



**Tulsa Metropolitan Area
Planning Commission**

Z-7795 Staff Report

Hearing Date: November 20, 2024
Prepared by: Nathan Foster
nathanfoster@cityoftulsa.org
918-596-7609

Owner and Applicant Information

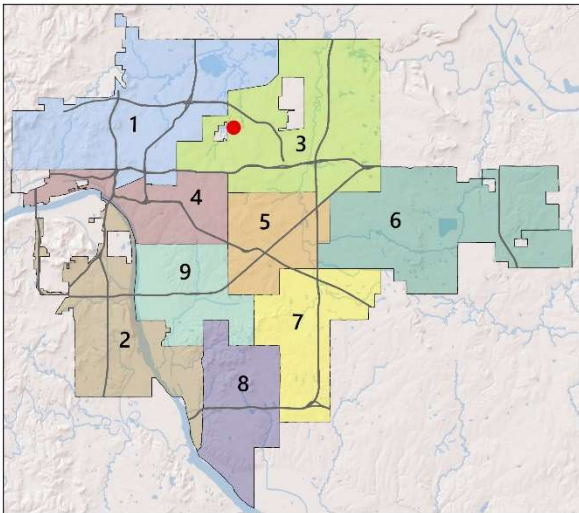
Applicant: Lou Reynolds
Property Owner: Dawn Hathcoat

Property Location

North of the northeast corner of North Yale Avenue
and Dawson Road
Tract Size: ±1.9 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 3, Crista Patrick
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 RS-3 to IL to permit commercial vehicle repair and maintenance.

Zoning

Existing Zoning: Residential Single-Family 3 (RS-3)
Existing Overlays: Neighborhood Infill Overlay 2 (NIO-2)
Proposed Zoning: Industrial – Light (IL)

Use

Current Use: Salvage Yard
Proposed Use: Commercial Vehicle Repair and Maintenance

Comprehensive Plan Considerations

Land Use

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

Transportation

Major Street & Highway Plan:
North Yale Avenue – Secondary Collector
planitulsa Street Type: N/A
Transit: Regular Route
Existing Bike/Ped Facilities: None
Planned Bike/Ped Facilities: Sidewalks

Environment

Flood Area: N/A
Tree Canopy Coverage: 30-50%
Parks & Open Space: N/A

Detailed Staff Recommendation

The applicant is proposing to rezone the subject properties from RS-3 to IL to permit a commercial vehicle maintenance and repair facility. The properties are currently being used as a salvage yard with an existing 9000 square foot metal building. The salvage yard was established prior to 1970. Aerial photography shows a salvage operation at this location since at least 1966.

The proposal for IL zoning would not permit a salvage yard but would permit the commercial vehicle repair and maintenance use proposed by the applicant. The existing salvage yard could remain but would not be permitted to be expanded.

The Tulsa Comprehensive Plan designates the subject properties as employment which would support a rezoning to the IL district. The IL district establishes a 75-foot setback from adjacent R-districts to provide a buffer from residential properties.

The proposed IL zoning is consistent with the comprehensive plan and the historic and anticipated use of the properties.

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 employment. Employment 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.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-3	Neighborhood	Vacant
East	RS-3	Neighborhood	Residential
South	IM	Employment	Salvage Yard
West	N/A	N/A	Industrial/Tulsa County

Small Area Plans

The subject properties are 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: North Yale Avenue is designated as a secondary collector by the Major Street and Highway Plan which will require an ultimate right-of-way width of 100 feet.

Comprehensive Plan Street Designation: N/A

Transit: Regular route service is available along North Yale Avenue.

Existing Bike/Ped Facilities: None.

Planned Bike/Ped Facilities: Sidewalks are planned along all public streets in the City of Tulsa.

Environmental Considerations

Flood Area: The subject properties are not within any designated floodplain areas.

Tree Canopy Coverage: Tree canopy in the area is 37%. 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.

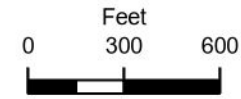
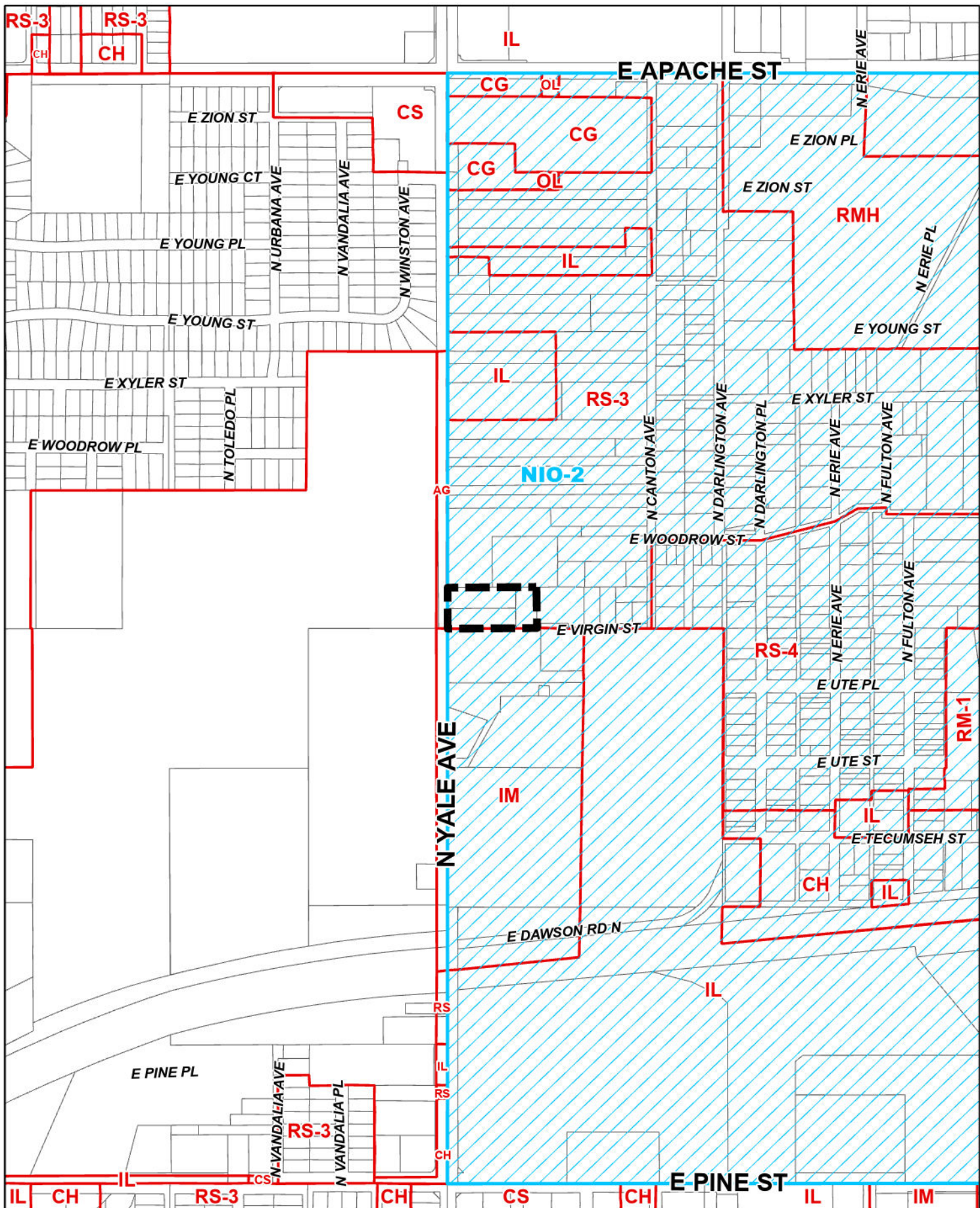
Parks & Open Space: N/A

Zoning History

Ordinance 11910, dated June 26, 1970, established zoning for the subject property.

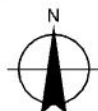
Exhibits

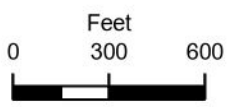
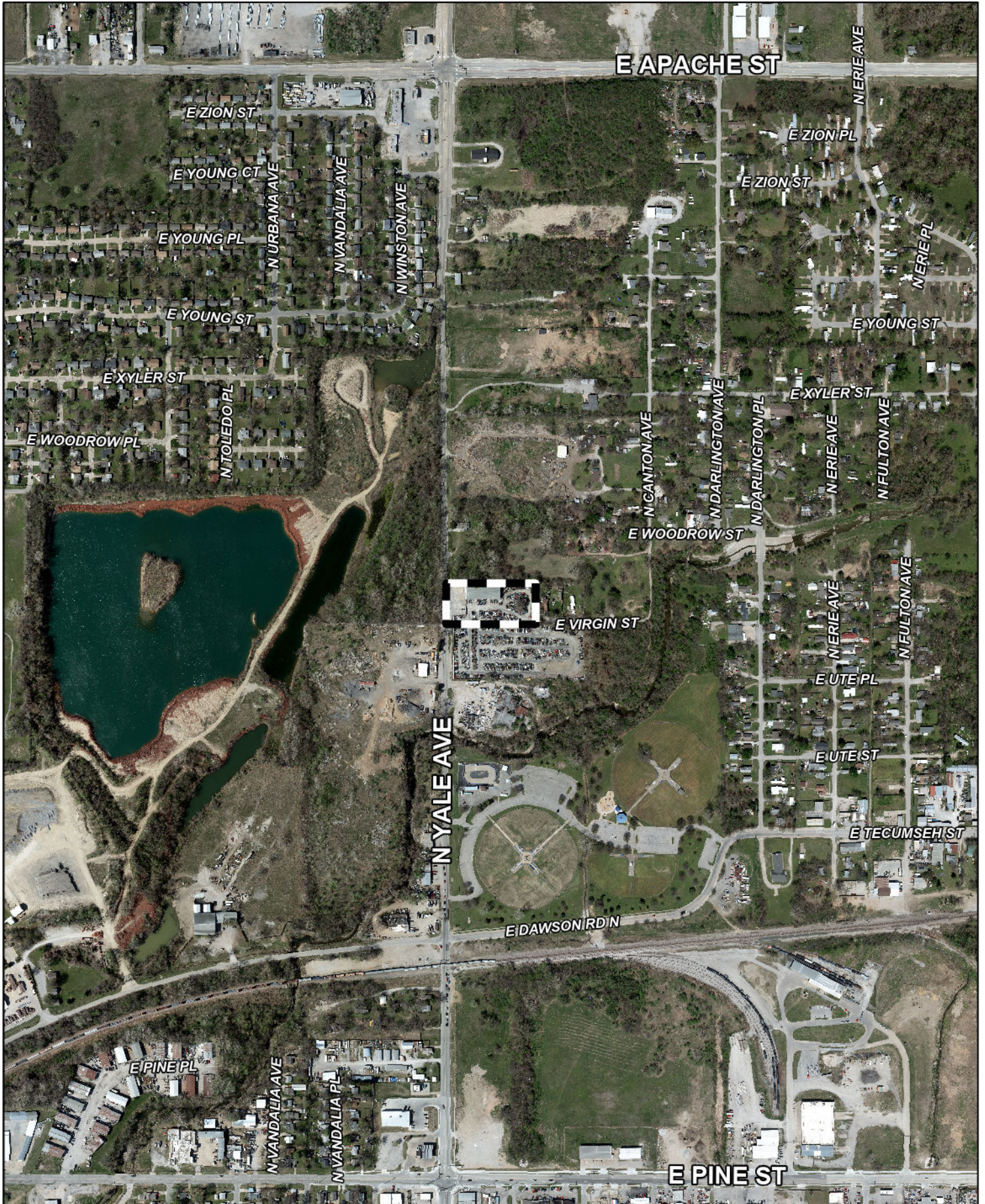
- Case map
- Aerial (small scale)
- Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map



 Subject Tract

Z-7795
20-13 27





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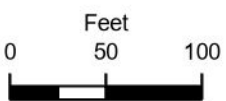
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Aerial Photo Date: 2022





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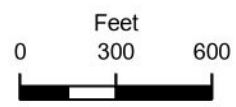
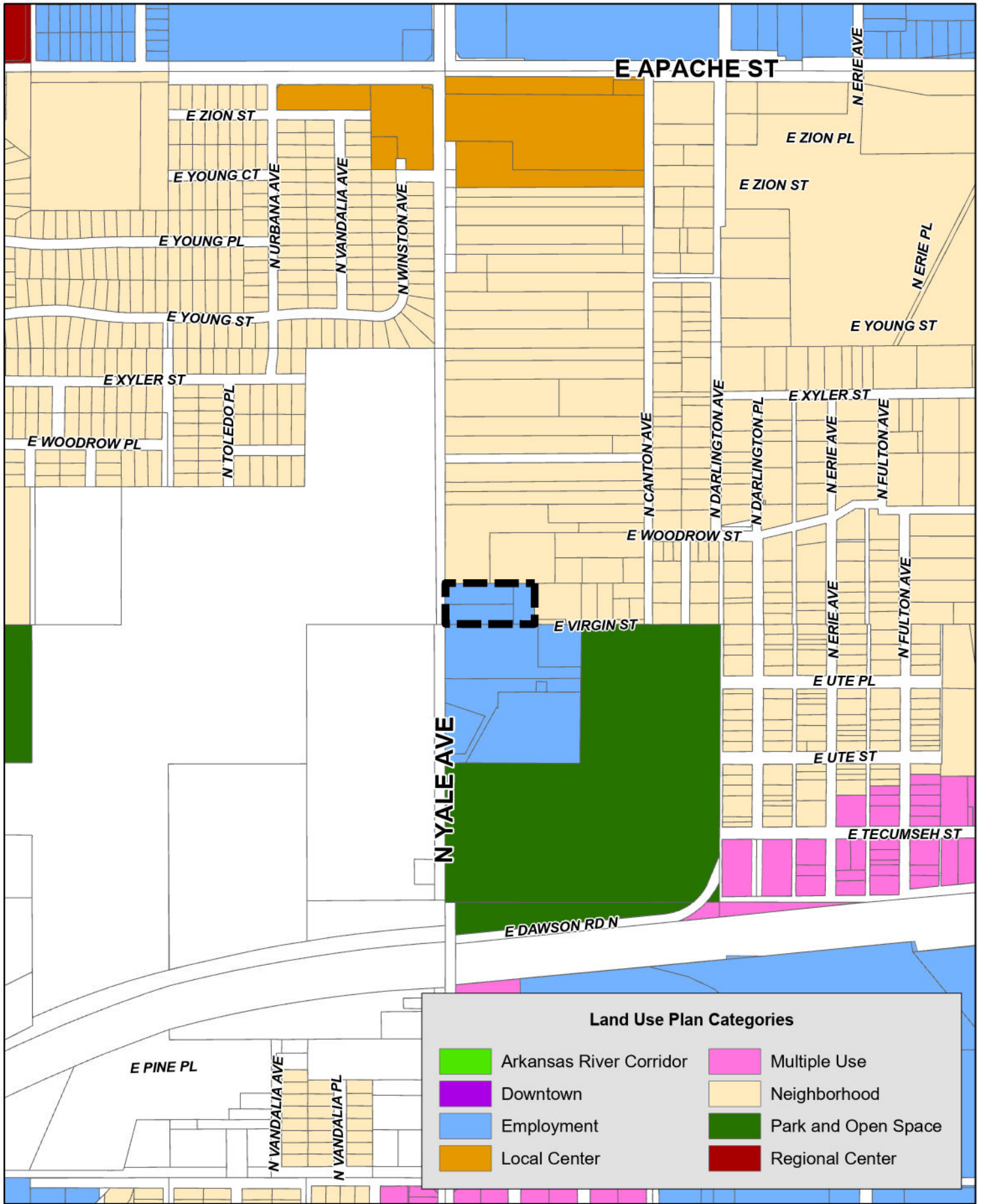
20-13 27

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Aerial Photo Date: 2022



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Subject Tract

Z-7795
20-13 27



EXHIBIT "A"

LEGAL DESCRIPTION

The West 330 feet of Lot Thirteen (13), Block One (1), S. R. LEWIS ADDITION to the Town of Dawson, now an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof. (Property Address: 2039 N. Yale Avenue)

AND

Part of Lot Thirteen (13), Block One (1), S. R. LEWIS ADDITION to Dawson, now an Addition to the City of Tulsa, Tulsa County, Oklahoma: Beginning 525' West of the NE Corner of Lot Thirteen (13), Thence West 100', Thence South 172', Thence East 100', Thence North to point of beginning, according to the recorded plat thereof (Property Address: 2039 N. Yale Avenue)