



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7556

Hearing Date: June 17, 2020

Case Report Prepared by:

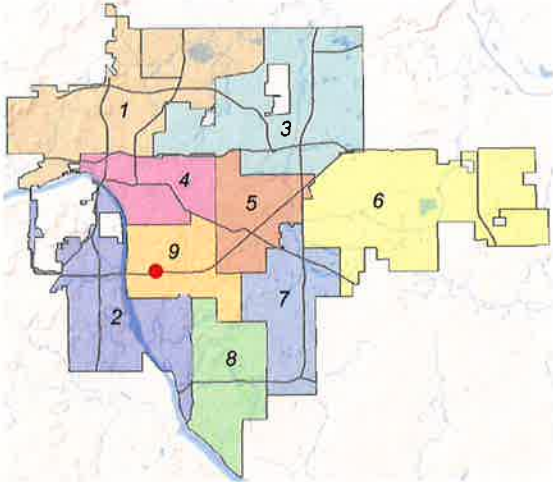
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: Bellaire Assembly of God

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Church

Proposed Use: Office

Concept summary: Rezone to support site redevelopment on the church site.

Tract Size: 1.19 ± acres

Location: North of the Northeast corner of East Skelly Drive & South Utica Avenue

Zoning:

Existing Zoning: RS-3

Proposed Zoning: OL

Comprehensive Plan:

Land Use Map: Mixed-Use Corridor

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9330

CZM: 47

City Council District: 9

Councilor Name: Ben Kimbro

County Commission District: 2

Commissioner Name: Karen Keith

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SECTION I: Z-7556

DEVELOPMENT CONCEPT:

Rezoning is requested to support redevelopment of existing church site.

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:

Z-7556 requesting OL zoning would allow uses that are consistent with the provisions outlined in the Mixed-Use Corridor land use vision and the Area of Growth provisions of the Tulsa comprehensive plan and,

Uses allowed in the OL zoning district are consistent with the expected future development of the subject property and,

OL zoning allows a wide range of uses and provides development guidelines that provide a predictable outcome important to the abutting residential properties, therefore

Staff recommends Approval of Z-7556 to rezone property from RS-3 to OL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Office uses are consistent with the edge treatment along Mixed-use Corridor.

Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor

A Mixed-Use Corridor is a plan category used in areas surrounding Tulsa's modern thoroughfares that pair high capacity transportation facilities with housing, commercial, and employment uses. The streets usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods.

Areas of Stability and Growth designation: Area of Growth

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement

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exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.”

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 an existing church building with parking. The streets are generally two lane without curb and some on street parking.

Street view below is from the southwest corner of the site looking northeast.



Environmental Considerations: None that would affect site redevelopment.

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Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Utica Avenue	None	50 feet	2
South Victor Avenue	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-3	Mixed Use Corridor	Growth	Empty lot
East	RM-2	Mixed Use Corridor	Growth	Multi Family
South	OL,CS,OM	Mixed Use Corridor	Growth	Office and commercial uses
West	RS-3	Existing Neighborhood	Stability	Single Family

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11823 dated June 26, 1970 established zoning for the subject property.

Subject Property:

BOA-02803 March 1956: The Board of Adjustment **granted** a request to build a church, with the conditions that the church will not hold any open air meetings pending the erection of a new church and off-street parking is provided, on property located at Lots 7 & 8, Perry's 27207 Subdivision.

Surrounding Property:

BOA-22821 January 2020: The Board of Adjustment **accepted** a *Spacing Verification* to permit a medical marijuana dispensary subject to the action of the Board being void should another medical marijuana dispensary be established prior to the establishment of this medical marijuana dispensary, on property located at 1711 East Skelly Drive South.

Z-7495 October 2019: All concurred in **approval** of a request for *rezoning* a .53+ acre tract of land from OL to CS for a dispensary, on property located east of the northeast corner of East Skelly Drive and South Utica Avenue.

BOA-12145 August 1982: The Board of Adjustment **approved** a *Special Exception* to allow a nursing home with combination elderly apartments in an RM-2 District and a *Variance* to operate a beauty shop as an accessory use to the nursing home and apartments in an RM-2 District, subject to the following conditions: that the beauty shop be used inhouse only, with no signs or advertising of any kind, that the intent be specifically limited to the residents of the

nursing home or the residents of the elderly apartment units, that the use be limited to the 15' x 20' as requested, on property located at the southeast corner of 50th Street and Victor Avenue.

Z-4681 June 1974: All concurred in **approval** of a request for *rezoning* a 1± acre tract of land from RS-3 to OM for office use, on property located northeast corner of Utica Avenue and Skelly Drive.

Z-4610 April 1974: All concurred in **approval** of a request for *rezoning* a .67± acre tract of land from RS-3 to OL for office, on property located southeast corner of 50th Street and Victor Avenue.

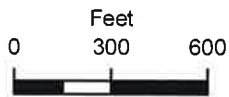
BOA-06431 September 1969: The Board of Adjustment **approved** an *Exception* to permit the construction of a nursing home in a U-2C district and an *Exception* to permit the extension of a nursing home in a U-2C district, subject to the plot plan submitted, on property located at northeast of Victor and the 51st Street Bypass.

BOA-03398 February 1963: The Board of Adjustment **approved** request for permission to extend a non-conforming use (lawn mower repair shop) by adding a 20' x 40' on rear of existing building in a U-1-C District, on property located at Lot 10, Perry's 27207 Subdivision.

BOA-03339 December 1959: The Board of Adjustment **approved** request for permission to continue non-conforming electric shop use in a U-1-C District, on property located at Lot 11, less the South 75 feet thereof, Perry's 27207 Subdivision.

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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





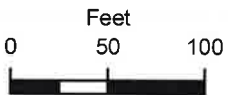
S TROOST AVE

SUTICA AVE

E 50 ST S

S VICTOR AVE

E SKELLY DR



Subject Tract

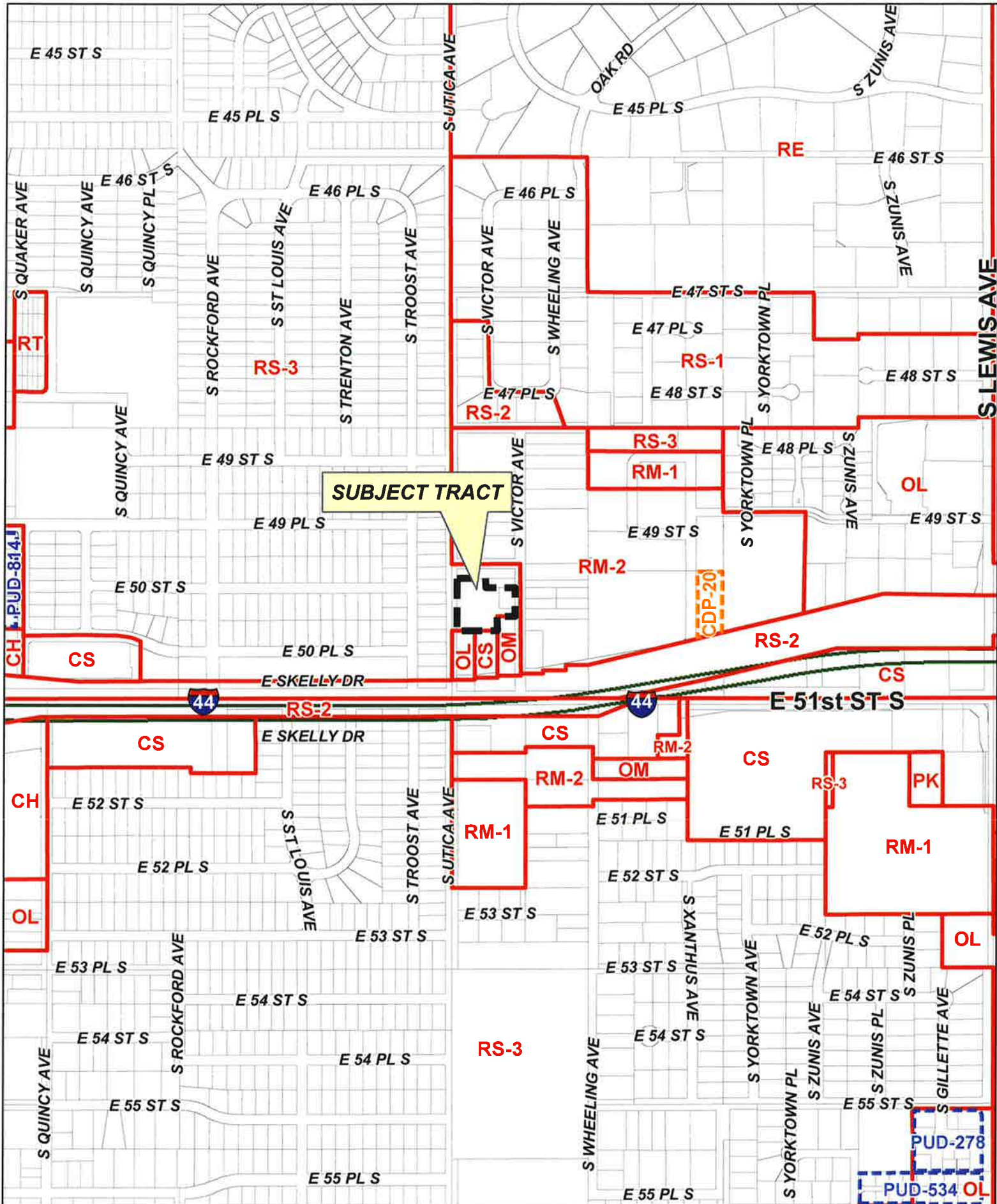
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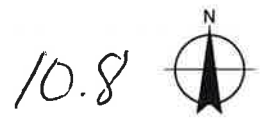




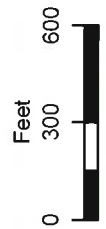
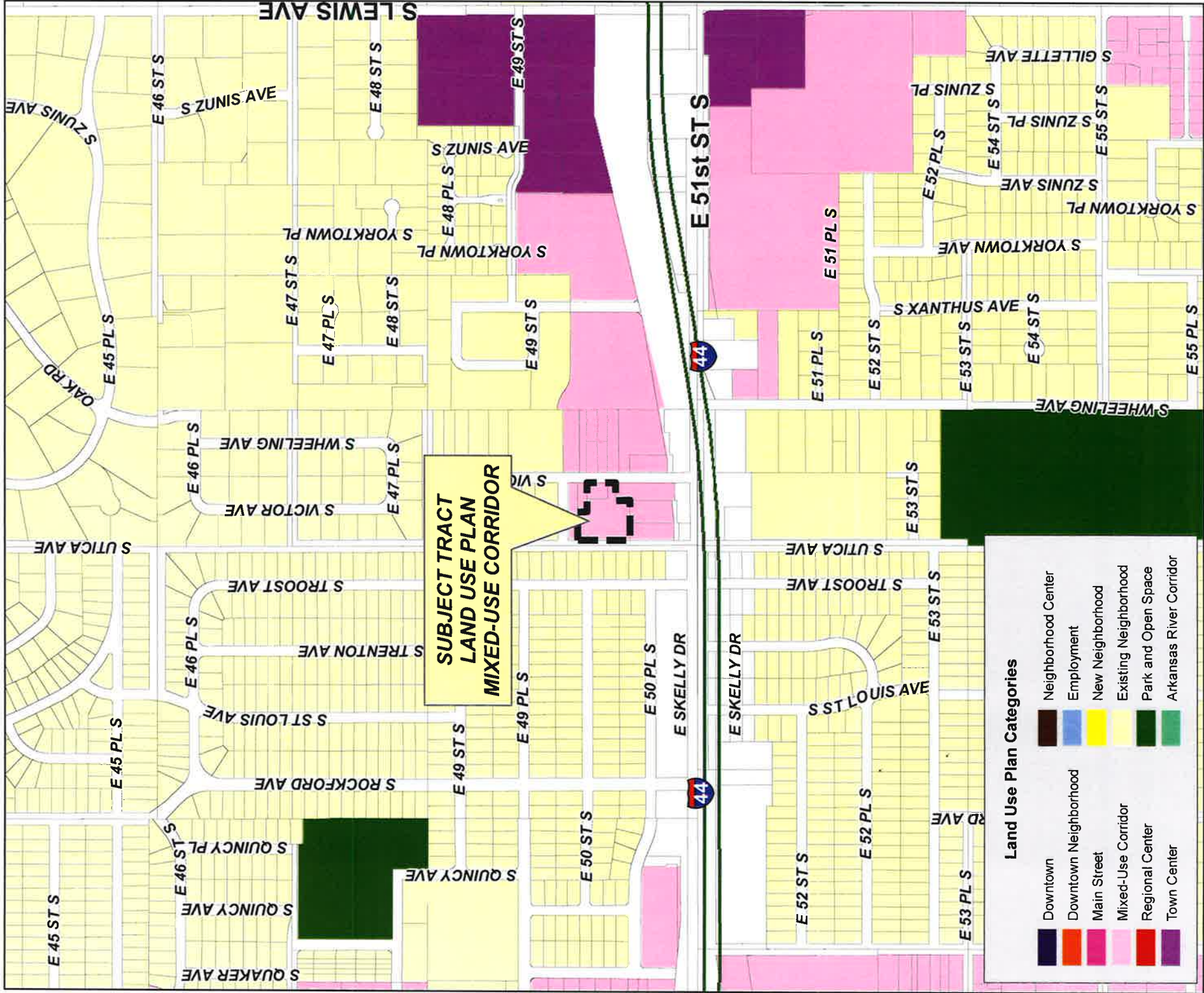
SUBJECT TRACT

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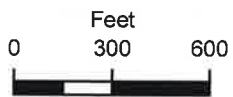
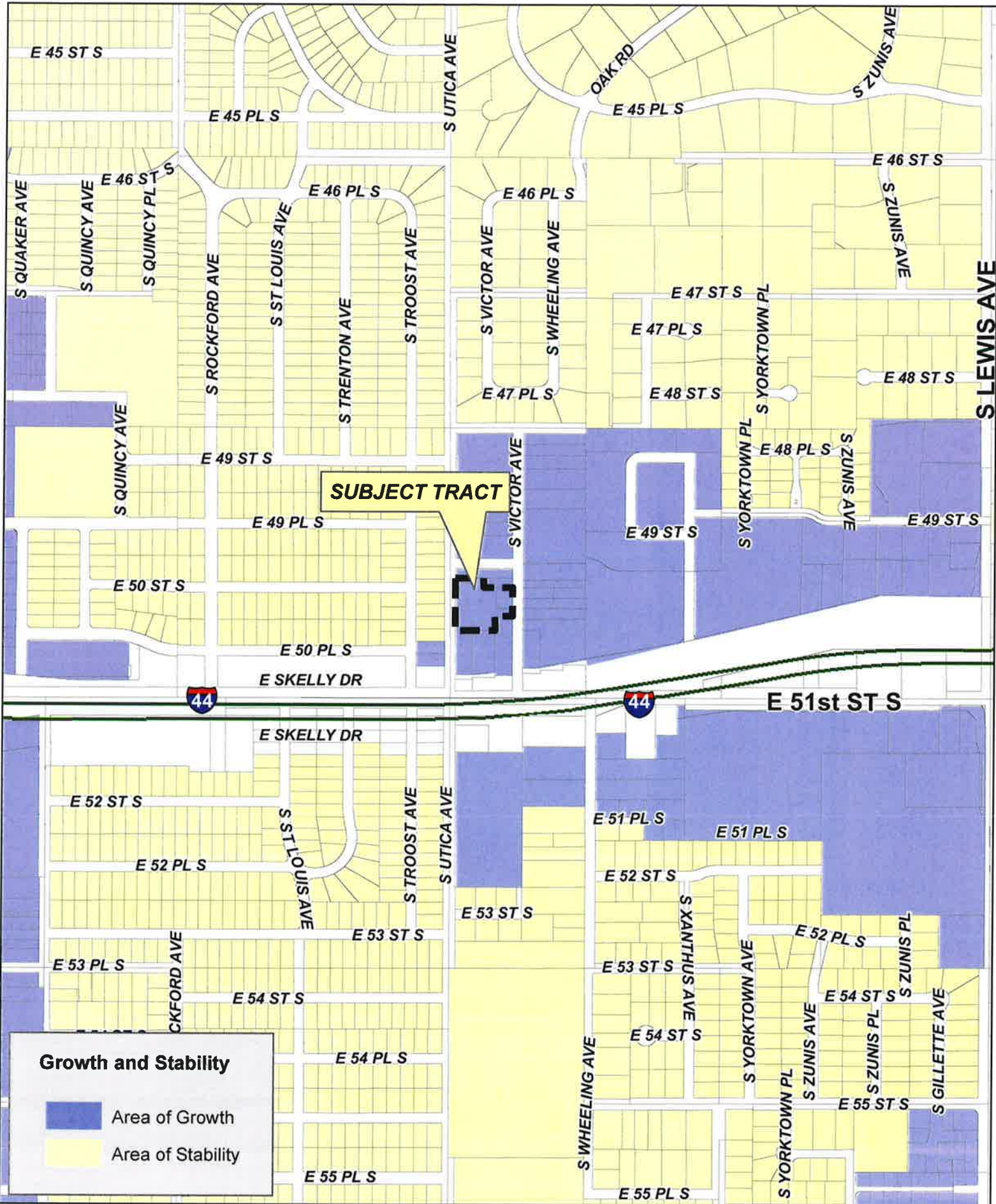
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