



**Tulsa Metropolitan Area
Planning Commission**

Z-7799 Staff Report (Related to CPA-116)

Hearing Date: December 4, 2024

Prepared by: Nathan Foster
nathanfoster@cityoftulsa.org
918-596-7609

Owner and Applicant Information

Applicant: Cottle Engineering Company, PLLC

Property Owner: Life Tabernacle UPC

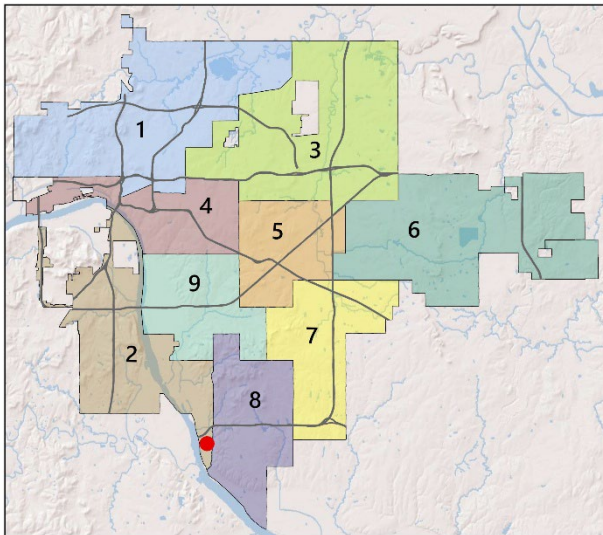
Property Location

Southeast corner of East 101st Street South and South Florence Avenue

Tract Size: ±9.58 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 2, Anthony Archie
District 8, Phil Lakin

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.

Request Summary

Rezone subject properties from RS-3/AG to OL to permit an office development.

Zoning

Existing Zoning: Residential Single-Family 3 and Agriculture (RS-3 and AG)

Existing Overlays: None

Proposed Zoning: Office Light (OL)

Use

Current Use: Vacant/Residential

Proposed Use: Office

Comprehensive Plan Considerations

Land Use

Land Use Plan: Neighborhood

Small Area Plans: None

Development Era: Late Automobile

Transportation

Major Street & Highway Plan:

East 101st Street South – Secondary Arterial

planitulsa Street Type: N/A

Transit: N/A

Existing Bike/Ped Facilities: Sidewalks, South Florence Ave.

Planned Bike/Ped Facilities: N/A

Environment

Flood Area: Floodway

Tree Canopy Coverage: 30-50%

Parks & Open Space: N/A

Detailed Staff Recommendation

The applicant is proposing to rezone the subject property from RS-3 and AG to OL to permit the development of an office park. The overall size of the property is 9.58± acres, but a large portion of the property is encumbered by a designated floodway and floodplain areas.

The applicant's proposal shows 6 new lots for the purposes of office development under the proposed OL zoning. A preliminary plat has been submitted that illustrates the proposed lot configurations. The property has over 600 feet of frontage along East 101st Street South which is designated as a secondary arterial street and a multi-modal street. Multi-modal streets support commercial and residential development along major arterial streets.

A comprehensive plan amendment has been submitted concurrently with the rezoning application to change the current land use designation from neighborhood to multiple use. Staff has recommended approval of the land use amendment.

The proposed OL zoning would be consistent with the multiple use land use designation requested under CPA-116. The zoning would support light-intensity office uses and residential uses. OL zoning also establishes a maximum building height of 35 feet which is consistent with the surrounding neighborhood area.

There is additional floodplain and a designated reserve area for the subdivision to the southeast just east of the subject property. The existing floodplain and greenbelt provide a buffer from the property under application and would minimize impacts of office zoning on the established neighborhood. Across South Florence Avenue to the west, there are additional single-family residences. The homes across the street are not oriented to South Florence Avenue and there are existing 6-foot privacy fences lining the street.

The rezoning would permit additional uses that could provide necessary services to the surrounding neighborhood areas while maintaining a compatible scale of development.

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

Comprehensive Plan Considerations

Land Use Plan

Existing (Neighborhood):

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.

Proposed (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.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-3	Neighborhood	Jenks School
East	RS-1	Neighborhood	Vacant
South	RS-3	Neighborhood	Residential Single-Family
West	RS-3	Neighborhood	Residential Single-Family

Small Area Plans

The subject properties are not located in a small area plan.

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 non-residential 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: East 101st Street South is designated as a secondary arterial which requires 100 feet of right-of-way.

Comprehensive Plan Street Designation: East 101st Street South is designated as a multi-modal corridor. Multi-modal streets support commercial and residential development along major arterial streets.

Transit: N/A

Existing Bike/Ped Facilities: Sidewalks are in place along South Florence Avenue which was recently rebuilt.

Planned Bike/Ped Facilities: Sidewalks are planned along all public streets.

Environmental Considerations

Flood Area: The subject property contains both regulatory floodplain areas and designated floodways.

Tree Canopy Coverage: Tree canopy in the area is 33%. Significant effort should be made to the preservation of mature stands of trees. Tree canopy removal should be minimized, and replacement of trees that need removing should be encouraged.

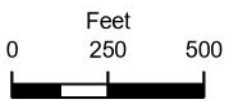
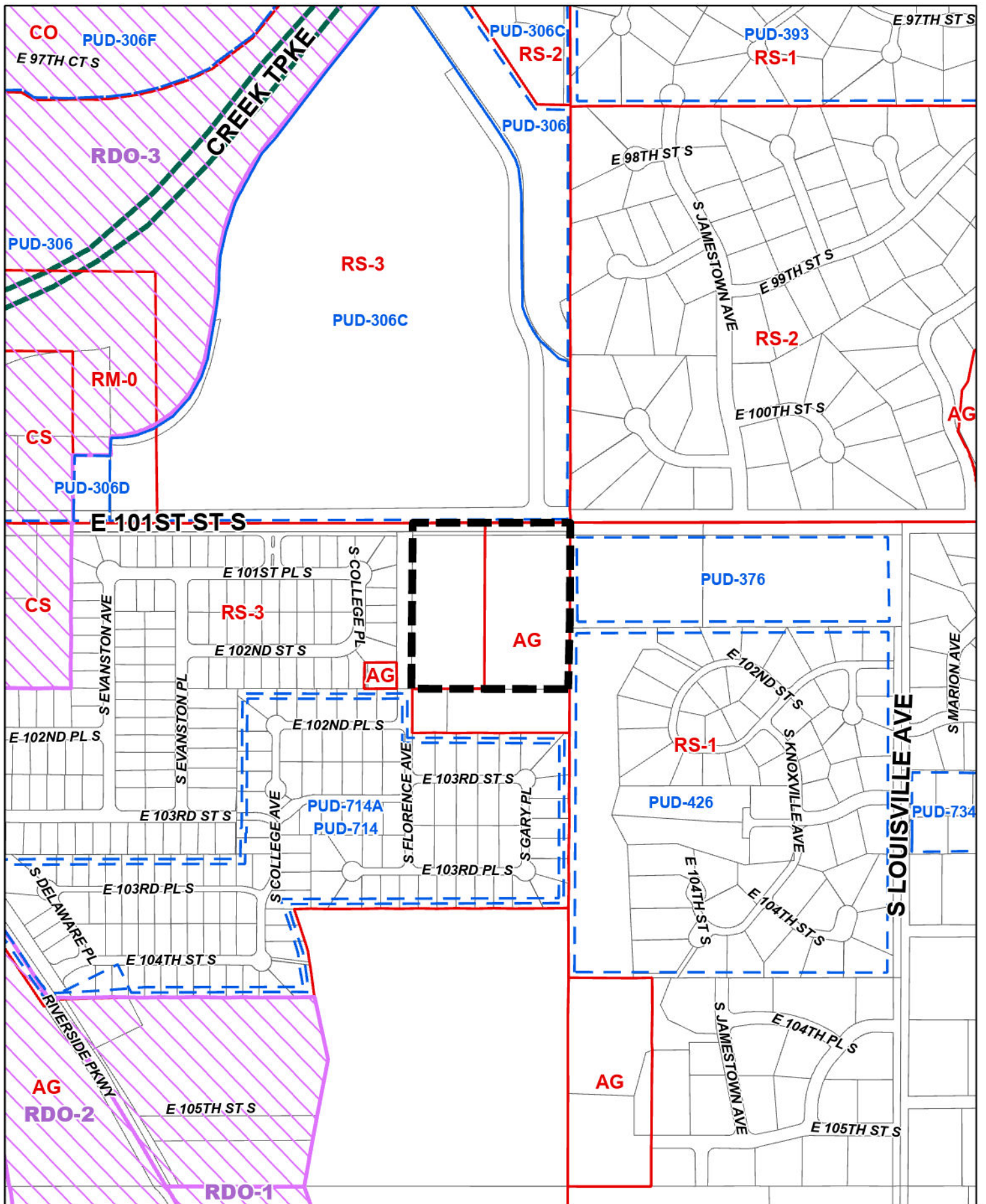
Parks & Open Space: N/A

Zoning History

Ordinance 11832, 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

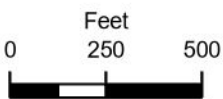


 Subject Tract

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 Subject Tract

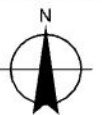
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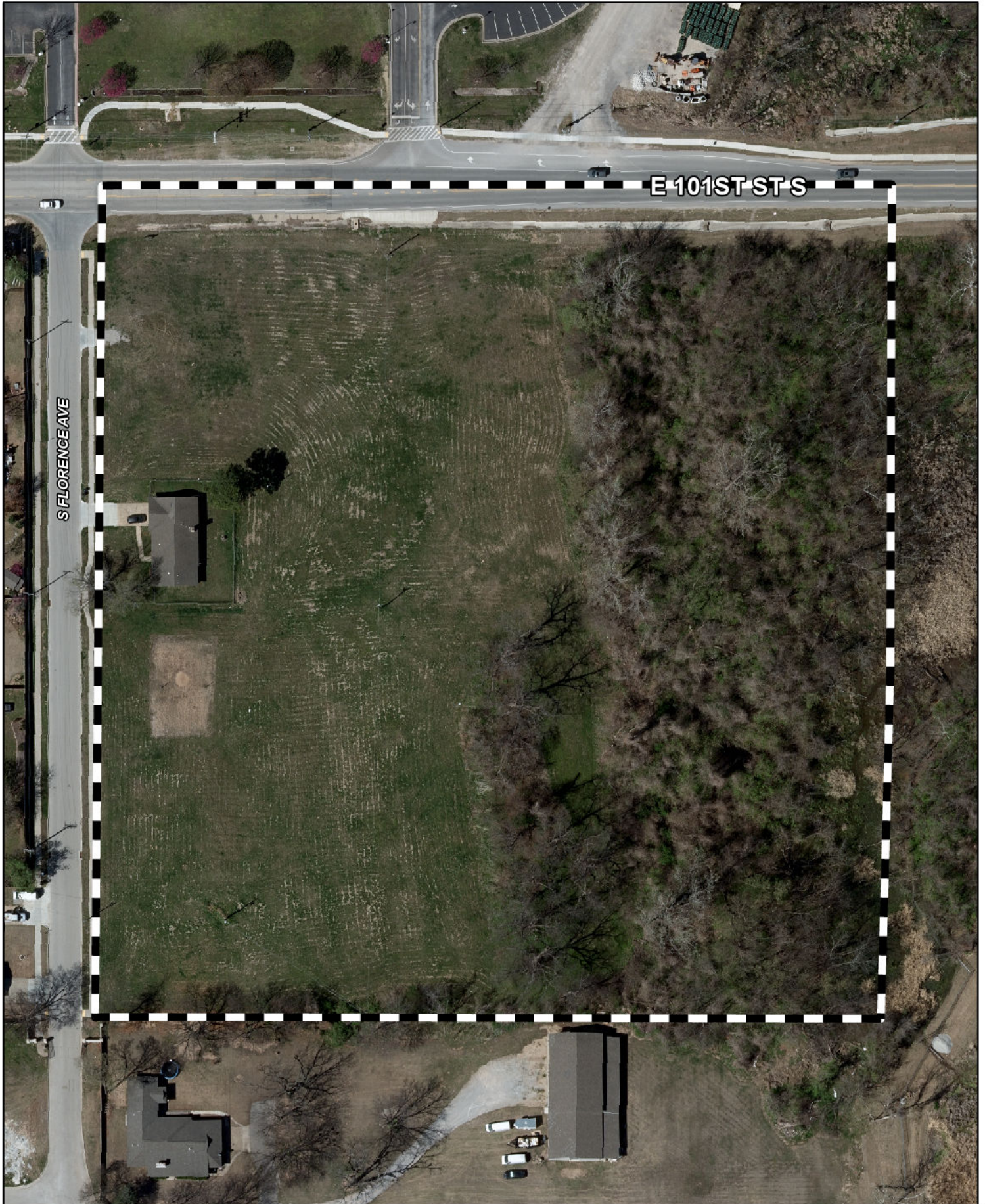
Note: Graphic overlays may not precisely align with physical features on the ground.

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Aerial Photo Date: 2022

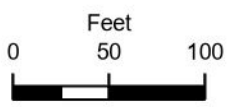
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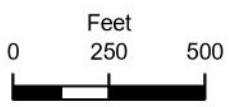
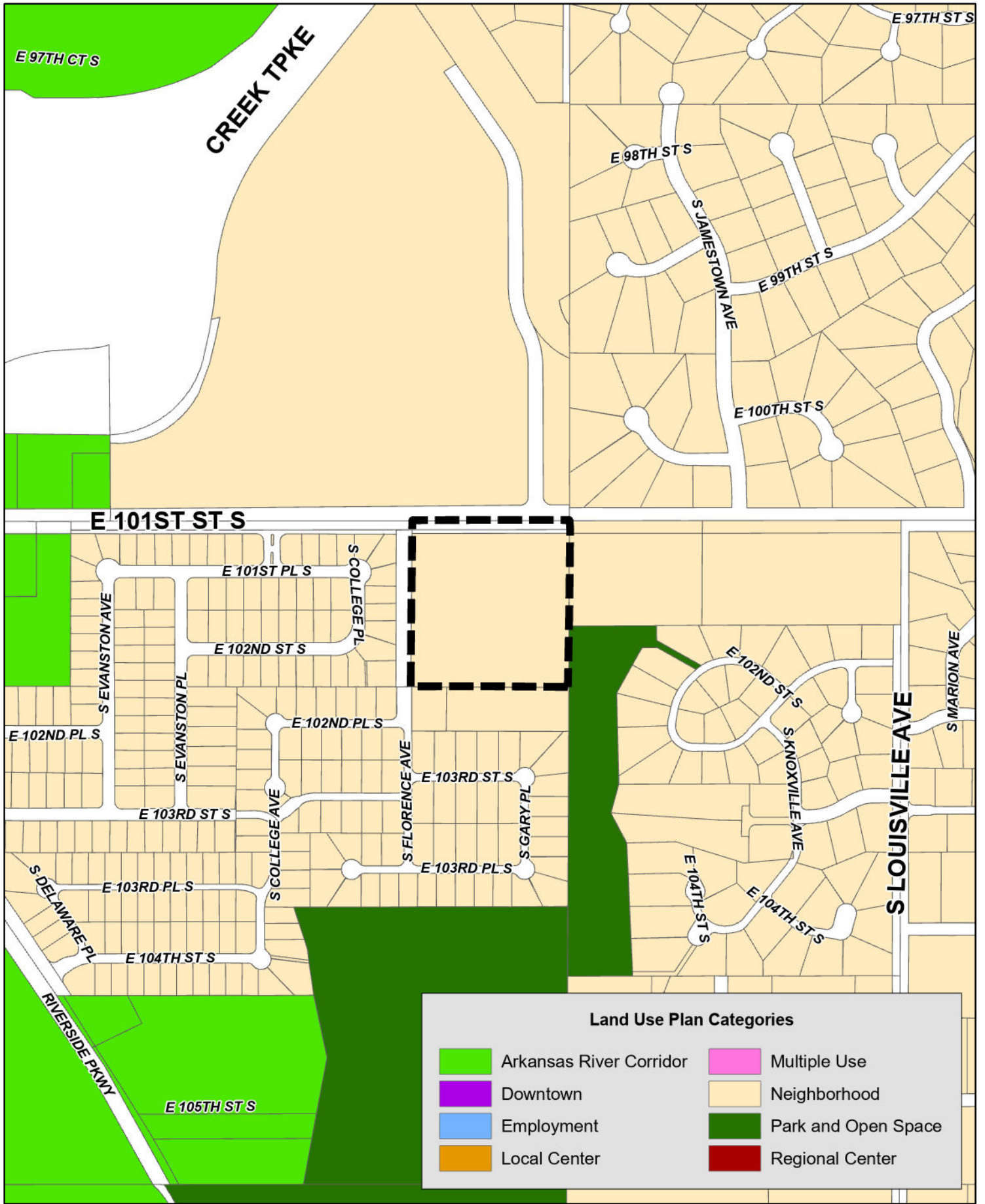
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Aerial Photo Date: 2022



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[Dashed Box] Subject Tract

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