# Z-7776 Staff Report

**Hearing Date:** June 26, 2024  
**Prepared by:** Nathan Foster  
**nathanfoster@cityoftulsa.org**  
**918-596-7609**

## Owner and Applicant Information
Applicant: Lou Reynolds  
Property Owner: Vincent C. & Debra Adamek Trustees

## Property Location
South of the southeast corner of East 91st Street South and South Mingo Road  
Tract Size: ±7.04 acres

## Location within the City of Tulsa
(Shown with City Council districts)

## Request Summary
Rezone subject property from CS with ODP Z-7463 and AG to CG with an optional development plan to permit the expansion of a private-street commercial subdivision. (Related to Bill Knight Commercial Center Preliminary Plat)

## Zoning
**Existing Zoning:** Commercial Shopping (CS) with ODP Z-7463 and Agriculture (AG)  
**Existing Overlays:** None  
**Proposed Zoning:** Commercial – General (CG) with an optional development plan

## Use
**Current Use:** Vacant  
**Proposed Use:** Commercial – Vehicle Repair Facility

## Comprehensive Plan Considerations
### Land Use
**Land Use Plan:** Regional Center  
**Small Area Plans:** None  
**Development Era:** Late Automobile

### Transportation
**Major Street & Highway Plan:**  
South Mingo Road – Secondary Arterial  
**planitulsa Street Type:** N/A  
**Transit:** N/A  
**Existing Bike/Ped Facilities:** Sidewalks – Mingo Road  
**Planned Bike/Ped Facilities:** Shared Use Path – Haikey Creek

### Environment
**Flood Area:** City of Tulsa Regulatory Floodplain/FEMA  
**Tree Canopy Coverage:** 30-50%  
**Parks & Open Space:** Haikey Creek Floodway

## Elected Representatives
**City Council:** District 7, Lori Decter-Wright  
**County Commission:** District 3, Kelly Dunkerley

## Public Notice Required
Newspaper Notice – min. 20 days in advance  
Mailed Notice to 300’ radius – min. 20 days in advance  
Posted Sign – min. 20 days in advance

## Staff Recommendation
Staff recommends approval with the provisions of the optional development plan.
Detailed Staff Recommendation

The applicant is proposing to rezone the subject property from the existing CS with and optional development plan and AG district to a CG district with an optional development plan. The intent of the rezoning is to permit additional commercial uses and the expansion of the existing private-street commercial subdivision.

The uses permitted under the optional development plan would follow the requirements of the CG district with the additional provisions outlined in the optional development plan below. The optional development plan would also remove the requirement for lots to have frontage on a public street and permit the new development to obtain access from the existing private street that extends off South Mingo Road.

The property is located within the Regional Center land use designation of the Tulsa Comprehensive Plan. The proposed CG zoning aligns with the recommendations of the Regional Center land use designation.

A large portion of the subject property is located within designated floodplain areas. The Tulsa GO Plan has a recommended shared-use path along the Haikey Creek alignment at the south end of the property. The associated subdivision plat will be required to include language for future trail alignments in the area.

The surrounding area is comprised of institutional and commercial uses. The proposed CG zoning is consistent with the surrounding area and the recommendations of the comprehensive plan.

With consideration given to the factors listed herein, staff recommends approval of the application with the provisions of the optional development plan outlined below.

Z-7776 Development Plan Standards

A. General Provisions.

All district use regulations, supplemental regulations, building types, lot and building regulations, along with other relevant regulations shall conform with the provision of the Tulsa Zoning Code for development in a CG Zoning District, except that lots are not required to have public street frontage.

B. East 92nd Street South. (the “Private Street”)

With the permission of all the lot owners in Mingo Commercial Center, the Applicant shall be permitted to use East 92nd Street South as shown on the Plat of Mingo Commercial Center for access, ingress and egress to and from South Mingo Road and the Property.

C. Minimum Building Setbacks from Private Streets.

No building shall be located closer than 35 feet as measured to the center of the private street.

D. Landscape.

All landscaping shall conform with or exceed the Landscape Standards of the Tulsa Zoning Code at the time a building permit for new building construction is submitted. Additionally, the following standards shall apply to street yard landscaping which shall be provided along the private street as follows:

1. A landscape strip with a minimum width of 12 feet from the edge of pavement shall be established and maintained as a landscaped area.
2. Within that landscape street, trees shall be installed and maintained with a maximum spacing of one (1) tree for each 30 linear feet along both sides of the street.

Comprehensive Plan Considerations

Land Use Plan
The subject property is designated as a Regional Center. Regional Centers are defined by existing regional trip generators, 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 transportation access and circulation. Regional trip generators include universities, malls, large medical campuses, casinos, big-box shopping centers, and very large churches.

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning/Overlay</th>
<th>Existing Land Use Designation</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>CS</td>
<td>Regional Center</td>
<td>Commercial</td>
</tr>
<tr>
<td>East</td>
<td>CO</td>
<td>Regional Center</td>
<td>Hospital</td>
</tr>
<tr>
<td>South</td>
<td>CO/AG</td>
<td>Regional Center</td>
<td>Medical Office</td>
</tr>
<tr>
<td>West</td>
<td>AG/CS</td>
<td>Regional Center</td>
<td>Vacant/Commercial</td>
</tr>
</tbody>
</table>

Small Area Plans
The subject property is not located within any adopted small area plans.

Development Era
The subject property is in an area developed during the Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

Transportation
Major Street & Highway Plan: South Mingo Road is designated as a secondary arterial requiring an ultimate right-of-way width of 100 feet.

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: Sidewalks along South Mingo Road are present.

Planned Bike/Ped Facilities: GO Plan recommends a future shared-use path along the Haikey Creek alignment at the south end of the property. Adequate easement should be provided for the future trail alignment with the plat of the subject property.
Environmental Considerations
Flood Area: The subject properties contain both City of Tulsa Regulatory and FEMA floodplain boundaries. Development in floodplain areas is required to follow all adopted City of Tulsa ordinances.

Tree Canopy Coverage: Tree canopy in the area is 30%. Significant effort should be given to the preservation of mature stands of trees. Tree canopy removal should be minimized, and replacement of trees that need removing should be encouraged.

Parks & Open Space: The Hailey Creek floodway to the south is planned for a future shared-use path.

Zoning History
Ordinance 11834, dated June 26, 1970, established the AG zoning for the subject property.

Ordinance 24071, dated January 20, 2019, established the CS zoning and the Z-7463 optional development plan for the subject property.

Exhibits
Case map
Aerial (small scale)
Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
EXHIBIT “A”

REZONING LEGAL DESCRIPTION (4 TRACTS)

LOT TWO (2), BLOCK ONE (1), MINGO COMMERCIAL CENTER, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 7004.

AND

LOT THREE (3), BLOCK ONE (1), MINGO COMMERCIAL CENTER, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 7004.

AND

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 14 EAST;
THENCE S 01°10’39” E ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 19, A DISTANCE OF 330.00 FEET;
THENCE N 88°57’14” E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;
THENCE N 88°57’14” E, A DISTANCE OF 858.50 FEET;
THENCE S 01°02’46” E, A DISTANCE OF 430.74 FEET;
THENCE N 88°57’14” E, A DISTANCE OF 304.76 FEET;
THENCE S 01°24’46” E, A DISTANCE OF 50.26 FEET;
THENCE S 88°57’14” W, A DISTANCE OF 732.98 FEET;
THENCE N 01°10’39” W, A DISTANCE OF 456.00 FEET;
THENCE S 88°57’14” W, A DISTANCE OF 429.50 FEET;
THENCE N 01°10’39” W, A DISTANCE OF 25.00 TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 5.33 ACRES, MORE OR LESS.

AND

THE EAST 153.70 FEET OF RESERVE ‘B’ PER THE MINGO COMMERCIAL CENTER PLAT, RECORDED PLAT NO. 7004.
EXHIBIT “B”

OPTIONAL DEVELOPMENT PLAN
TMAPC Case No. Z-3974E
May 2024

In connection with the rezoning of the following described property (the “Property”) located in the City of Tulsa, Tulsa County, State of Oklahoma, to-wit:

See Exhibit “A” attached hereto.

To the Commercial General District (“CG”), the Applicant respectfully requests, pursuant to Section 40.04-B.2. of the Tulsa Zoning Code, the development of the Property be approved with the additional development limitations set forth below.

A. General Provisions.

All district use regulations, supplemental regulations, building types, lot and building regulations, along with other relevant regulations shall conform with the provision of the Tulsa Zoning Code for development in a CG Zoning District, except that lots are not required to have public street frontage.

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