



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7554

Hearing Date: June 17, 2020

Case Report Prepared by:

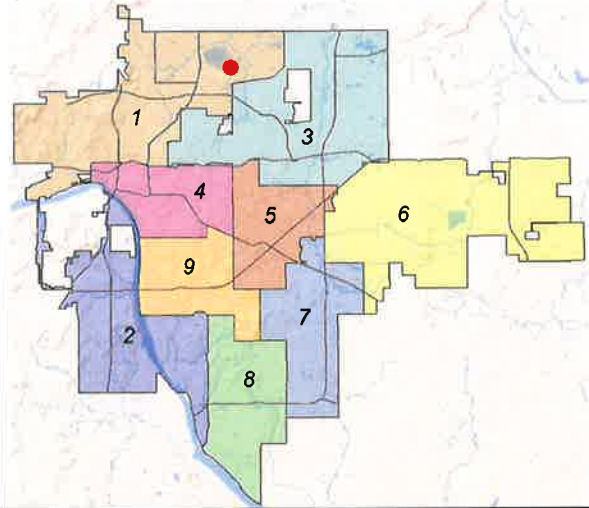
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Daniel Regan

Property Owner: Christopher C. Regan

**Location Map:
(shown with City Council Districts)**



Applicant Proposal:

Present Use: Residential

Proposed Use: Agricultural

Concept summary: Rezone to allow agriculture uses and repurpose existing buildings on the site.

Tract Size: 4.21 ± acres

Location: Southwest corner of Mohawk Boulevard & North Winston Avenue

Zoning:

Existing Zoning: RS-3

Proposed Zoning: AG

Comprehensive Plan:

Land Use Map: Park and Open Space,
Existing Neighborhood

Stability and Growth Map: Area of Stability

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 0316

CZM: 22

City Council District: 1

Councilor Name: Vanessa Hall-Harper

County Commission District: 1

Commissioner Name: Stan Sallee

8.1

SECTION I: Z-7554

DEVELOPMENT CONCEPT:

The rezoning request is primarily an effort to repurpose the existing buildings on the site to allow for agricultural uses.

EXHIBITS:

INCOG Case map
INCOG Aerial (small scale)
INCOG Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map
Applicant Exhibits:
None included

DETAILED STAFF RECOMMENDATION:

Use allowed in an AG district are generally compatible with the surrounding uses in this area and,

Uses allowed in the AG district are consistent with the anticipated future development of surrounding properties and,

Infrastructure for streets and utilities is sufficient for uses anticipated and there are no known environmental concerns for redevelopment of this property in an AG district,

The requested AG zoning will support redevelopment of the existing buildings on the property therefore,

Staff recommends Approval of Z-7554 to rezone property from RS-3 to AG.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: AG zoning requested on this parcel is not consistent with the existing neighborhood land use designation however repurposing this parcel with AG zoning does not prohibit future residential development. The buildings on the property are consistent with typical uses that may be used for AG purposes and are not injurious with the surrounding Mohawk park golf and maintenance facilities.

Land Use Vision:

Land Use Plan map designation: Existing Neighborhood

The Existing Neighborhood category is intended to preserve and enhance Tulsa's existing single-family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

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Areas of Stability and Growth designation: Area of Stability

The Areas of Stability includes approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is wooded and contains several buildings that are not visible from the street. Phone conversations from the neighborhood indicate that the large building on site was a skating rink but has not been used in decades.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
Mohawk Blvd	None	50 feet	2
North Winston Avenue	None	50 feet	2

Utilities:

The subject tract has municipal water available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-3	Park and Open Space	Stability	Mohawk Park Golf Maintenance facility
East	RS-3	Park and Open Space	Stability	Mohawk Golf Course
South	RS-3	Existing neighborhood	Stability	Large lot residential
West	RS-3	Park and Open Space	Stability	Single family residential and City of Tulsa land management offices

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SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11802 dated June 26, 1970 established zoning for the subject property.

Subject Property:

No Relevant History.

Surrounding Property:

BOA-20193 February 2006: The Board of Adjustment **approved** an amendment to the previously approved Mohawk Park Master Plan and a *Special Exception* to permit a public park to expand Mohawk Park, less and except the two airport parcels and the west half of the proposed soccer fields, on property located at 5701 East 36th Street North.

BOA-16503 November 1993: The Board of Adjustment **approved** a *Special Exception* to permit a water treatment plant in an RS-3 and AG District, per plot plan submitted, on property located at 3710 Mohawk Boulevard.

BOA-10464 June 1979: The Board of Adjustment **approved** an *Exception* to operate a street maintenance satellite facility which will include offices, equipment storage and servicing, and street maintenance material storage, per plot plan submitted on property located at 4122 East Mohawk Boulevard.

BOA-08432 December 1974: The Board of Adjustment **approved** a *Exception* to use property for a public park and zoo in an RS-3 District, with the stipulation that any future requests for exceptions will be required to include the entire Mohawk complex, on property located at Mohawk Park.

BOA-08135 December 1973: The Board of Adjustment **denied** an *Exception* to use property for a public park and as winter quarters for zoo animals in an RS-3 District, on property located at 36th Street North and Choctaw Drive.

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MOHAWK BLVD

MOHAWK BLVD

N WINSTON AVE

E 41 ST N

PARK RD

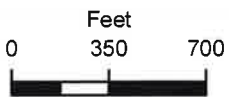
E 39 ST N

ECHOCTAW DR

E 36th ST N

N YALE AVE

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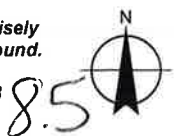


Subject Tract

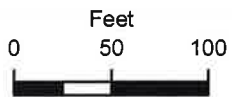
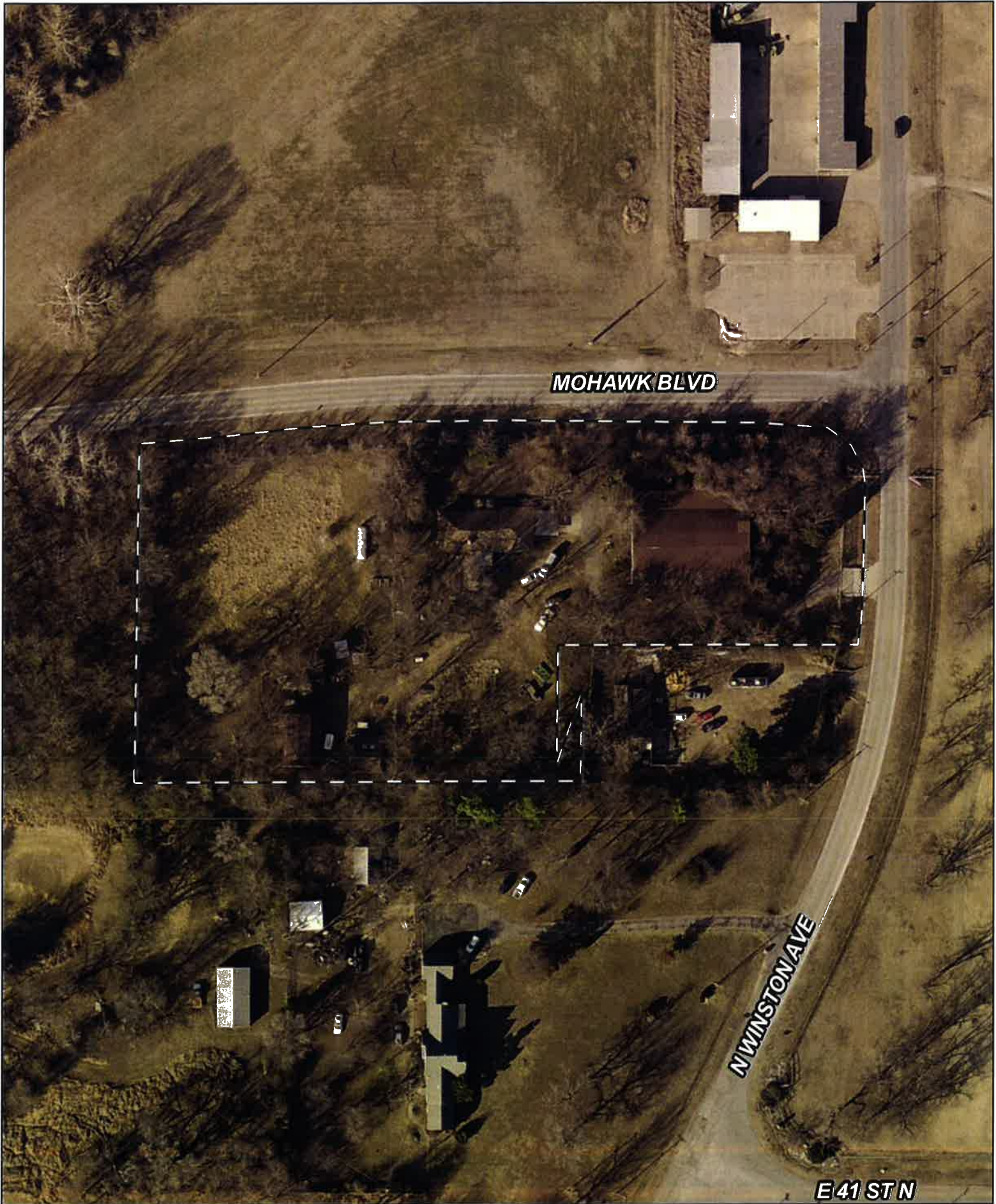
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018



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 Subject Tract

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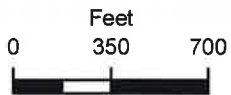
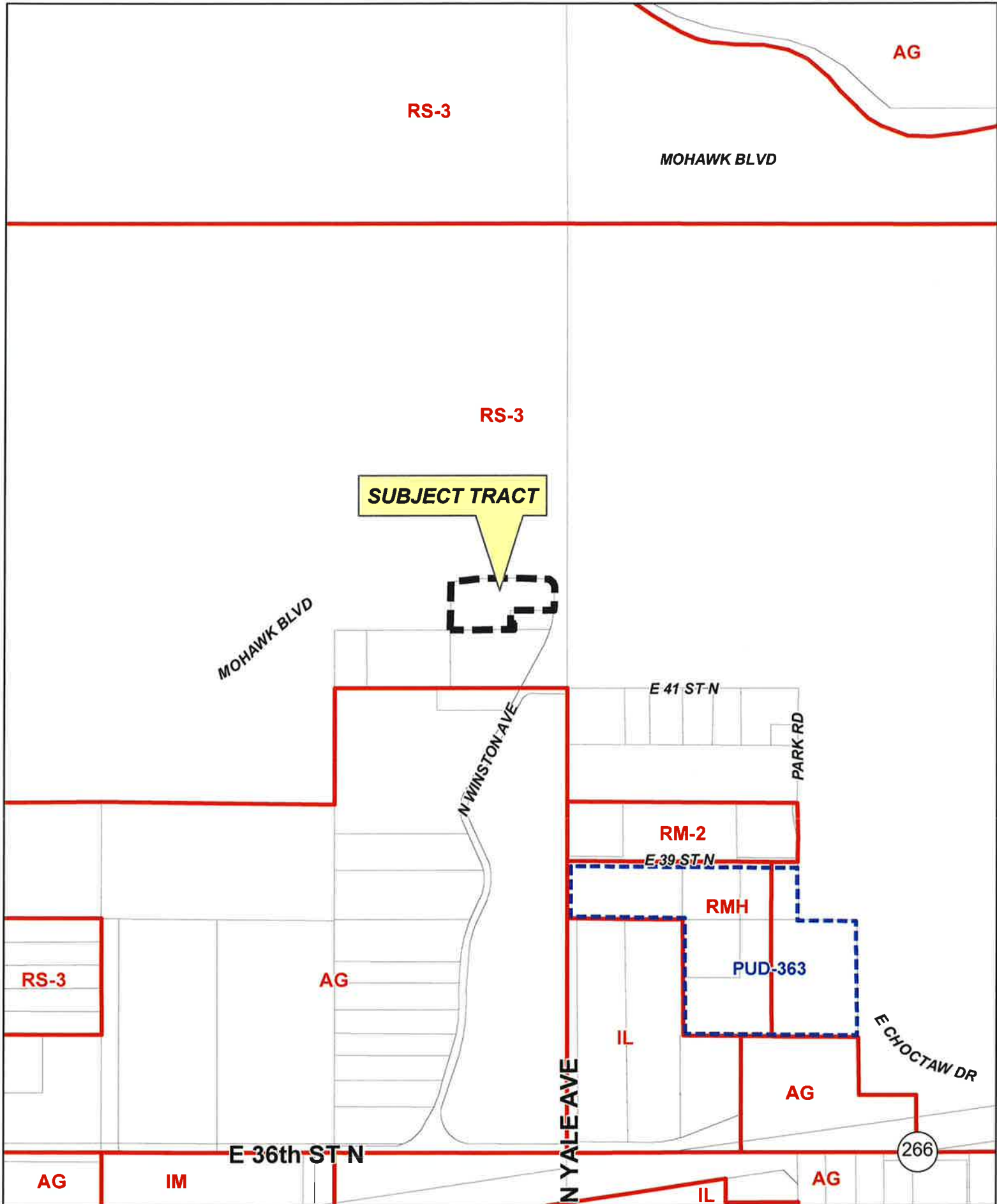
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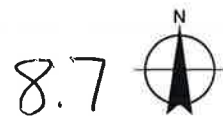
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MOHAWK BLVD

**SUBJECT TRACT
LAND USE PLAN
EXISTING NEIGHBORHOOD &
PARK AND OPEN SPACE**

MOHAWK BLVD

N WINSTON AVE

E 41 ST N

PARK RD

E 39 ST N

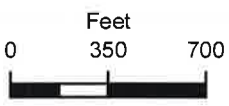
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N YALE AVE

E 36th ST N

266

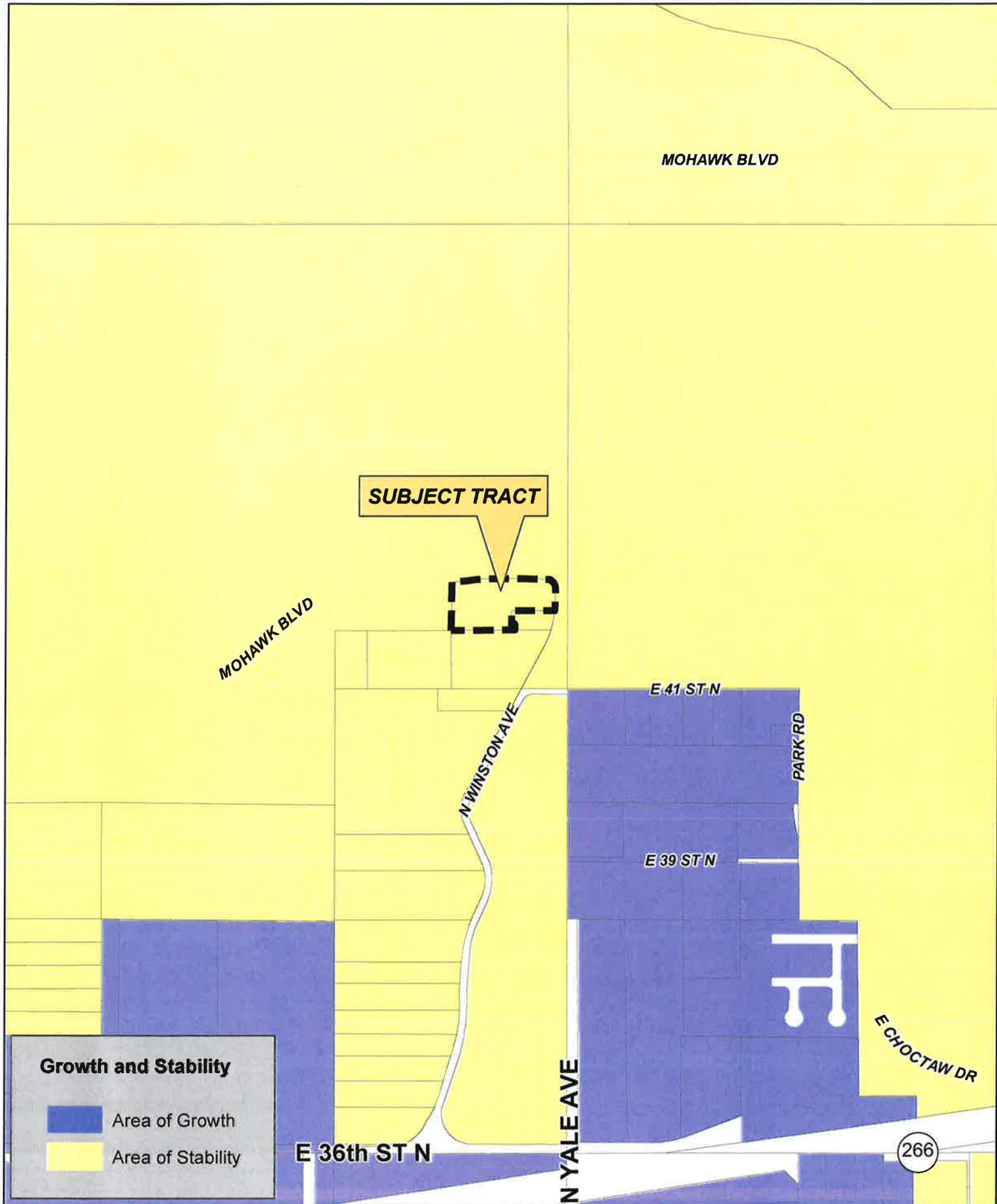
Land Use Plan Categories			
	Downtown		Neighborhood Center
	Downtown Neighborhood		Employment
	Main Street		New Neighborhood
	Mixed-Use Corridor		Existing Neighborhood
	Regional Center		Park and Open Space
	Town Center		Arkansas River Corridor



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