



Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7383

**Hearing Date:** April 19, 2017

**Case Report Prepared by:**

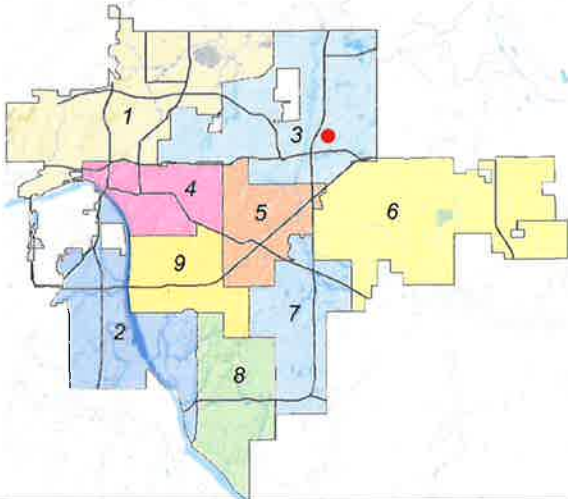
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Alan Betchan

*Property Owner:* SILVER, MARTHA W REV TRUST

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



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Industrial

*Concept summary:* Rezoning request for future industrial use is consistent with industrial development pattern in this area.

*Tract Size:* 10 ± acres

*Location:* South of southeast corner of N. Garnett Rd. and E. Pine St.

**Zoning:**

*Existing Zoning:* RS-3

*Proposed Zoning:* IL

**Comprehensive Plan:**

*Land Use Map:* Employment

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 0432

CZM: 31

Atlas: 851

**City Council District:** 3

*Councilor Name:* David Patrick

**County Commission District:** 1

*Commissioner Name:* John Smaligo

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## SECTION I: Z-7383

**DEVELOPMENT CONCEPT:** The applicant did not provide a development concept however this is one of the few parcels in the area that has not been zoned for industrial uses. Future development as an industrial area is expected to continue.

### 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-7383 to rezone from RS-3 to IL is consistent with the Employment land use designation of the comprehensive plan and;

IL zoning is common in the surrounding area. The adjacent RS-3 zoning south of this site is offered use and setback protection through the Zoning Code therefore IL zoning is considered non injurious to the abutting residential district and;

The other proximate properties are also zoned industrial so IL zoning is considered non injurious to all abutting properties and;

IL zoning is consistent with the anticipated future uses in the area therefore;

Staff recommends Approval of Z-7383 to rezone property from RS-3 to IL.

## **SECTION II: Supporting Documentation**

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: IL zoning is consistent with the land use designation of the comprehensive plan.*

### Land Use Vision:

*Land Use Plan map designation:* Employment

Employment areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity.

Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.

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*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 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: Multi Modal*

Multi-modal streets emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

*Trail System Master Plan Considerations: None that affects the site*

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary: The site a single family residential dwelling on a large lot. The site is open with a few large trees and gently sloping.*

Environmental Considerations: No known environmental considerations that would affect site development.

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Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
North Garnett Road	Secondary Arterial	100 feet	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	Employment	Growth	Truck Rental and miscellaneous light industrial businesses
East	IL	Employment	Growth	Vacant
South	RS-3	Employment	Growth	Single Family Residential
West	IL	Employment	Growth	Across Garnett Road large light industrial

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 11811 dated June 26, 1970, established zoning for the subject property.

***Subject Property:***

*No relevant history.*

***Surrounding Property:***

**Z-7000 October 2005:** All concurred in **approval** of a request for *rezoning* a 9± acre tract of land from RS-3 to IL for light industrial and warehouse use, on property located north of the northeast corner of N. Garnett Rd. and E. Independence St.

**Z-6996 July 2005:** All concurred in **approval** of a request for *rezoning* a 14.7± acre tract from RS-3 to IL, on property located on the southwest corner of East Independence Street and North Garnett Road.

**Z-6918 February 2004:** All concurred in **approval** of a request for *rezoning* a 2.2± acre tract, from RS-3 to IL for light industrial use, located north of the northwest corner East Newton Street and North Garnett Road.

**Z-6808 March 2001:** All concurred in **approval** of a request for *rezoning* a 7.3± acre tract, from RS-3 to IL, located in the northeast corner of East Independence and North Garnett Road extending from North Garnett Road to North 177<sup>th</sup> East Avenue.

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**Z-6687 June 1999:** All concurred in **approval** of a request for *rezoning* a 4.5± acre tract from RS-3 to IL, for a machine shop, on property located south of the southwest corner of East Pine Street and North Garnett Road.

**Z-6651 October 1998:** All concurred in **approval** of a request for *rezoning* a 4.5± acre tract from RS-3 to IL, located north of the northwest corner of East Newton Street and North Garnett Road.

**Z-6392 March 1993:** Staff and TMAPC recommended **approval** of a request to *rezone* a lot from RS-3 and IL to OL on the west 184' to only the depth of the adjoining OL lot on the north. The balance of the tract remained IL, located south of the southeast corner East Newton Place North and North Garnett Road.

**Z-6325 October 4, 1991:** All concurred in **approval** of OL *zoning* on a 70' x 167' tract located south of the southeast corner of East Newton Place and North Garnett Road.

**Z-6237 August 1989:** All concurred in **approval** of a request to *rezone* a 10± acre tract, from RS-3 to IL, located south of the southeast corner of East Newton Place and North Garnett Road.

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RS-3

IM

IL

CG

RS-3

E PINE ST

CG

CS

SUBJECT TRACT

RS-3

E NEWTON PL

E NEWTON ST

IL

OL

IL

N GARNETT RD

RS-3

E MARSHALL ST

RS-3

E INDEPENDENCE ST



Z-7383

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E PINE ST

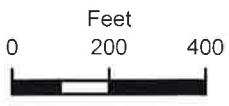
E NEWTON PL

E NEWTON ST

N GARNETT RD

E MARSHALL ST

E INDEPENDENCE ST



Subject Tract

Z-7383

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

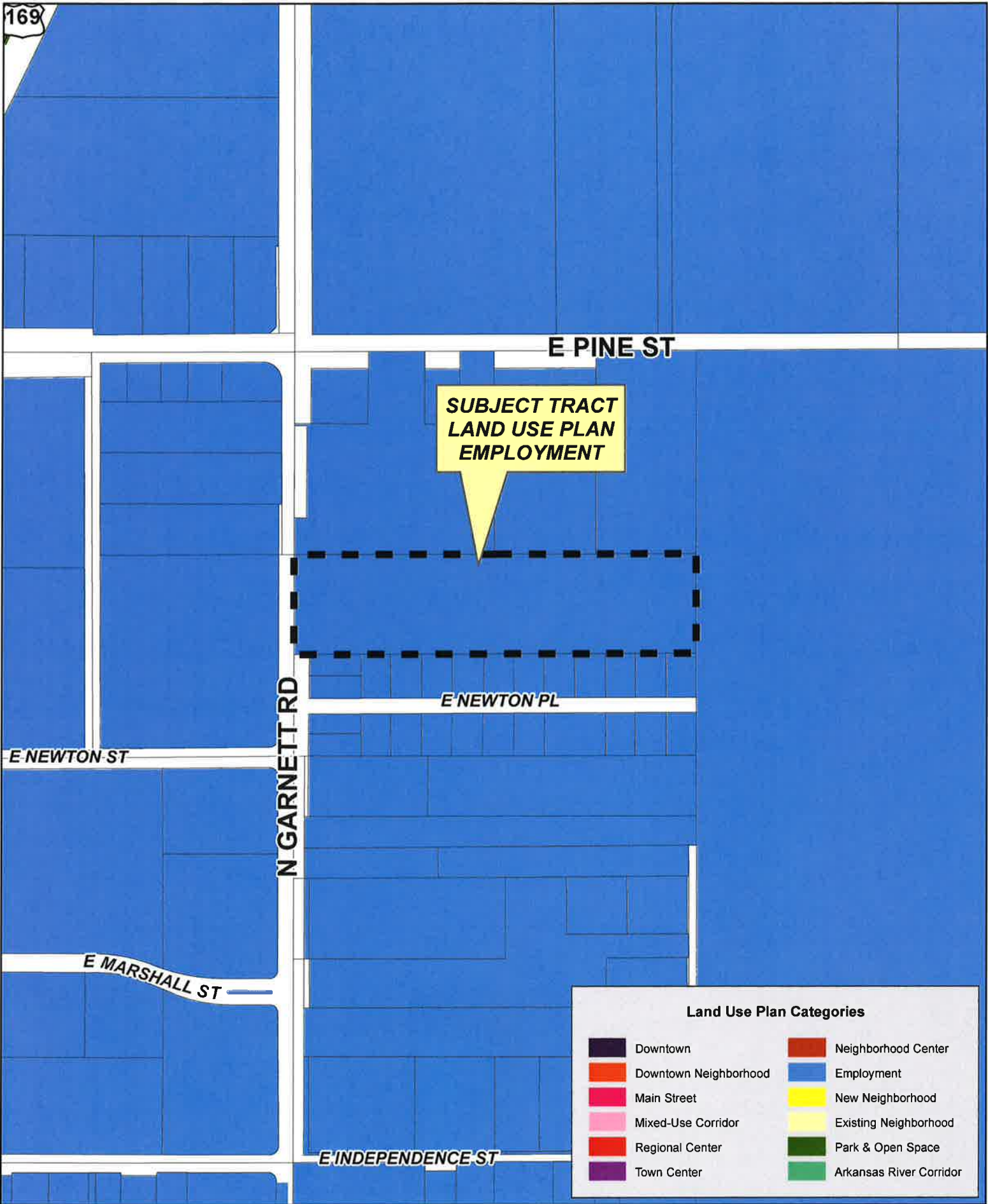
Aerial Photo Date: February 2016



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**SUBJECT TRACT  
LAND USE PLAN  
EMPLOYMENT**

**E PINE ST**

**E NEWTON PL**

**N GARNETT RD**

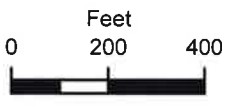
**E NEWTON ST**

**E MARSHALL ST**

**E INDEPENDENCE ST**


**Land Use Plan Categories**

- |  |   |
|--|---|
|  Downtown              |  Neighborhood Center     |
|  Downtown Neighborhood |  Employment              |
|  Main Street           |  New Neighborhood        |
|  Mixed-Use Corridor    |  Existing Neighborhood   |
|  Regional Center       |  Park & Open Space       |
|  Town Center           |  Arkansas River Corridor |



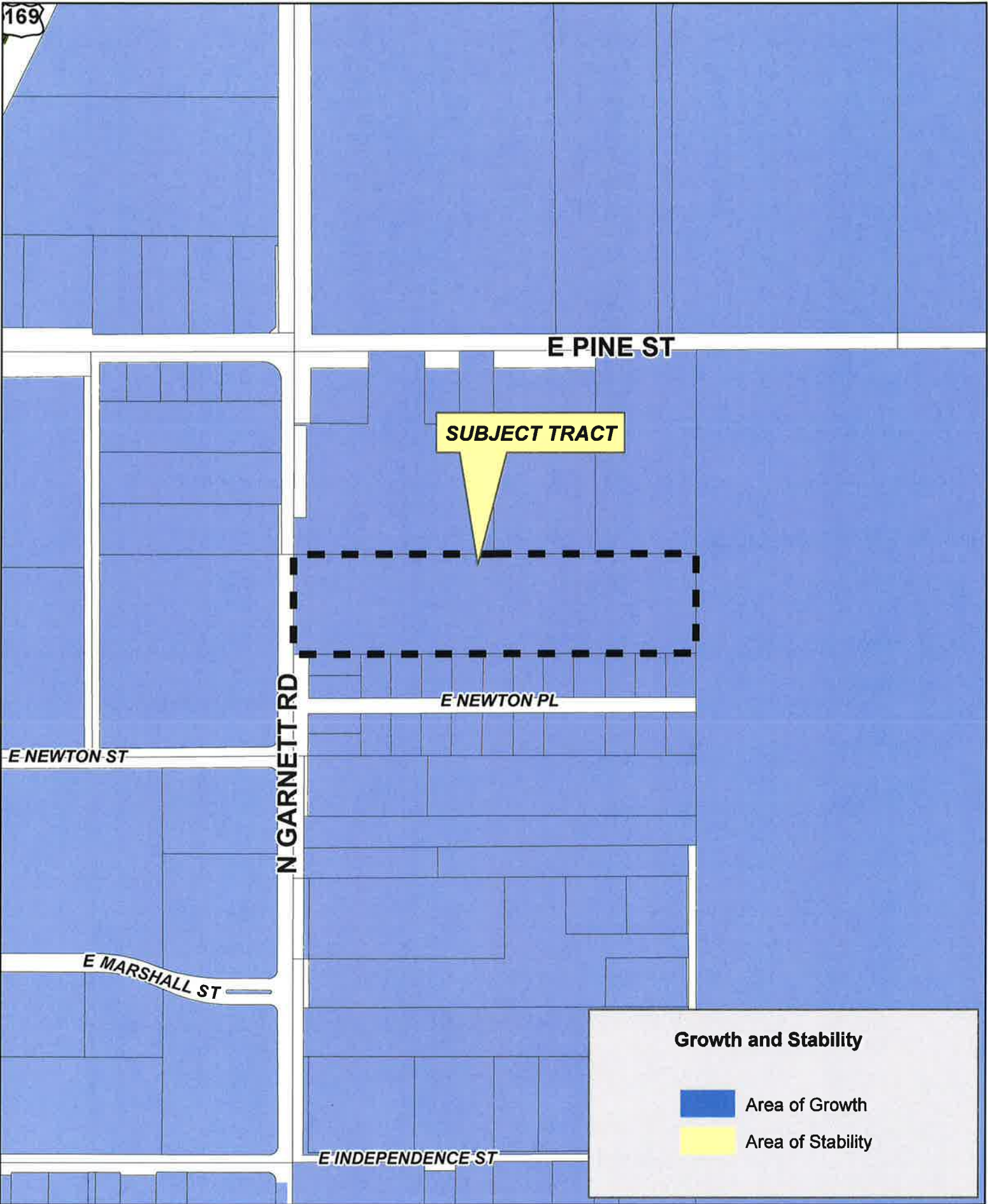
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**SUBJECT TRACT**

**E PINE ST**

**E NEWTON PL**

**N GARNETT RD**

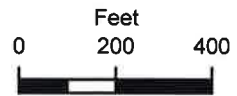
**E NEWTON ST**

**E MARSHALL ST**

**E INDEPENDENCE ST**

**Growth and Stability**

- Area of Growth
- Area of Stability



**Z-7383**

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