



**Tulsa Metropolitan Area
Planning Commission**

Z-7779 Staff Report

Hearing Date: July 17, 2024
Prepared by: Nathan Foster
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918-596-7609

Owner and Applicant Information

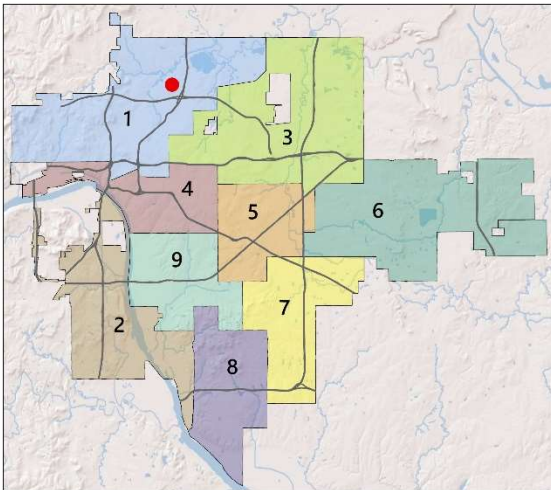
Applicant: Jose Manuel Escobedo
Property Owner: Jose Manuel Escobedo

Property Location

North of the northeast corner of Mohawk Boulevard
and North Columbia Avenue
Tract Size: ±4 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 1, Vanessa Hall-Harper
County Commission: District 1, Stan Sallee

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.

Request Summary

Rezone subject properties from CG and RD to AG to permit agricultural uses.

Zoning

Existing Zoning: Commercial General (CG) and Residential – Duplex (RD)
Existing Overlays: None
Proposed Zoning: Agriculture (AG)

Use

Current Use: Single-Family Residential
Proposed Use: Residential and Agriculture

Comprehensive Plan Considerations

Land Use

Land Use Plan: Neighborhood
Small Area Plans: None
Development Era: Early Automobile

Transportation

Major Street & Highway Plan:
Mohawk Boulevard – Residential Collector
planitulsa Street Type: N/A
Transit: N/A
Existing Bike/Ped Facilities:
Sidewalks and Signed Bicycle Route – Mohawk Boulevard
Planned Bike/Ped Facilities: None

Environment

Flood Area: COT Regulatory Floodplain
Tree Canopy Coverage: 10-20%
Parks & Open Space: Lakeview Park is adjacent to the north side of the site

Detailed Staff Recommendation

The applicant is proposing to rezone the subject property from RD (Residential Duplex) and CG (Commercial General) to AG (Agriculture) to permit the existing residence and agricultural animals.

The subject property meets and exceeds the minimum requirements for AG zoning. There is existing AG zoning adjacent to the site on the east and across North Columbia Avenue.

Under the existing CG and RD zoning, the property could be developed into a range of residential and commercial uses that have never been pursued on the subject property. The current zoning line bisects the property and does not align with the property lines or the existing use on the property. The rezoning would bring the entire site into one zoning district and allow the existing use to continue with the addition of agricultural animals as requested by the applicant.

AG zoning is commonly seen within areas designated as neighborhood by the comprehensive plan, especially in cases where large acreages have never been platted or developed.

With consideration given to the factors listed herein, staff recommends **approval** of the application.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as neighborhood. 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 from a lower-order street separated from the arterial, then it would be considered Neighborhood.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RD	Park and Open Space	Public Park
East	AG	Neighborhood	Vacant
South	CG/RS-3	Neighborhood	Residential
West	AG	Neighborhood	Agriculture/Residential

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 Early Automobile Era (1930s-50s), which retained a high degree of the connectivity from neighborhood streets to the arterial network, with mostly commercial, office, industrial, and other active uses along major streets and a mix of housing options and neighborhood-based uses like schools, churches, and libraries in the interior sections. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, commercial revitalization, compatibility of scale for neighborhood development, and transitions between commercial corridors and residential areas.

Transportation

Major Street & Highway Plan: Mohawk Boulevard, adjacent to the subject property on the southeast corner, is considered a residential collector that requires an ultimate right-of-way width of 60 feet.

Comprehensive Plan Street Designation: N/A

Transit: None.

Existing Bike/Ped Facilities: There are sidewalks and a signed bicycle route along Mohawk Boulevard.

Planned Bike/Ped Facilities: None.

Environmental Considerations

Flood Area: The subject property contains a small portion of City of Tulsa regulatory floodplain on the eastern boundary.

Tree Canopy Coverage: Tree canopy in the area is 16%. 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.

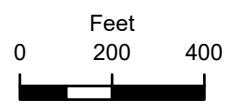
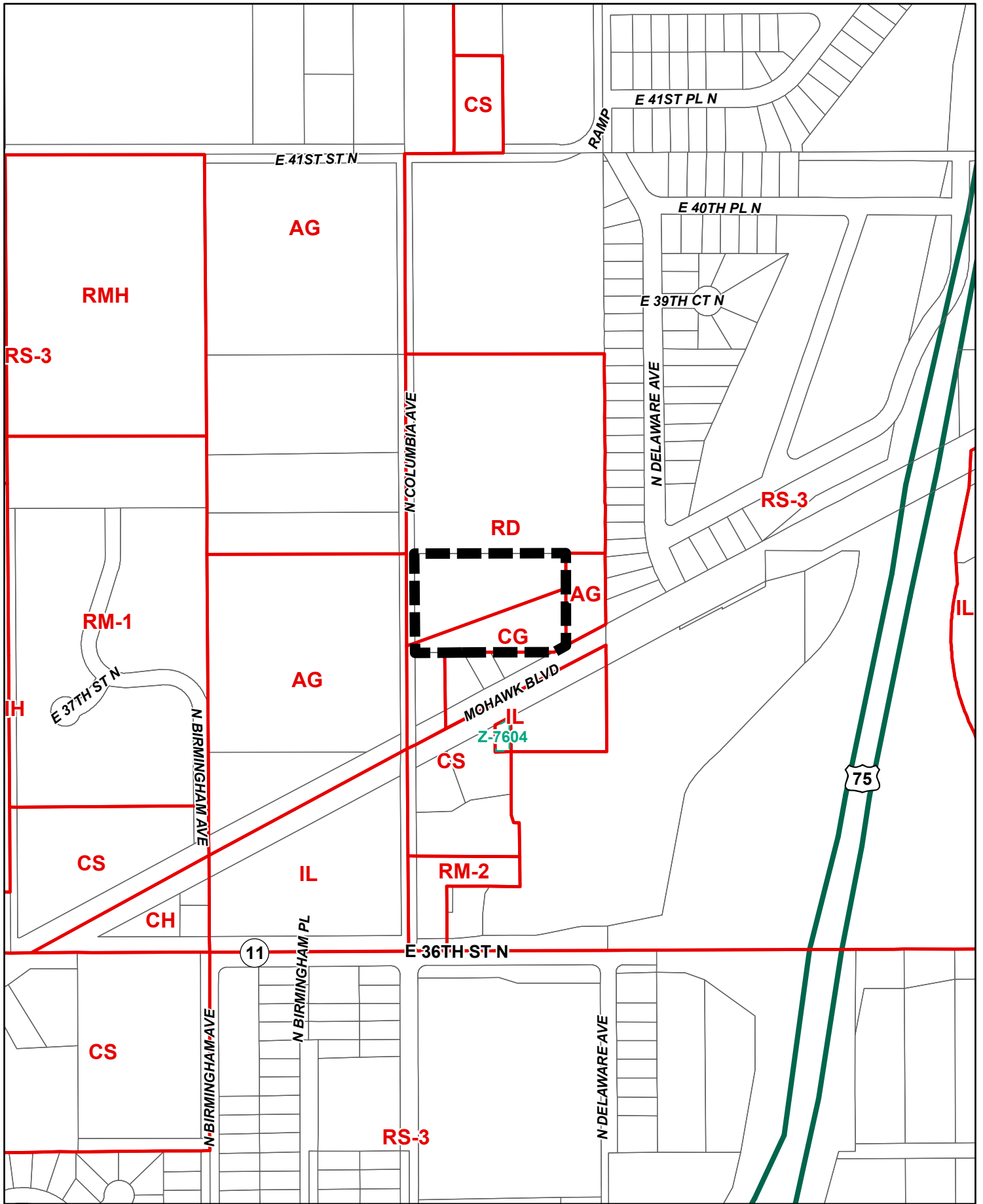
Parks & Open Space: The subject property is adjacent to a public park, Lakeview Park, to the north.

Zoning History

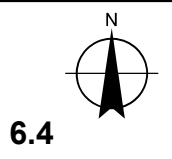
Ordinance 11802, dated June 26, 1970, established zoning for the subject property.

Exhibits

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



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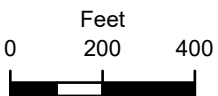




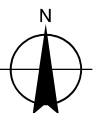
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Subject Tract



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



Aerial Photo Date: 2021



N COLUMBIA AVE

MOHAWK BLVD



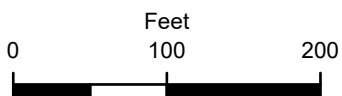
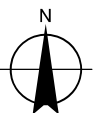
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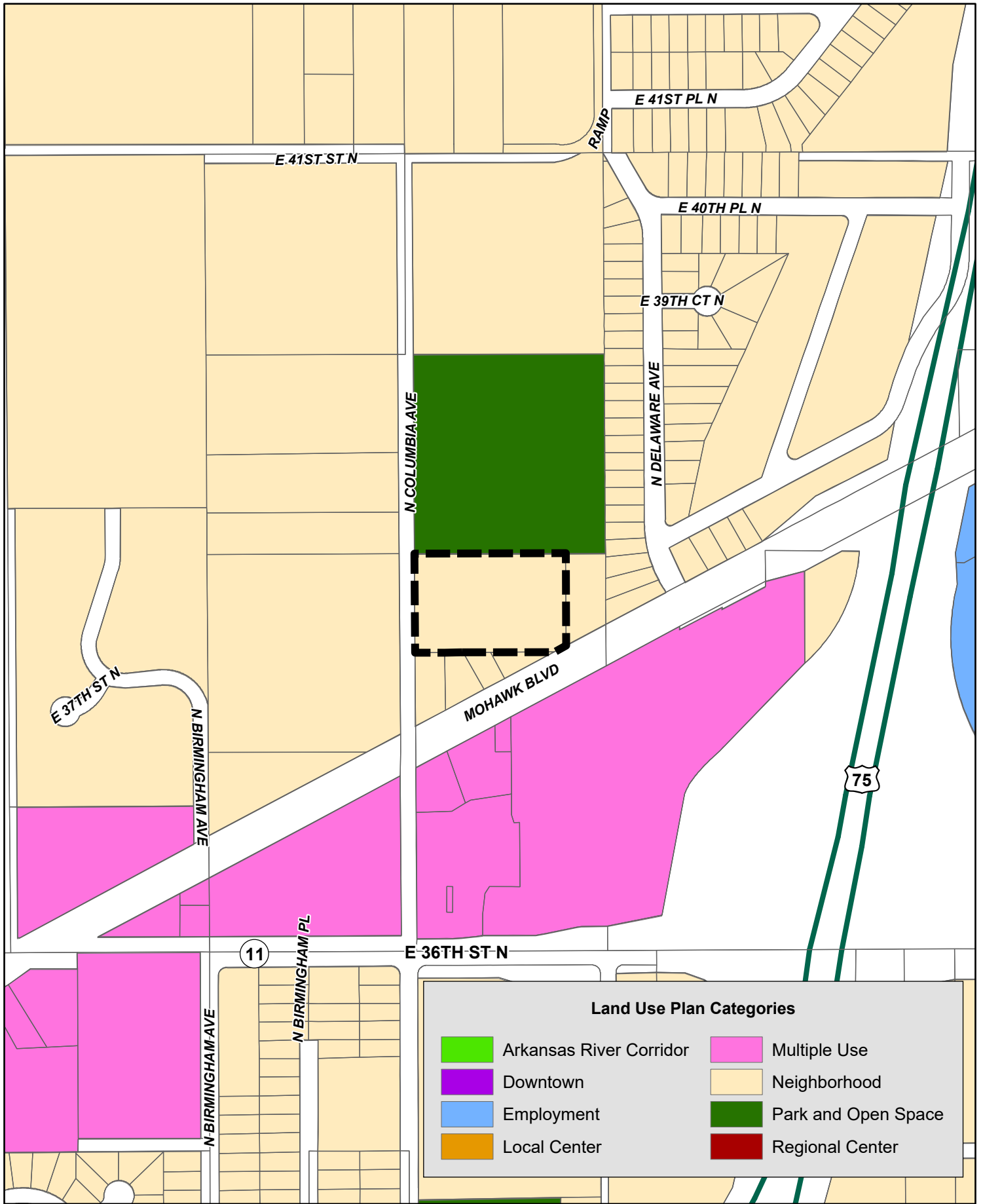
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







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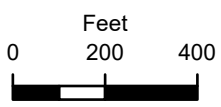
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Land Use Plan Categories

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



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