



Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-467

Hearing Date: January 17, 2018

Case Report Prepared by:

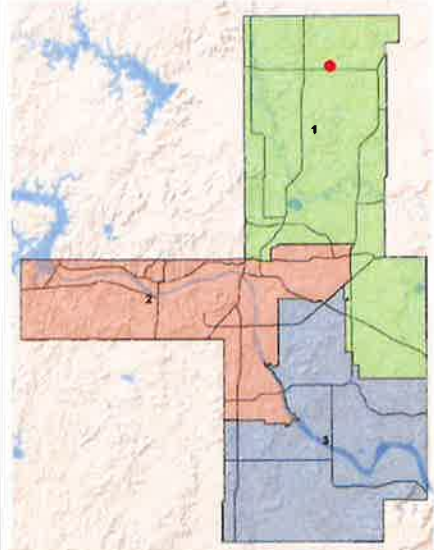
Jay Hoyt

Owner and Applicant Information:

Applicant: Morgan Powell

Property Owner: The Alexander Trust

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Commercial

Concept summary: Rezone from AG to CG to permit commercial uses

Tract Size: 5.18± acres

Location: NW/c of E. 146th St. N. & N. Memorial Dr.

Zoning:

Existing Zoning: AG

Proposed Zoning: CG

Comprehensive Plan:

Land Use Map: N/A

Stability and Growth Map: N/A

Staff Recommendation:

Staff recommends denial of CG on the entire parcel, but approval of CS on the eastern portion fronting on E 146th St N. (approx. eastern 330 ft of lot).

Staff Data:

TRS: 2323

CZM: 7

Atlas: N/A

County Commission District: 1

Commissioner Name: John Smaligo

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SECTION I: CZ-467

DEVELOPMENT CONCEPT:

The applicant has requested to rezone from AG to CG in order to permit commercial uses on the subject lot. No specific use is planned at this time.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- INCOG Case map with illustrated recommendation
- Applicant Exhibits:
 - ODOT Right-Of-Way SH 20

DETAILED STAFF RECOMMENDATION:

The requested CG zoning is not compatible with the existing surrounding zoning. CS zoning, however would be more consistent with the surrounding uses and intensities. The uses allowed by right in the CS zone are less intense than those allowed in the CG zone.

CS zoning should be limited to the eastern portion fronting on E 146th St N (approx. eastern 330 ft of lot);

CS zoning would be consistent with typical development patterns seen around arterial intersections of this nature therefore;

Staff recommends **denial** of CZ-467 request to rezone property from AG to CG and **approval** to rezone property from AG to CS with the exception of the portion behind the neighboring property to the west, south of the existing pond.

Staff recommends Denial of CZ-467 to rezone property from AG to CG on the entire parcel, but Approval of CS on the eastern portion fronting on E 146th St N. (approx. eastern 330 ft of lot).

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: This area is outside of the City of Tulsa Comprehensive Plan area.

Land Use Vision:

Land Use Plan map designation: N/A

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: E 146th St N is a Primary Arterial. N Memorial Dr is a Secondary arterial. E 146th St N is also State Highway 20. ODOT intends to widen this road in the near future. (See Applicant Right-Of-Way drawing, attached to this report)

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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 currently contains a single-family home.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
E 146 th St N	Primary Arterial	120 feet	2
N Memorial Dr	Secondary Arterial	100 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	AG	N/A	N/A	Agricultural
South	AG	N/A	N/A	Single-Family
East	AG	N/A	N/A	Vacant
West	AG	N/A	N/A	Single-Family

SECTION III: Relevant Zoning History

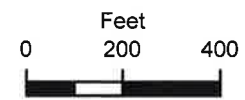
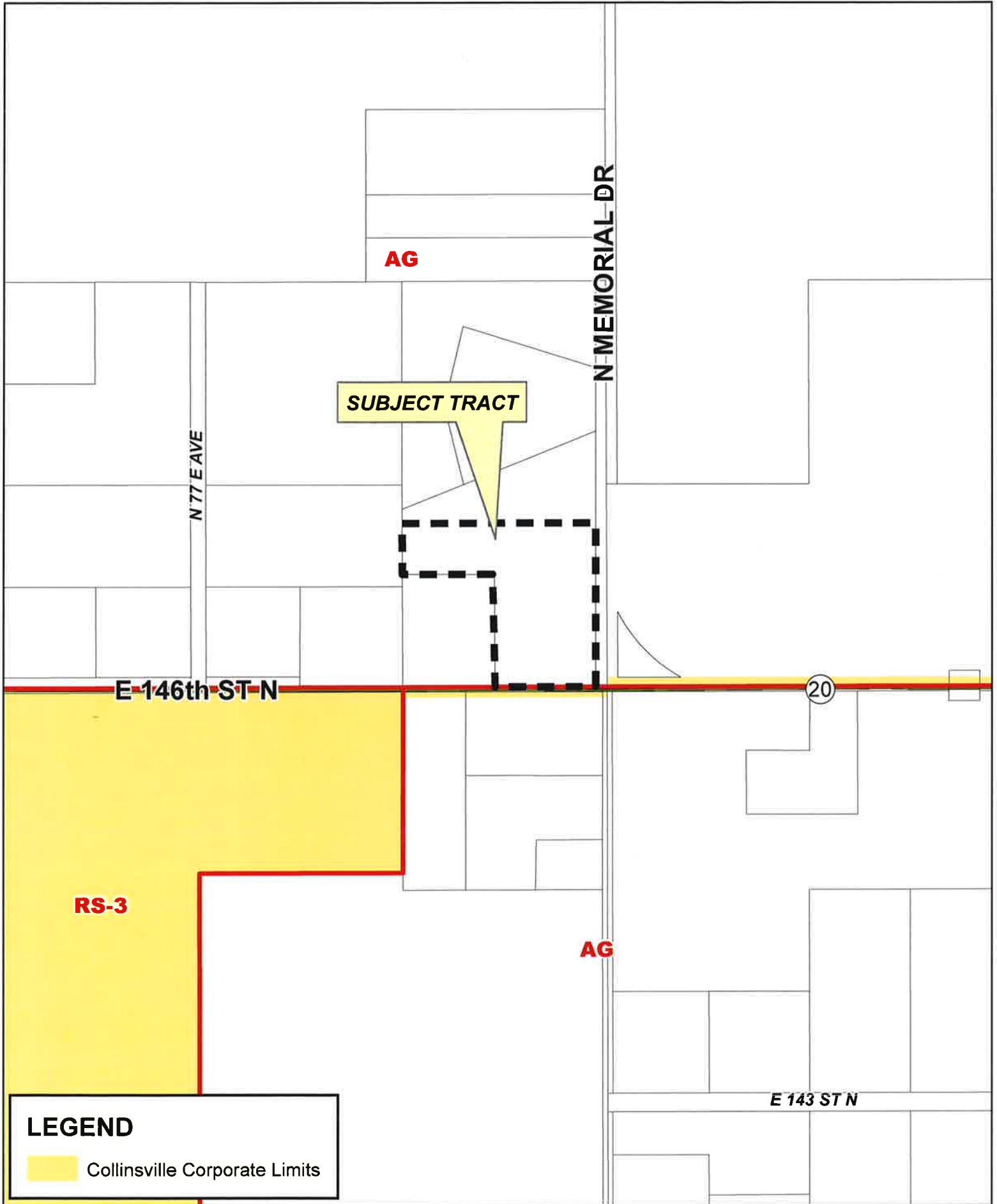
History: CZ-467

ZONING ORDINANCE: Resolution number 98254 dated September 15, 1980, established zoning for the subject property.

Subject Property: No relevant history


Surrounding Property:

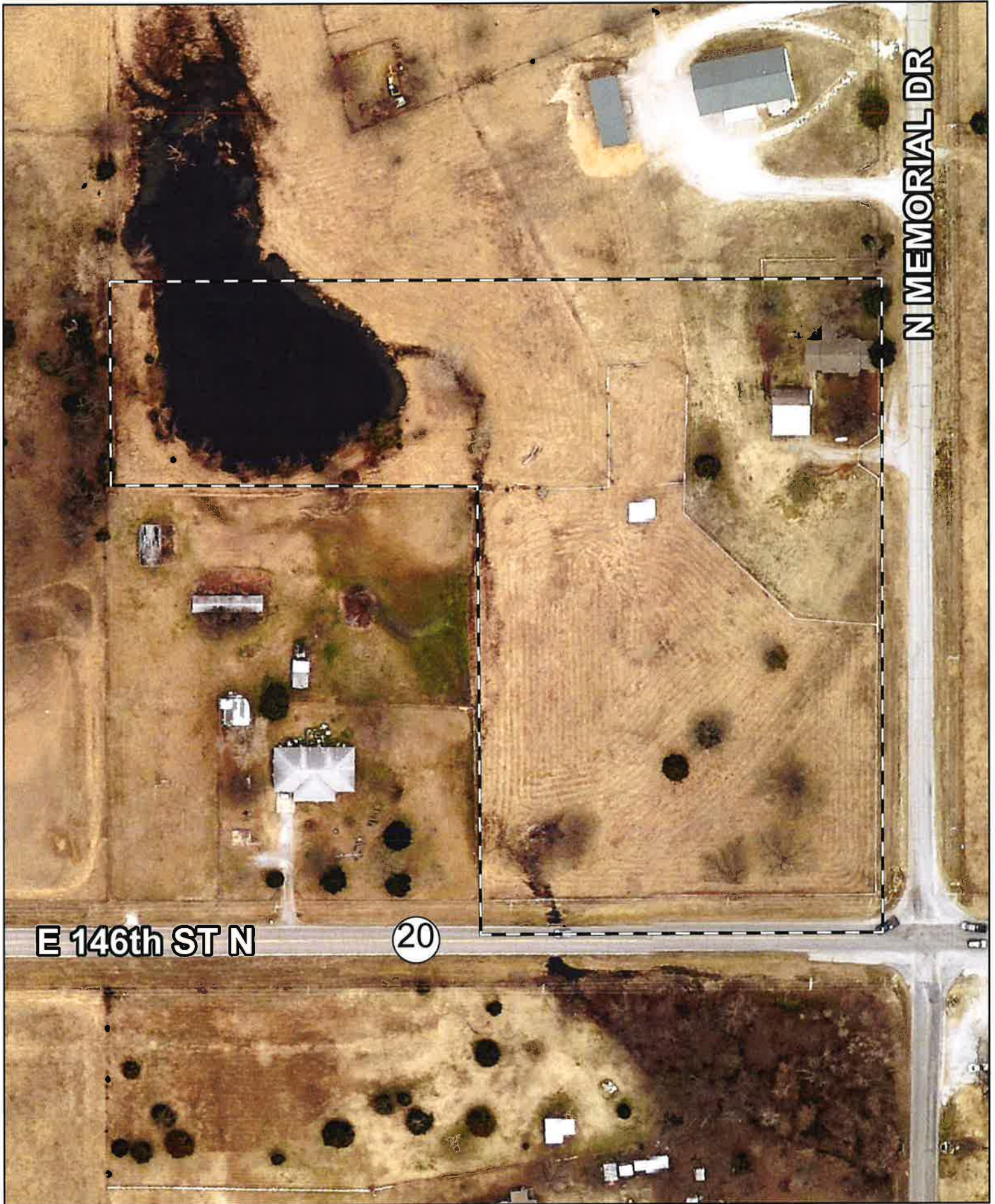
CBOA-1349 June 1995: The County Board of Adjustment approved a variance to permit 3 dwelling units on one lot of record – Section 208; finding that the tract is large enough to divide into three legal lots, on property located south of the subject property on the southwest corner of North Memorial Drive and East 146th Street North.



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22-13 23

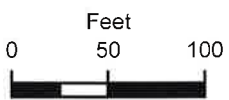
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N MEMORIAL DR

E 146th ST N

20



 Subject Tract

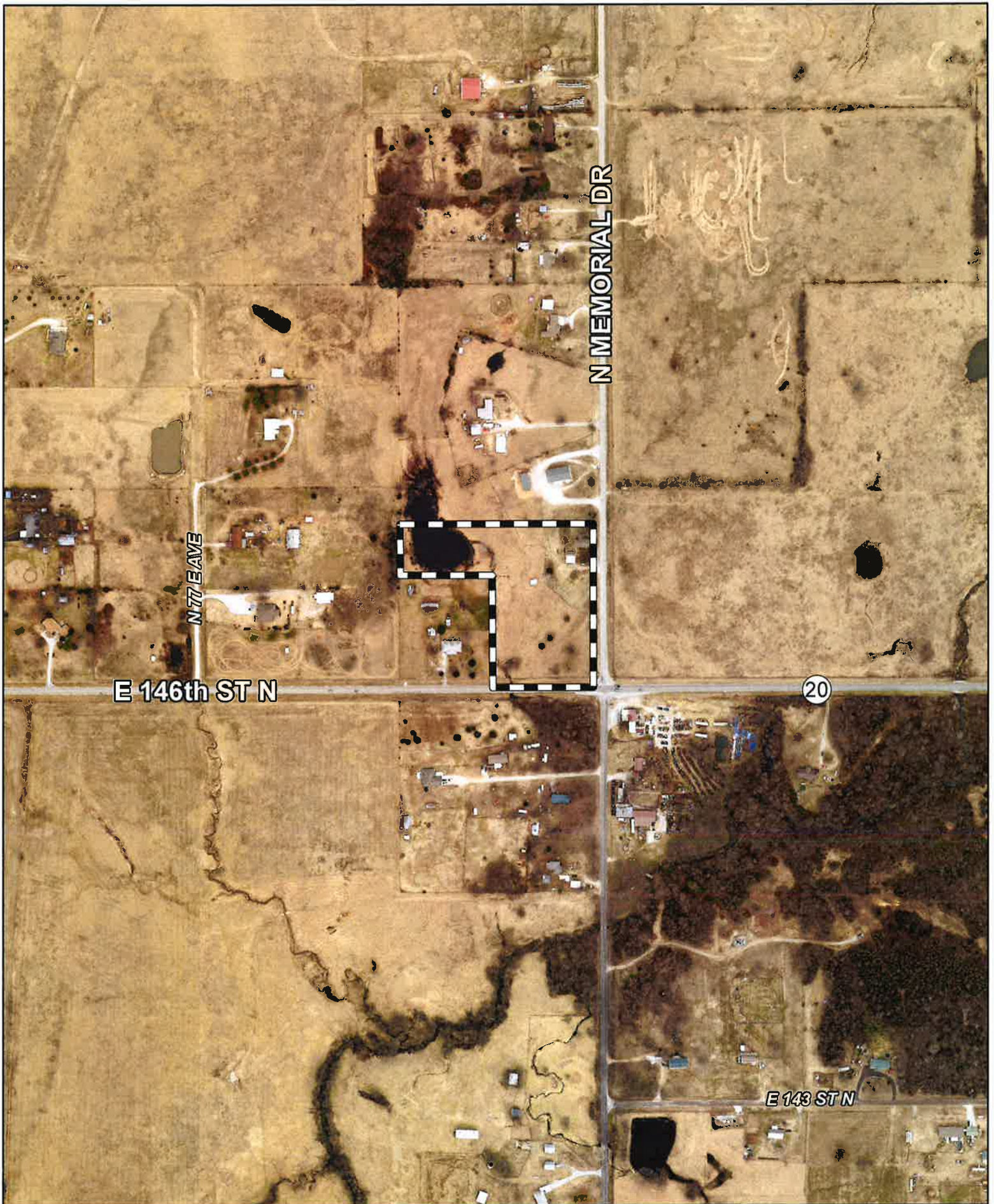
CZ-467

22-13 23

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

Aerial Photo Date: February 2016





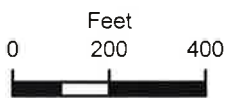
E 146th ST N

N 77 E AVE

N MEMORIAL DR

20

E 143 ST N



 Subject Tract

CZ-467

22-13 23

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

Aerial Photo Date: February 2016



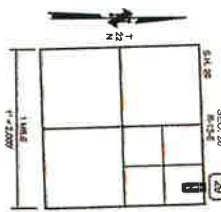
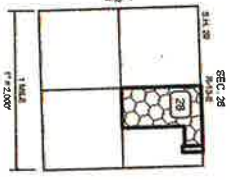
SEC. 23
T-22-N, R-13-E
(SE/4 SE/4)

SEC. 26
T-22-N, R-13-E
(NE/4 NE/4)

This Document Released
"FOR RIGHT-OF-WAY NEGOTIATION
PURPOSES ONLY"

"Preliminary, Subject to Revision"

Date _____
By: _____



FOR OWNERSHIP
SEE SHEET NO. 17

COMPUTATIONS: Land Price	Sheet No. 2454800
COUNTY: TULSA	DATE: 6-15-2017
GRANTEE: Land Price	PRINTED DATE: 6-15-2017
COMPUTATIONS: Land Price	SHEET NO. 9

DATE	2-23-2017
REVISION NOTE	REVISE PRESENT RW
	6-15-2017
	PARCEL NO. 31
	TOTAL TIME
	6-15-2017
	DELETED
	NO. 31.1

27.8