



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7389

Hearing Date: May 17, 2017

Case Report Prepared by:

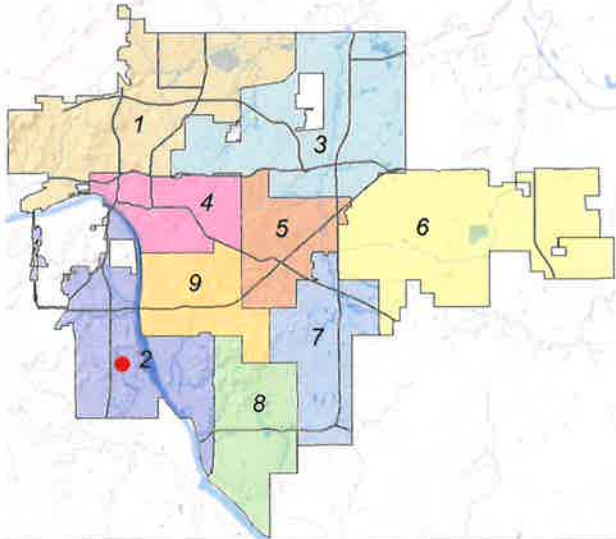
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Ricky Jones

Property Owner: SHARP MORTGAGE COMPANY

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Residential/commercial

Proposed Use: Commercial

Concept summary: Rezoning requested for commercial and office uses along W. 71st Street South.

Tract Size: 2.54 ± acres

Location: Southwest corner of W. 71st St. and S. Jackson Ave.

Zoning:

Existing Zoning: RS-3

Proposed Zoning: CS

Comprehensive Plan:

Land Use Map: Regional Center/ Town Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval

Staff Data:

TRS: 8211

CZM: 51

Atlas: 1142

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

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SECTION I: Z-7389

DEVELOPMENT CONCEPT:

Rezoning requested for commercial and office uses along W. 71st Street South. The site is partially in the Town Center land use designation and partially in the Regional Center. Both land use categories support CS zoning.

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:

CS zoning is consistent with the development pattern expected in the Town Center and Regional land use designation of the Comprehensive Plan and,

CS zoning is consistent with the West Highlands Small Area Plan

CS zoning is consistent with the anticipated future development of the proximate properties and,

CS is considered non injurious to the proximate properties therefore,

Staff recommends Approval of Z-7389 to rezone property from RS-3 to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The permitted land uses that are identified in CS zoning district are consistent with the land use map in both the West Highlands Small Area Plan and the Tulsa Comprehensive Plan. Design standards and goals suggested in the West Highlands Small Area Plan are not included in the CS zoning category.

Land Use Vision:

Land Use Plan map designation: Regional Center, Town Center

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

Town Centers are medium-scale, one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood Centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also

serve as the main transit hub for surrounding neighborhoods, and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to number of destinations.

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: West 71st Street South is a Primary Arterial

Trail System Master Plan Considerations: The subject tracts are approximately ½ mile from Turkey Mountain Urban Wilderness Area and Riverparks West Trail.

Small Area Plan: West Highlands Tulsa Hills

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The western two subject lots each contain a single-family residence. The eastern most lot contains a small commercial business.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
West 71 st Street	Primary Arterial	120 feet	6 / 4
South Jackson Avenue	None	None	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	RM-2/PUD-790	Mixed-Use Corridor	Growth	Senior Living Facility
South	CO/Z-7008-SP-1	Regional Center	Growth	Tulsa Hills Shopping Center Detention Reserve Area
East	CS	Town Center	Growth	Vacant
West	CO/Z-7008-SP-1	Regional Center	Growth	Tulsa Hills Shopping Center

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11827 dated June 26, 1970, established zoning for the subject property.

Subject Property:

BOA-21248 April 11, 2011: The Board of Adjustment **approved** a *Special Exception* to permit a home occupation (window film application) within an existing building in an RS-3 district; and a *Variance* to permit signs for the home occupation, with conditions, on property located at 704 W. 71st St. S. and also known as a part of the subject property.

Surrounding Property:

BOA-22137 September 27, 2016: The Board of Adjustment **approved** a *Special Exception* to permit a self-storage facility in the CS district, on property located on the southeast corner of S. Jackson Ave. and W. 71st St. S.

Z-7353 October 2016: All concurred in **approval** of a request for *rezoning* a 2.58± acre tract of land from RS-3 to CS, for self-storage use, on property located south of the southeast corner of S. Jackson Ave. and W. 71st St.

PUD-832 July 2015: All concurred in **approval** of a proposed *Planned Unit Development* on a 10.64± acre tract of land for a medical and office development, on property located east of northeast corner of W. 71st St. and Highway 75.

Z-7286 February 2015: All concurred in **approval** of a request for *rezoning* a 3.5± acre tract of land from RS-3 to CS, for commercial uses, on property located on the southeast corner of W. 71st St. and S. Jackson Ave. and abutting north of subject property.

Z-7195/ PUD-790 March 2012: All concurred in **approval** of a request for *rezoning* a 4± acre tract of land from AG to RM-2 and a Planned Unit Development (PUD-790), for life care retirement center and assisted living facility with a maximum 80,000 sq. ft. and 120 dwelling units, on property located east of northeast corner of West 71st Street and South Olympia Avenue.

PUD-783-A September 2011: All concurred in **approval** of a *Major Amendment to PUD-783* on a 2.69± acre tract of land to add to Development Area A and to allow for access between PUD-783 and

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Olympia Medical Park/PUD-648 to the west, on property located east of the northeast corner of Highway 75 South and West 71st Street.

PUD-783 April 2011: All concurred in **approval** of a proposed *Planned Unit Development* on a 5+ acre tract of land for mixed use, and QuikTrip site, on property located east of northeast corner of Highway 75 and West 71st Street.

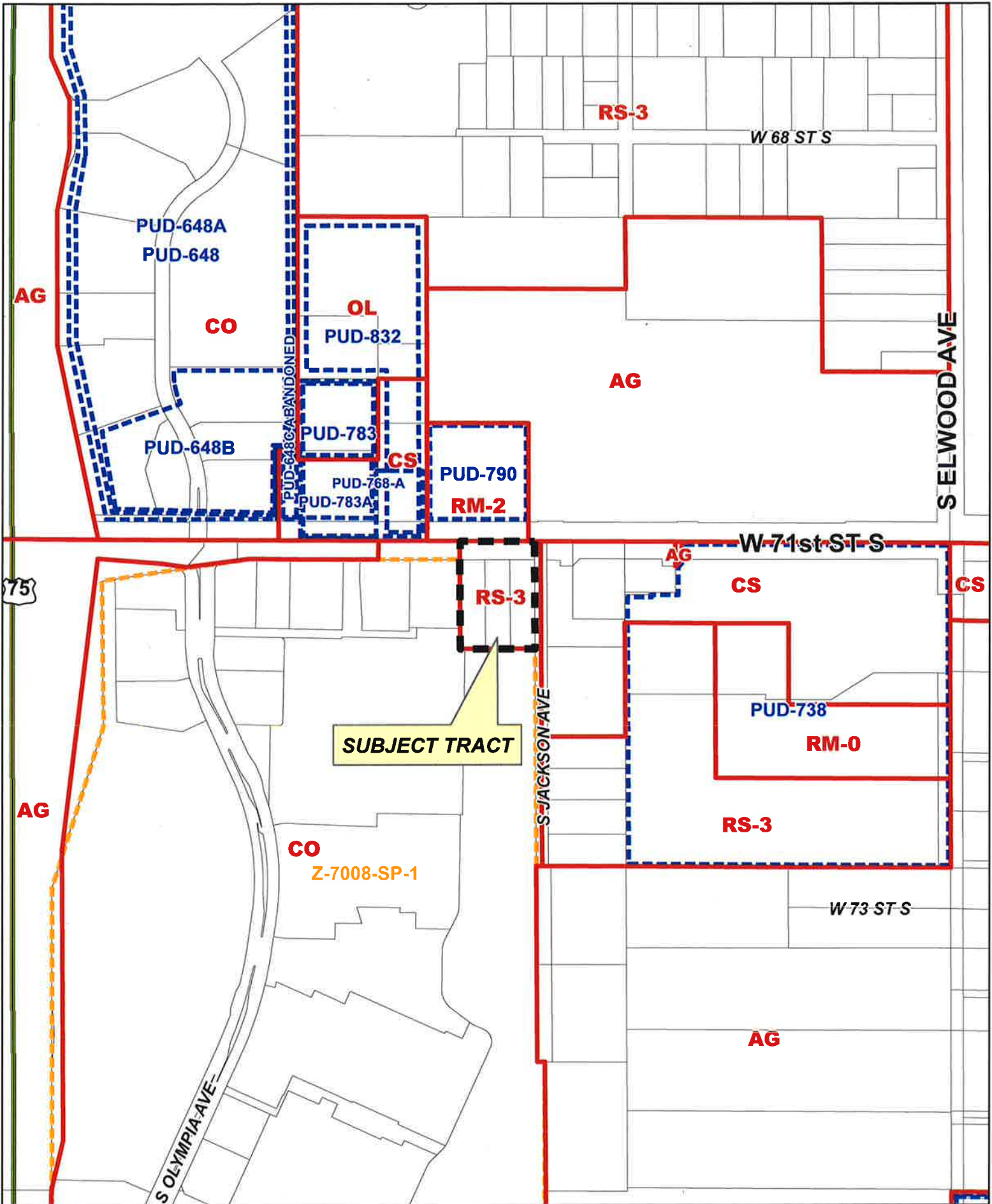
Z-7052/PUD-738 May 2007: All concurred in **approval** of a request to *rezone* a 39.19+ acre tract from AG to RS-3/RM-0/CS and a *Planned Unit Development* for a mixed use development with two Development Areas, on property located at the southwest corner of West 71st Street South and South Elwood Avenue. Northern Development Area A permits office and commercial use and the southern Development Area B allows for children's nursery and church use, townhouse and multi-family dwelling as well as off-street parking and offices and studios.

Z-7008-SP-1/Z-6966-SP-1/Z-6967-SP-1 March 2006: All concurred in **approval** of a *Corridor Site Plan* on 176+ acres to permit a regional shopping center known as the Tulsa Hills site with a total of 1,554,194 square feet of maximum building floor area approved at a .25 floor area ratio. On property located east of US Highway 75 between West 71st and West 81st Streets and west of subject property.

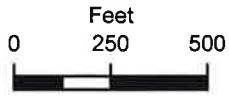
Z-7008 March 2006: All concurred in **approval** of a request to *rezone* a 43.6+ acre tract from AG/RS-3 to CO on property located East side of U. S. Highway 75 South between West 71st Street South and West 81st Street South for regional shopping center known as Tulsa Hills.

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SUBJECT TRACT



Z-7389

18-12 11





W 71st ST S

S JACKSON AVE



 Subject Tract

Z-7389

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

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Aerial Photo Date: February 2016





75

W68 ST S

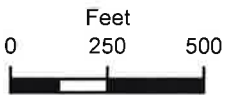
W71st ST S

W73 ST S

S JACKSON AVE

S ELWOOD AVE

SOLYMPIA AVE



Subject Tract

Z-7389

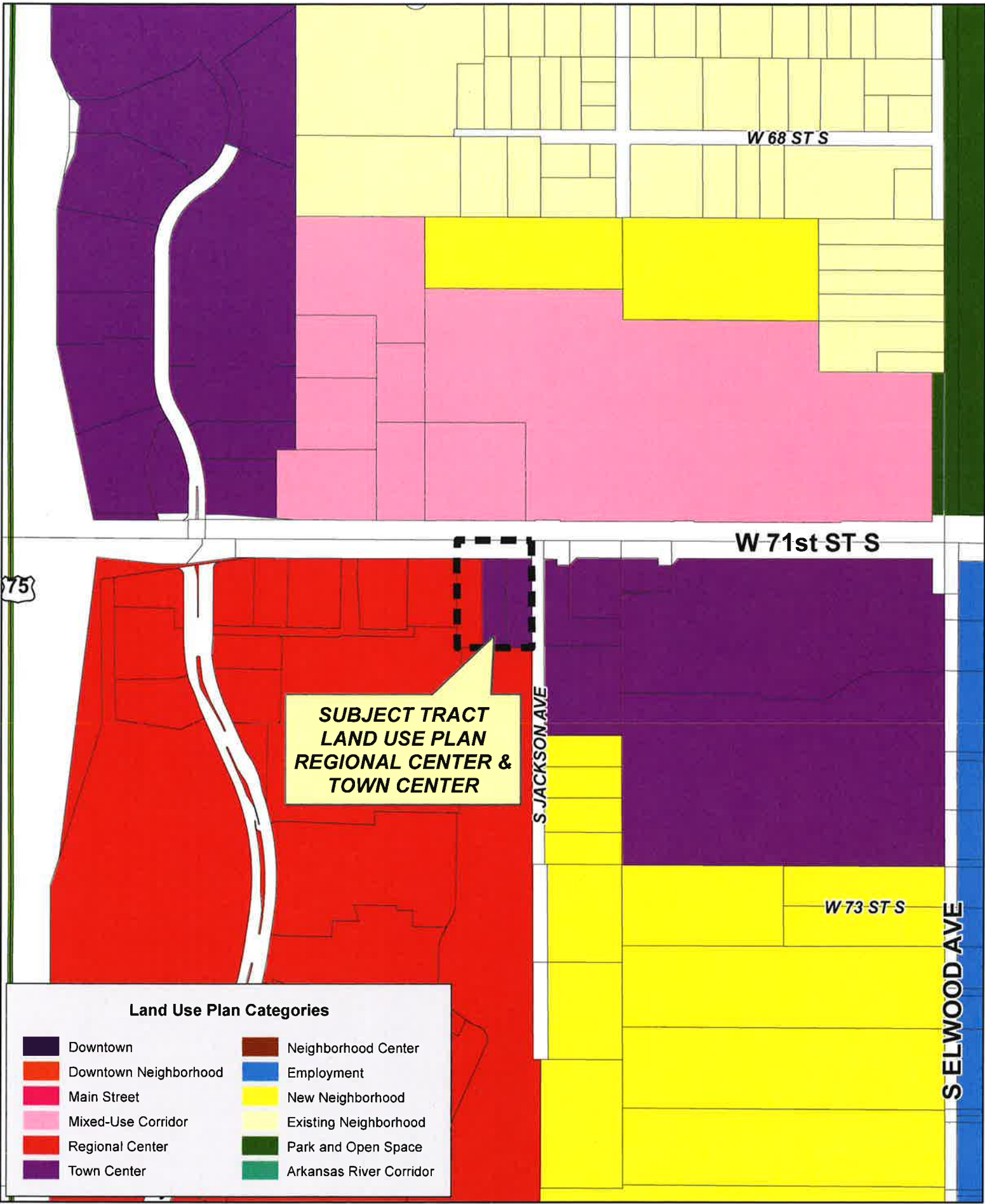
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Aerial Photo Date: February 2016

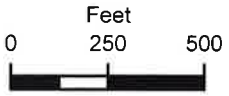




**SUBJECT TRACT
LAND USE PLAN
REGIONAL CENTER &
TOWN CENTER**

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 |

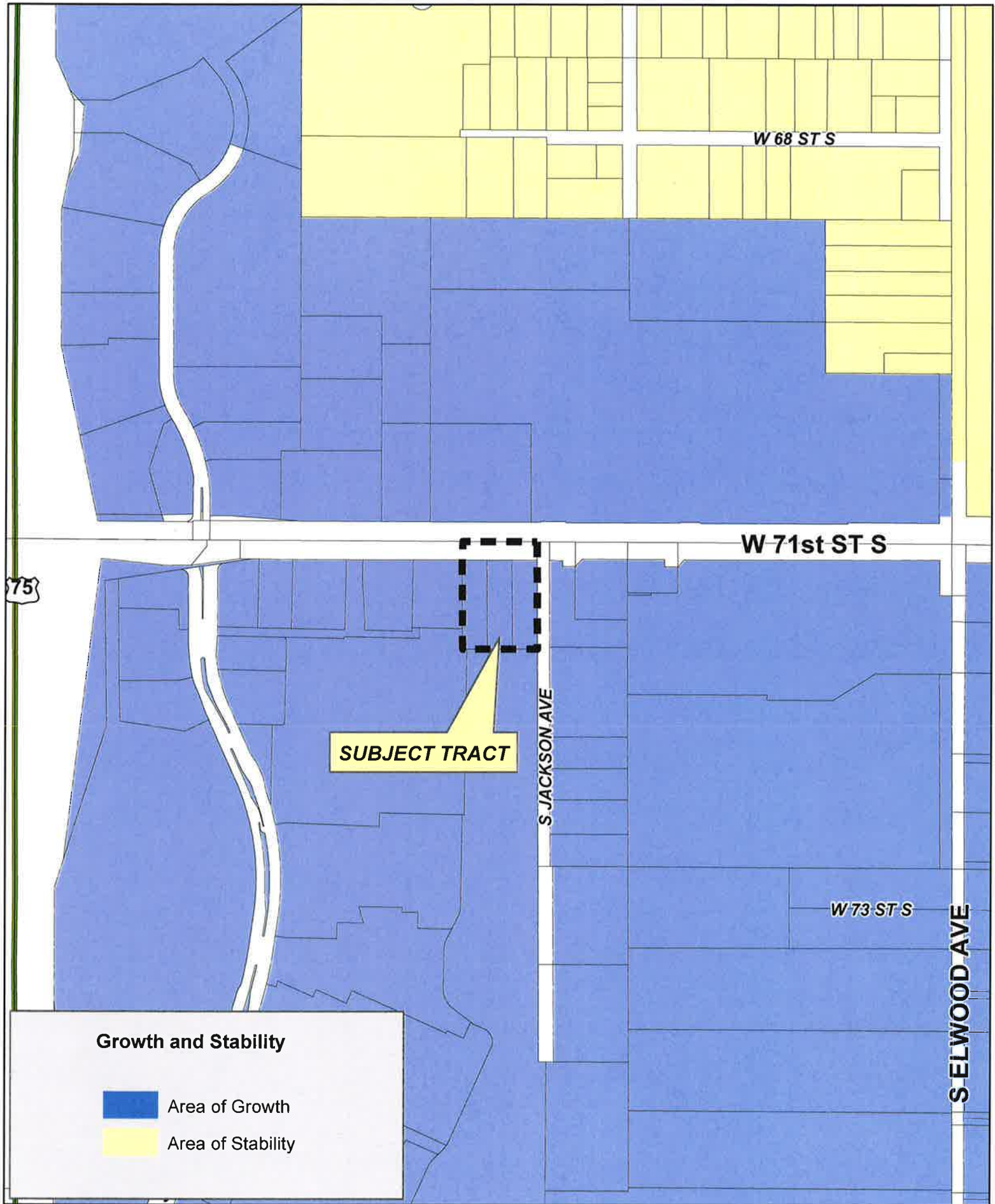


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
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Growth and Stability

-  Area of Growth
-  Area of Stability



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