

**Case Number:** CZ-456

**Hearing Date:** April 19, 2017

**Case Report Prepared by:**

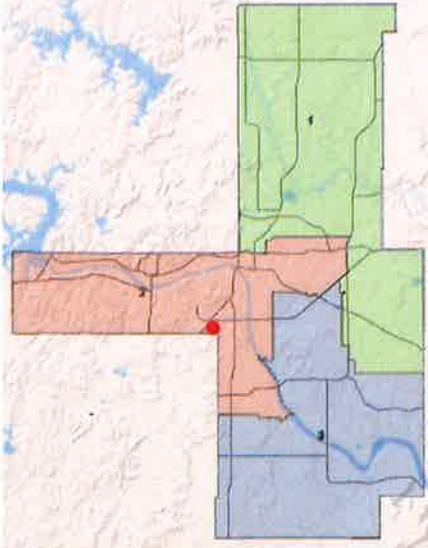
Jay Hoyt

**Owner and Applicant Information:**

*Applicant:* Benjamin Krasnyuk

*Property Owner:* KRASNYUK, BENJAMIN

**Location Map:**  
 (shown with County Commission Districts)



**Applicant Proposal:**

*Present Use:* Residential/ vacant

*Proposed Use:* office and commercial

*Concept summary:* Rezone to IL to permit office and commercial uses.

*Tract Size:* 2.34 ± acres

*Location:* Southeast corner of S. 45th W. Ave. and W. 56th St. S.

**Zoning:**

*Existing Zoning:* RS

*Proposed Zoning:* IL

**Comprehensive Plan:**

*Land Use Map:* N/A

*Stability and Growth Map:* N/A

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 9233

CZM: 45

Atlas: 0

**County Commission District:** 2

*Commissioner Name:* Karen Keith

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## SECTION I: CZ-456

**DEVELOPMENT CONCEPT:** The applicant has requested IL zoning in order to permit office and commercial uses on the subject lots. IL zoning is desired so that the lots may be compatible with the IL zones to the north, south and west. This would allow the subject lots to be marketed for office, commercial and light industrial uses.

### EXHIBITS:

INCOG Case map  
INCOG Aerial (small scale)  
INCOG Aerial (large scale)  
Applicant Exhibits:  
Existing Site Plan

### **DETAILED STAFF RECOMMENDATION:**

CZ-456 is non injurious to the existing proximate properties and;

IL zoning is consistent with the anticipated future development pattern of the surrounding property therefore;

**Staff recommends Approval of CZ-456 to rezone property from RS to IL.**

## 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: 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 subject lots currently contain manufactures homes and a single-family dwelling. All structures appear to be in need of maintenance.*

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Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South 45 <sup>th</sup> West Avenue	None	N/A	2
West 56 <sup>th</sup> Street South	None	N/A	2
West 55 <sup>th</sup> Place South	None	N/A	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use Designation</u>	<u>Area of Stability or Growth</u>	<u>Existing Use</u>
North	IL	N/A	N/A	Auto Repair/Light Industrial
South	RS	N/A	N/A	Single-Family
East	RS	N/A	N/A	Vacant Single-Family/Railroad
West	IL	N/A	N/A	Light Industrial

**SECTION III: Relevant Zoning History**

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

***Subject Property:***

**CBOA-1523 August 19, 1997:** The Board of Adjustment approved a Special Exception to permit a single wide manufactured home in an RS district; per plan and other conditions, on property located at the northeast corner of W. 56<sup>th</sup> St. and S. 45<sup>th</sup> W. Ave. and is located on a part of the subject property.

***Surrounding Property:***

**CZ-419 December 2012:** All concurred in **approval** of a request for *rezoning* a .67+ acre tract of land from RS to IL, for parking and storage of trucks, on property located east of northeast corner of W. 56<sup>th</sup> St. and S. 45<sup>th</sup> West Ave.

**CZ-402 December 2009:** All concurred in **approval** of a request for *rezoning* a .8+ acre tract of land from RS to IL, for office and garage space, on property located east of southeast corner of South 45<sup>th</sup> West Avenue and West 55<sup>th</sup> Place and abutting north of subject property.

**CZ-315 January 2003:** All concurred in **approval** of a request for *rezoning* a 1.79+ acre tract of land from RS to IL for light industrial, on property located west of northwest corner West 57<sup>th</sup> Street South and South 45<sup>th</sup> West Avenue.

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**CZ-314 December 2002:** All concurred in **approval** of a request for *rezoning* a tract of land from RS to IL for industrial use, on property located west of the northwest corner West 57<sup>th</sup> Street South and South 45<sup>th</sup> West Avenue

**CZ-307 July 2002:** All concurred in **approval** of a request for *rezoning* a .79+ acre tract of land from RS to IL for a lawn service, on property located northeast corner of West 55<sup>th</sup> Street South and South 43<sup>rd</sup> West Avenue.

**CZ-263 February 2000:** All concurred in **approval** of a request for *rezoning* two lots from RS to CH for an existing hotel/motel, located west of the southwest corner of West 56<sup>th</sup> Street and South 45<sup>th</sup> West Avenue.

**CZ-258 December 1999:** All concurred in **approval** of a request to for *rezoning* a lot from RS to IL for light manufacturing use, located east of northeast corner of I-44 and West 57<sup>th</sup> Street South.

**CZ-250 February 1999:** All concurred in **approval** of a request for *rezoning* a tract from RS to IL for a proposed landscape maintenance service business, located on the east side of South 45<sup>th</sup> West Avenue between West 56<sup>th</sup> Place South and West 57<sup>th</sup> Street South.

**CZ-248 December 1998:** All concurred in **approval** of a request for *rezoning* a tract from RS to IL for a body shop, located on the southwest corner of West 55<sup>th</sup> Place and South 41<sup>st</sup> West Court.

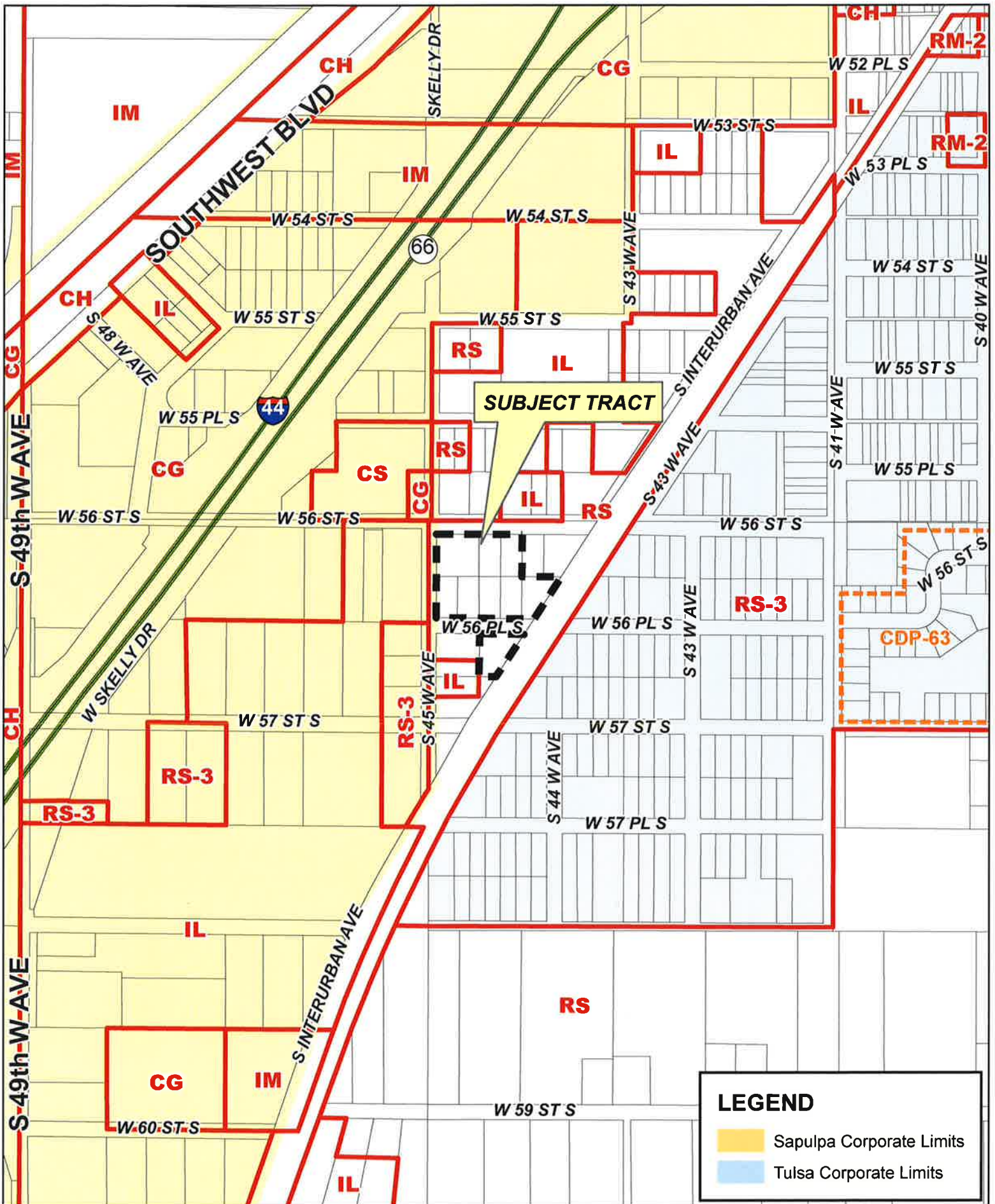
**CZ-202 June 1993:** All concurred in **approval** of a request for *rezoning* a .6-acre tract from RS to IL for a truck repair service, located on the northeast corner of West 56<sup>th</sup> Street South and South 45<sup>th</sup> West Avenue.

**CZ-188 June 1991:** All concurred in **approval** of a request for *rezoning* a tract from RS-3 to IL for a fireworks facility, located east of the southeast corner of South 45<sup>th</sup> West Avenue and West 55<sup>th</sup> Street South.

**CZ-142 April 1986:** All concurred in **approval** of a request for *rezoning* a tract of land from RS to IL on property located on the north side of 55<sup>th</sup> Place and East of 45<sup>th</sup> West Avenue.


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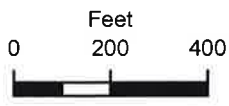
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**CZ-456**

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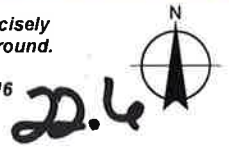
Subject Tract

**CZ-456**

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

Aerial Photo Date: February 2016





W56 STS

SINTERURBAN AVE

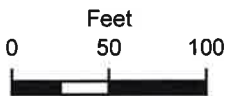
W56 PLS

W56 PLS

S45 WAVE

S44 WAVE

W57 STS



Subject Tract

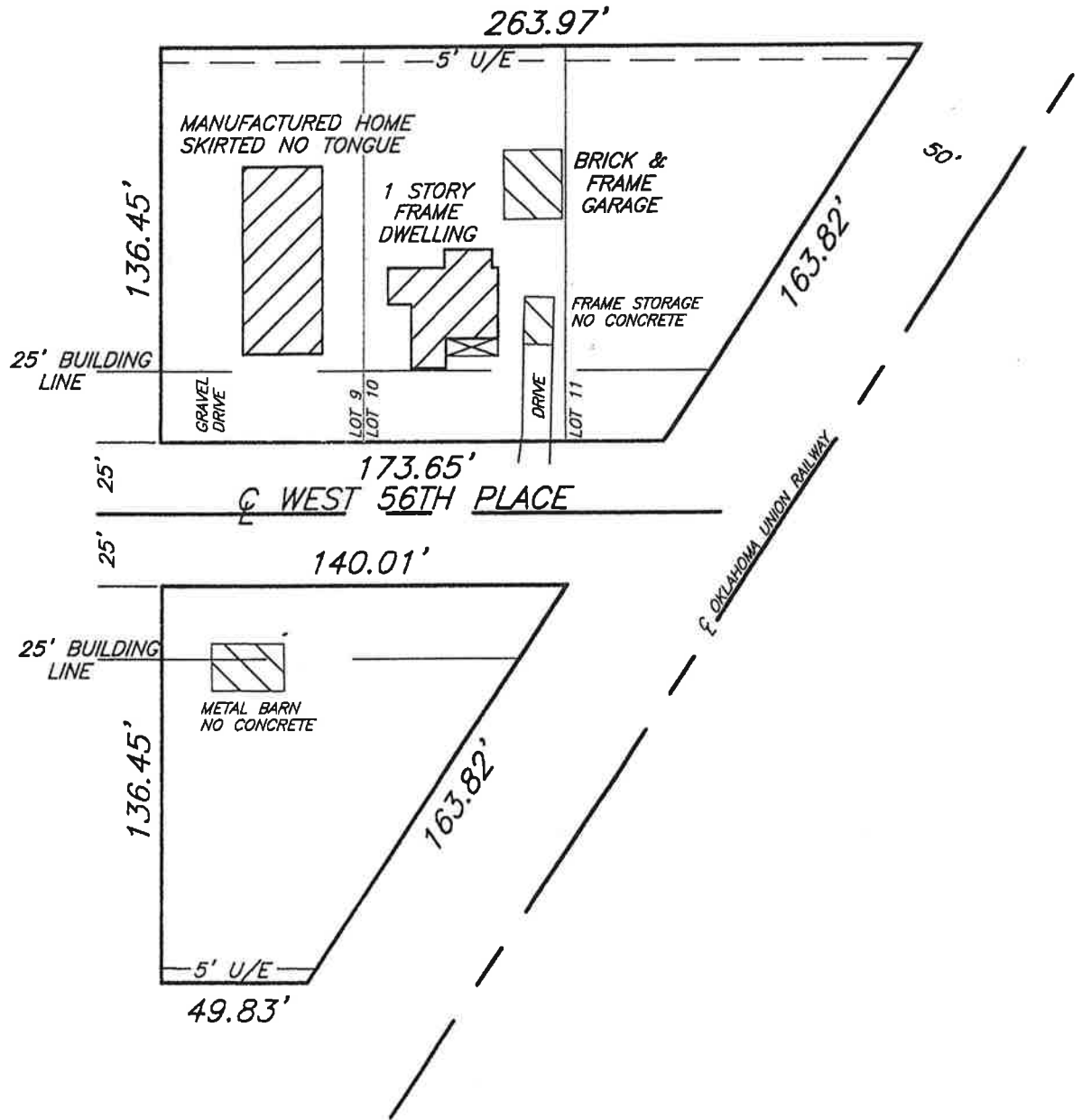
CZ-456

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THE FOLLOWING RECORDED DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO ASCERTAIN ITS AFFECT UPON SUBJECT PROPERTY:  
 6. EASEMENT DEED CASE NO. CIV-1101475-W RECORDED IN DOCUMENT NO.2013063011.

LEGAL DESCRIPTION AS PROVIDED:

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