 80.40'

North: 426108.9003' East: 2566649.6033'

Segment #2 : Line

Course: S89°13'22"W Length: 180.00'

North: 426106.4587' East: 2566469.6199'

Segment #3 : Line

Course: N01°12'56"W Length: 80.40'

North: 426186.8406' East: 2566467.9143'

Segment #4 : Line

Course: N89°13'22"E Length: 180.00'

North: 426189.2822' East: 2566647.8977'



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CLOSURE REPORT

0.33 ACRES

Perimeter: 520.80' Area: 0.33acres

Error Closure: 0.0000 Course: N00°00'00"E

Error North: 0.00000 East: 0.00000

Precision 1: 520800000.00



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