



**Tulsa Metropolitan Area
Planning Commission**

Z-7796 Staff Report

Hearing Date: November 20, 2024
Prepared by: Nathan Foster
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918-596-7609

Owner and Applicant Information

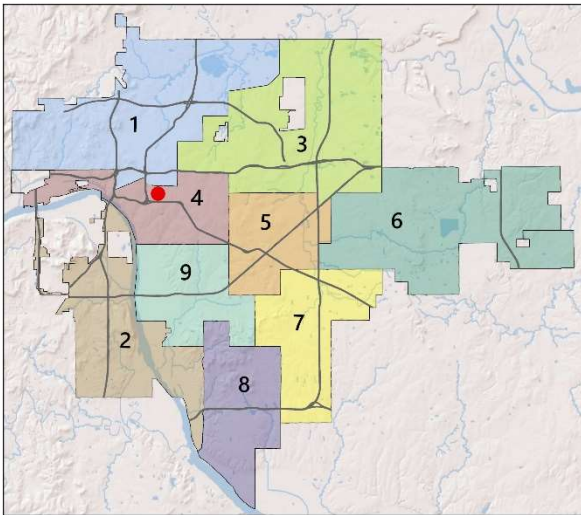
Applicant: Lani & Stone, LLC
Property Owner: Makina HR, LLC

Property Location

Northwest corner of East 13th Street South and South Rockford Avenue
Tract Size: ±0.28 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 4, Laura Bellis
County Commission: District 2, Karen Keith

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 RM-2 to MX1-P-35 to permit redevelopment of an existing commercial building.

Zoning

Existing Zoning: Residential Multifamily 2 (RM-2)
Existing Overlays: Neighborhood Infill Overlay (NIO)
Proposed Zoning: Mixed-Use, Neighborhood, Pedestrian Character (MX1-P-35)

Use

Current Use: Medical/Dental Office
Proposed Use: Mixed-Use/Commercial

Comprehensive Plan Considerations

Land Use

Land Use Plan: Neighborhood
Small Area Plans: Utica Midtown
Development Era: Streetcar

Transportation

Major Street & Highway Plan: N/A
planitulsa Street Type: N/A
Transit: N/A

Existing Bike/Ped Facilities: Sidewalks

Planned Bike/Ped Facilities: Bike Lanes – East 13th Street

Environment

Flood Area: N/A
Tree Canopy Coverage: 10-20%
Parks & Open Space: N/A

Detailed Staff Recommendation

The applicant is proposing to rezone the subject property from RM-2 to MX1-P-35 to permit a change of use within an existing commercial building. The building has been used as a medical/dental office and was constructed as a commercial building. Certain commercial uses, including offices, can be permitted by special exception in the RM-2 district. The applicant is proposing a personal improvement service (salon) that cannot be permitted under RM-2, but would be permitted under the proposed MX zoning.

The subject property is in a streetcar era neighborhood that encourages urban mixed-use development. The MX1 district is a neighborhood-level mixed-use district that limits the potential uses and ensures any new development on the site will be compatible with the surrounding properties.

The pedestrian character designation establishes building standards for any new buildings constructed on the site that to require a build-to-zone, transparency, and certain ground floor ceiling heights to ensure an active streetscape. The existing building can remain and is not subject to any changes, but if the building were removed and a new building was constructed, the design standards from MX would apply.

The 35-foot height maximum applied to the MX district is consistent with the height maximum applied to surrounding residential properties.

Neighborhood level mixed-use districts are consistent with the neighborhood land use plan when located within a streetcar era neighborhood. The rezoning would allow redevelopment of an existing property which would provide a benefit to the surrounding area. The Utica Midtown Small Area Plan is supportive of changes to mixed-use districts to allow for dense, walkable neighborhoods within the plan area.

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	RM-2	Neighborhood	Residential
East	RM-2	Neighborhood	Apartments
South	RM-2	Neighborhood	Residential
West	RM-2	Neighborhood	Apartments

Small Area Plans

The subject properties are located within the adopted boundary of the Utica Midtown small area plan. The plan recommends supporting rezoning requests to mixed-use districts to encourage walkable, dense development within the plan boundary.

Development Era

The subject property is in an area developed during the Streetcar Era (1910s-30s), prior to the proliferation of automobiles, when streetcars facilitated growth beyond downtown. Land uses range from fully integrated to somewhat separated, on a half-mile grid, with a mix of housing options. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, transit-oriented development, commercial districts, and well-designed streetscapes.

Transportation

Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: Sidewalks are in place along East 13th Street and South Rockford Avenue.

Planned Bike/Ped Facilities: An on-street bike lane is planned for East 13th Street.

Environmental Considerations

Flood Area: The subject properties are not located within a designated floodplain area.

Tree Canopy Coverage: Tree canopy in the area is 13%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

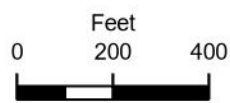
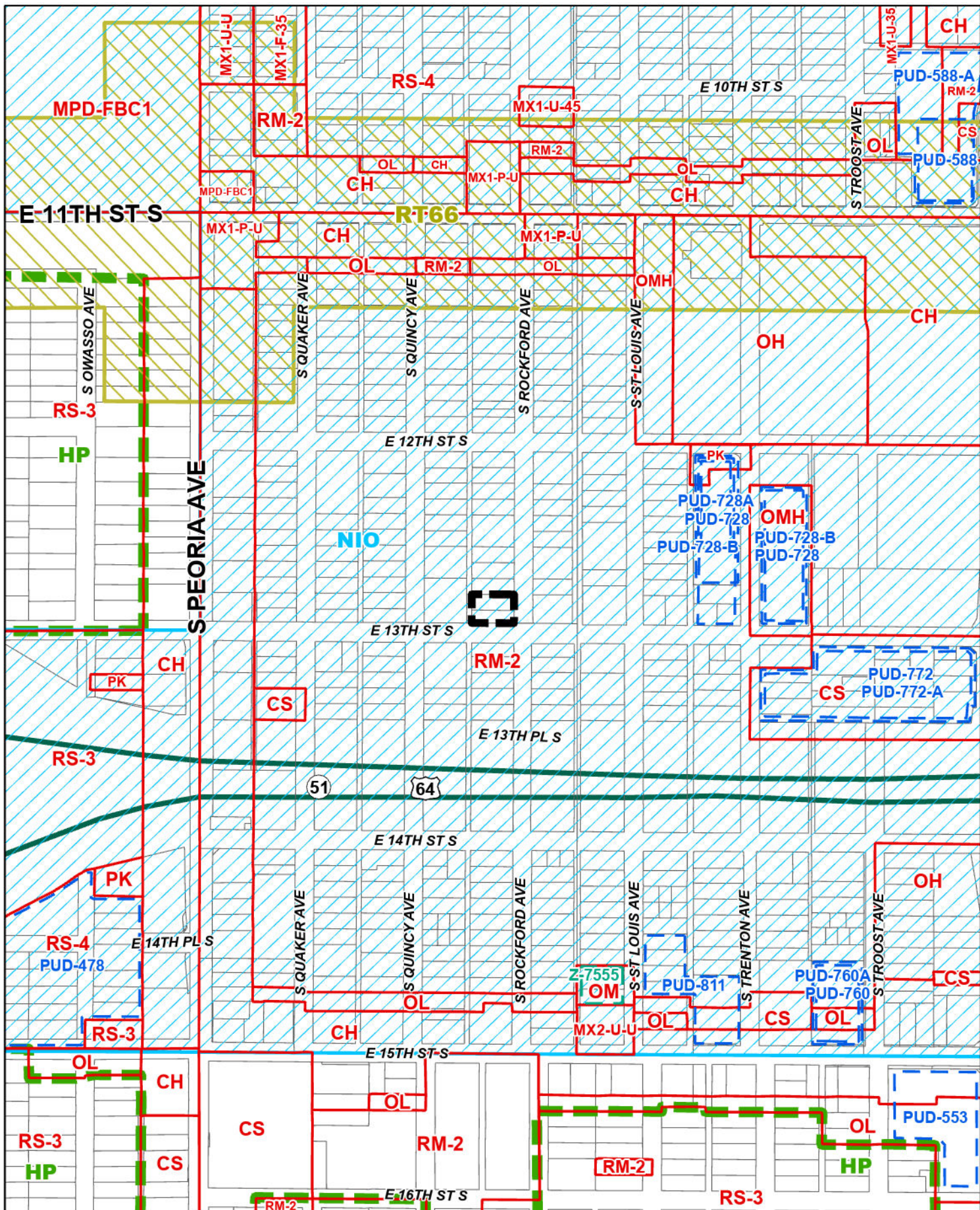
Parks & Open Space: N/A

Zoning History

Ordinance 11815, dated June 26, 1970, established zoning for the subject property.

Exhibits

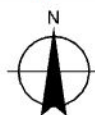
- Case map
- Aerial (small scale)
- Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map

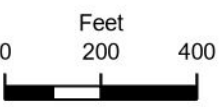


 Subject Tract

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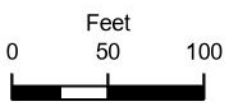


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Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2022



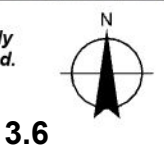


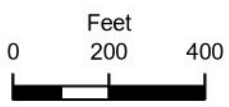
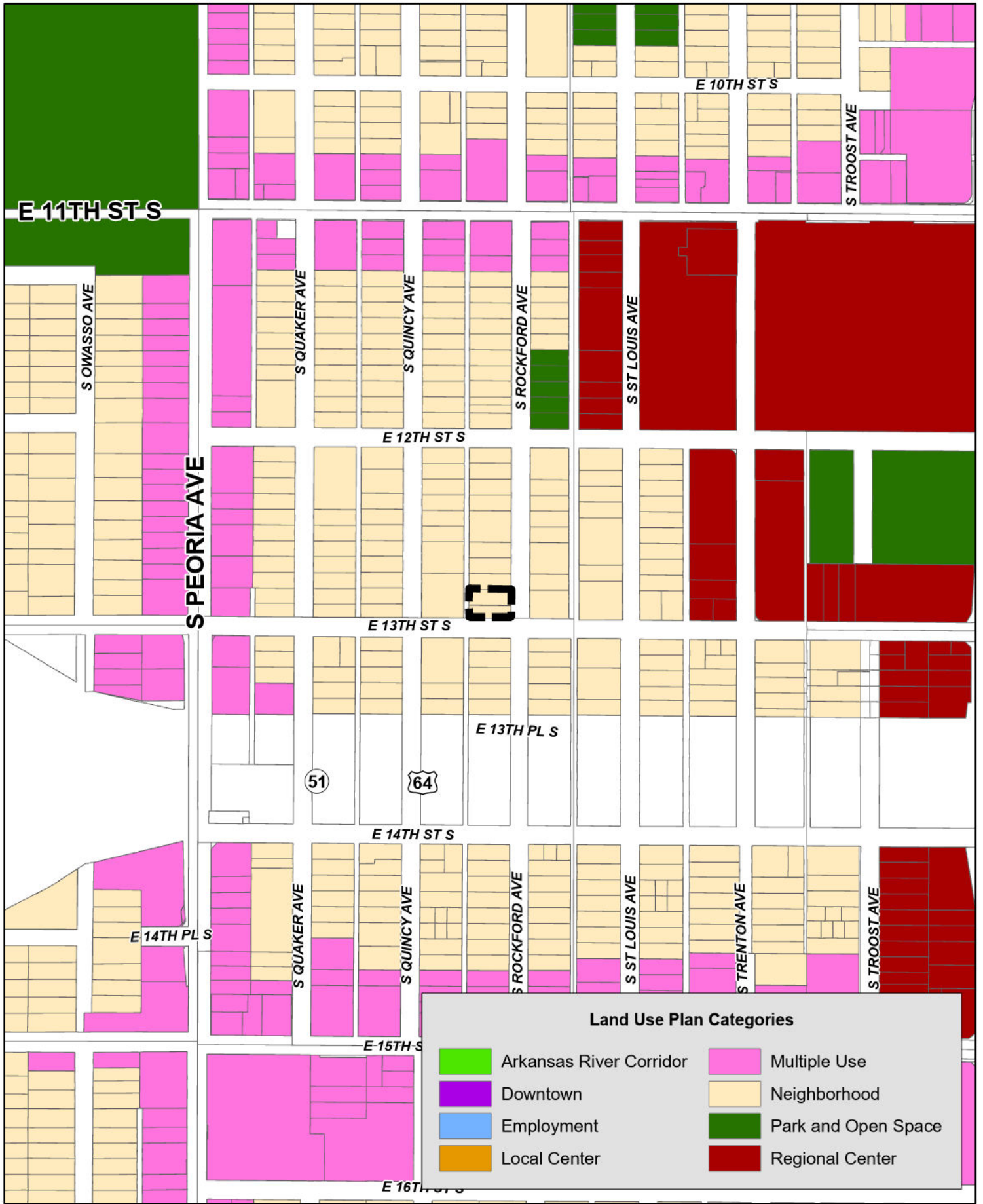
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