



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7406
(related to Z-7406 Plat Waiver)

Hearing Date: September 6, 2017

Case Report Prepared by:

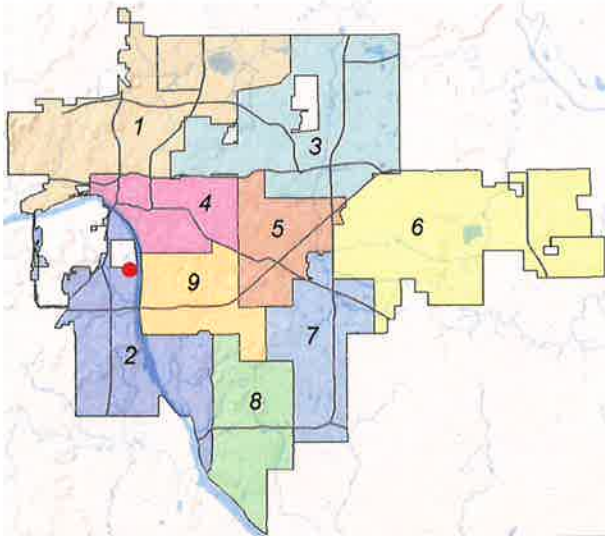
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Mark Hilsheimer

Property Owner: Multiple owners

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Industrial

Concept summary: Rezone to allow manufacturing facility that is being moved for the Gilcrease Expressway expansion.

Tract Size: 2.17 ± acres

Location: Southwest corner of W. 36th Pl. S. and S. Elwood Ave.

Zoning:

Existing Zoning: RS-3

Proposed Zoning: IM

Comprehensive Plan:

Land Use Map: Employment

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval for IM zoning.

Note: City of Tulsa property adjacent to this site is currently zoned RS-3 which requires setbacks in industrial areas. The City has filed a rezoning request for IL zoned property in the floodplain to remove those setback requirements (scheduled for 9/20/17 TMAPC). If that application is not approved, a setback variance through the Board of Adjustment will be required to accommodate this user.

Staff Data:

TRS: 9223

CZM: 46

Atlas: 192

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

SECTION I: Z-7406

DEVELOPMENT CONCEPT:

The purpose of this application is to rezone property for a manufacturing facility that is being moved for the Gilcrease expressway extension.

The property is adjacent to Holly Refining property zoned RS-3 and City of Tulsa property that is also zoned RS-3. Much of the property in the area is already zoned IH and IM.

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:
 - Exhibit A
 - Exhibit B

DETAILED STAFF RECOMMENDATION:

IM zoning is consistent with the anticipated future development in the area and,

IM zoning is consistent with the Employment land use designation in the Tulsa Comprehensive Plan and,

IM zoning is considered non injurious to the proximate properties therefore,

Staff recommends Approval of Z-7406 to rezone property from RS-3 to IM.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: *IM zoning is consistent with the Employment land use designation in the area.*

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.

19.2

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: None that affect the site

Trail System Master Plan Considerations: None that affect the site.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is vacant and nearly flat. The property was originally a single family residential development that has been abandoned partially because of its proximity to the refinery northwest of the site and some floodplain. A few single family residences remain west of the site.

Environmental Considerations: No known considerations for industrial uses other than flood plain on the west and the refinery northwest of the site.

The majority of the site is located in the “500” year flood plain area as shown below. A small portion of the west edge of the site is the mapped “100” year flood zone. The effects of the potential flooding are not a serious concern to the zoning question however, Development Services will regulate construction to satisfy local and federal design criteria.

Please reference floodplain map below:

Cross hatch: 500 year event
Light Grey: 100 year event



Streets:

| <u>Exist. Access</u> | <u>MSHP Design</u> | <u>MSHP RW</u> | <u>Exist. # Lanes</u> |
|-----------------------------------|--------------------|----------------|-----------------------|
| South Elwood Avenue | None | 50 feet | 2 no curb |
| West 36 th Place South | None | 50 feet | 2 no curb |

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 | Employment | Growth | Vacant land owned by Holley Refining |
| East | IM City of Tulsa | Employment | Growth | West Bank Soccer facility |
| South | IM | Employment | Growth | Manufacturing |
| West | RS-3 City of Tulsa | Employment | Growth | Vacant |

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11822 dated June 26, 1970, established zoning for the subject property.

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Subject Property:

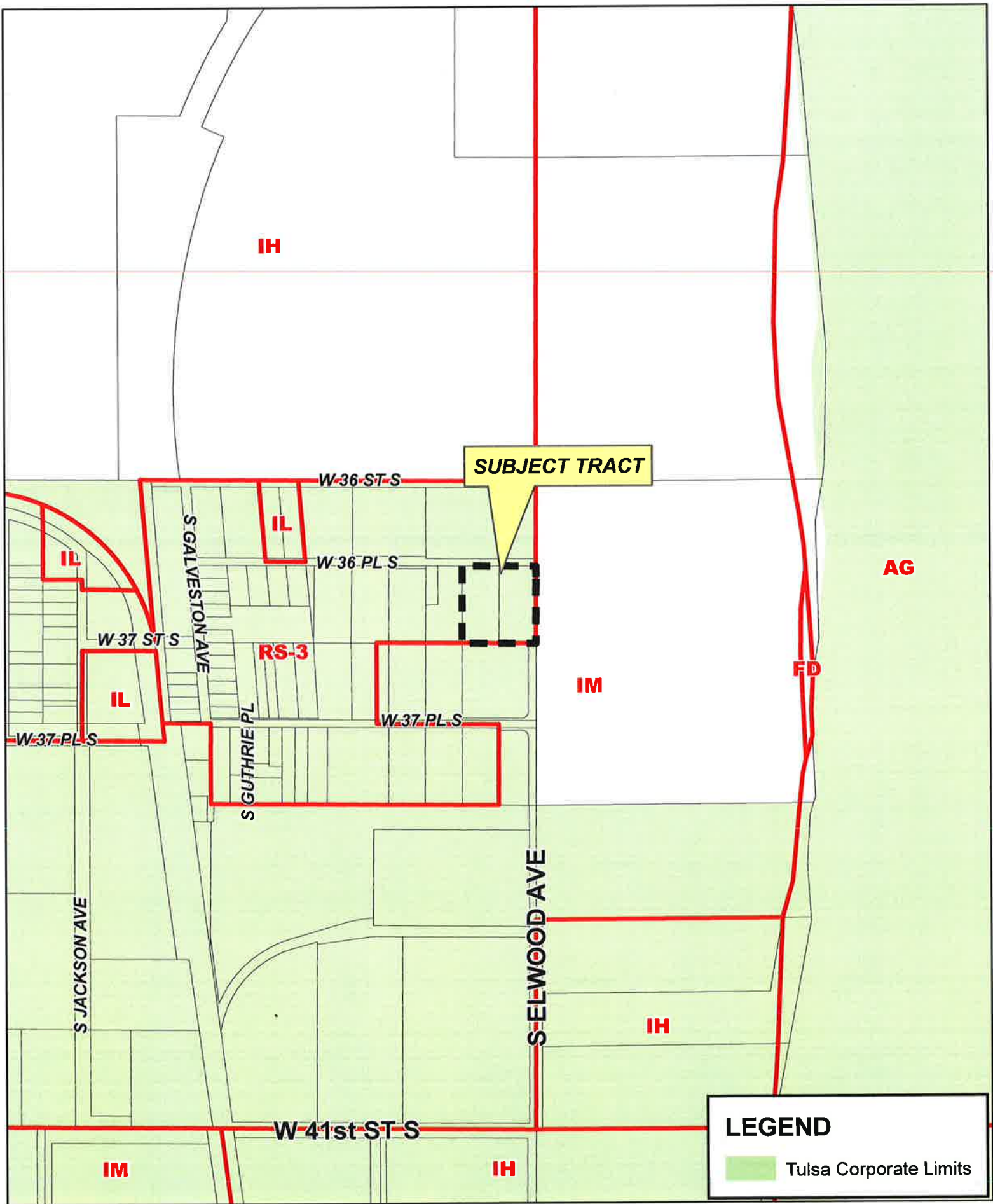
No Relevant History

Surrounding Property:

Z-6692 June 3, 1999: All concurred in approval of a request for rezoning a 1.08± acre tract of land from RS-3 to IM on property located south of the subject property.

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W 36 ST S

W 36 PL S

W 37 ST S

W 37 PL S

W 37 PL S

S GALVESTON AVE

S GUTHRIE PL

S SELWOOD AVE

S JACKSON AVE

W 41st ST S



Subject Tract

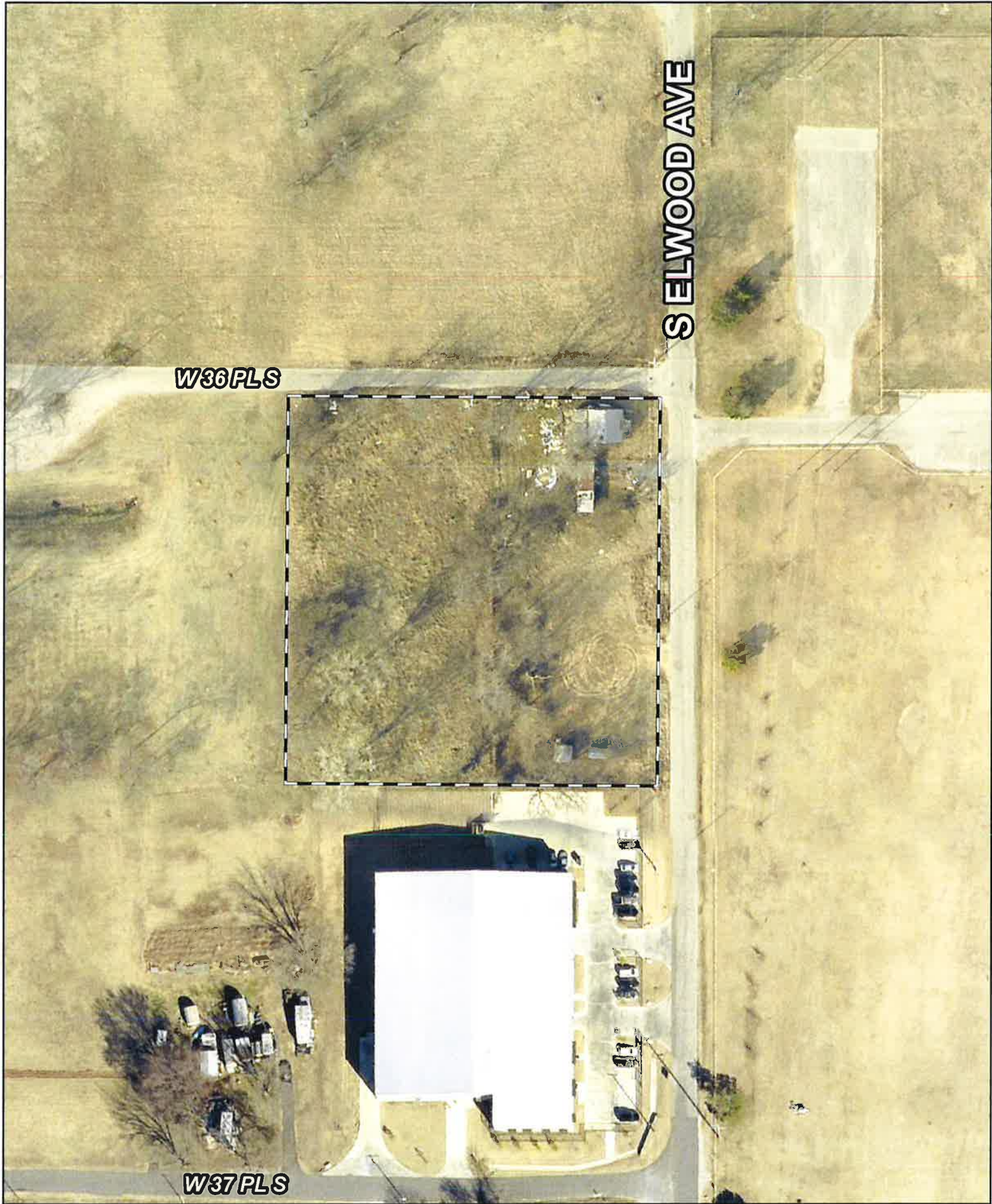
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016

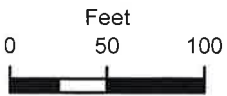




W36 PLS

S ELWOOD AVE

W37 PLS



Subject Tract

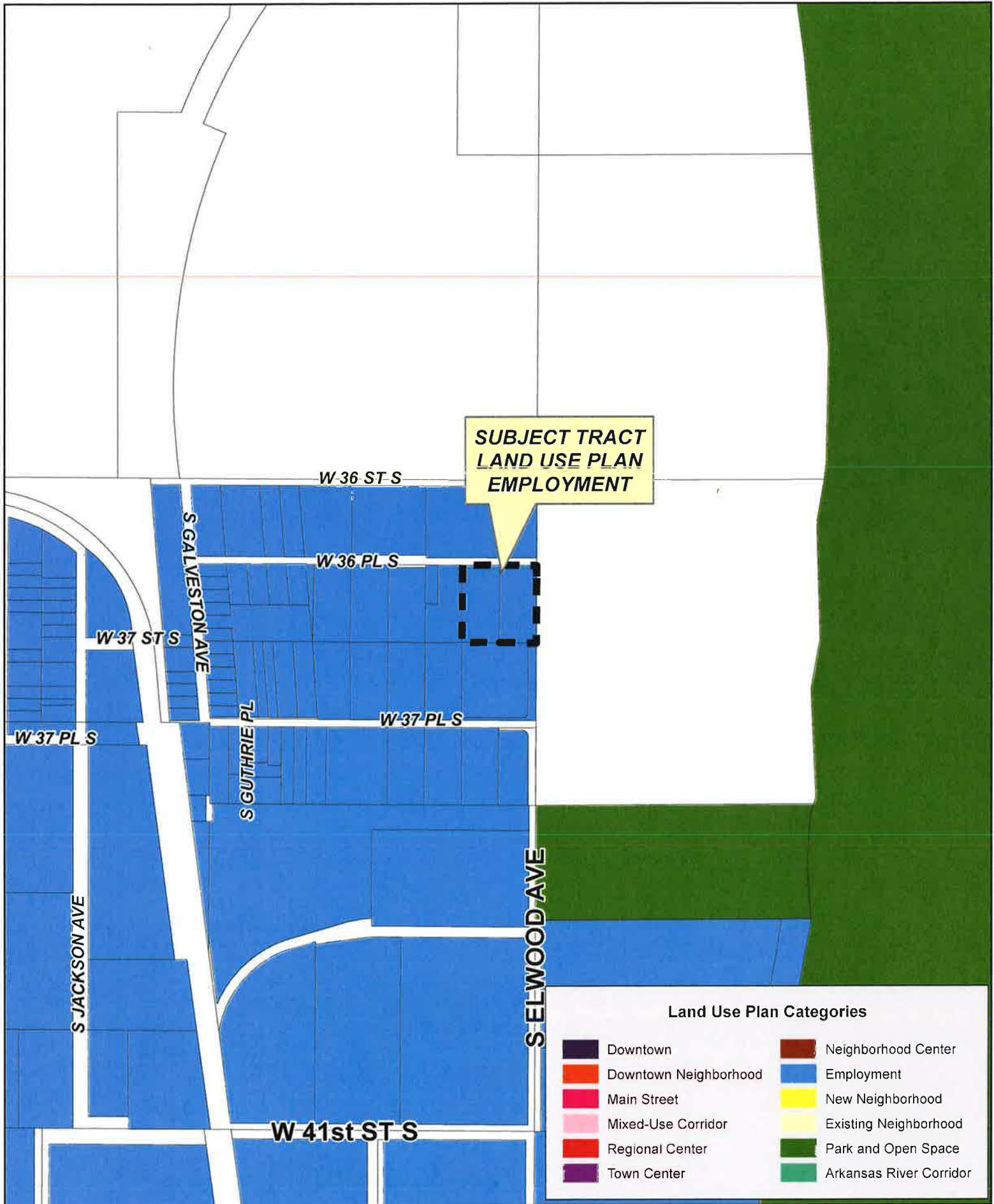
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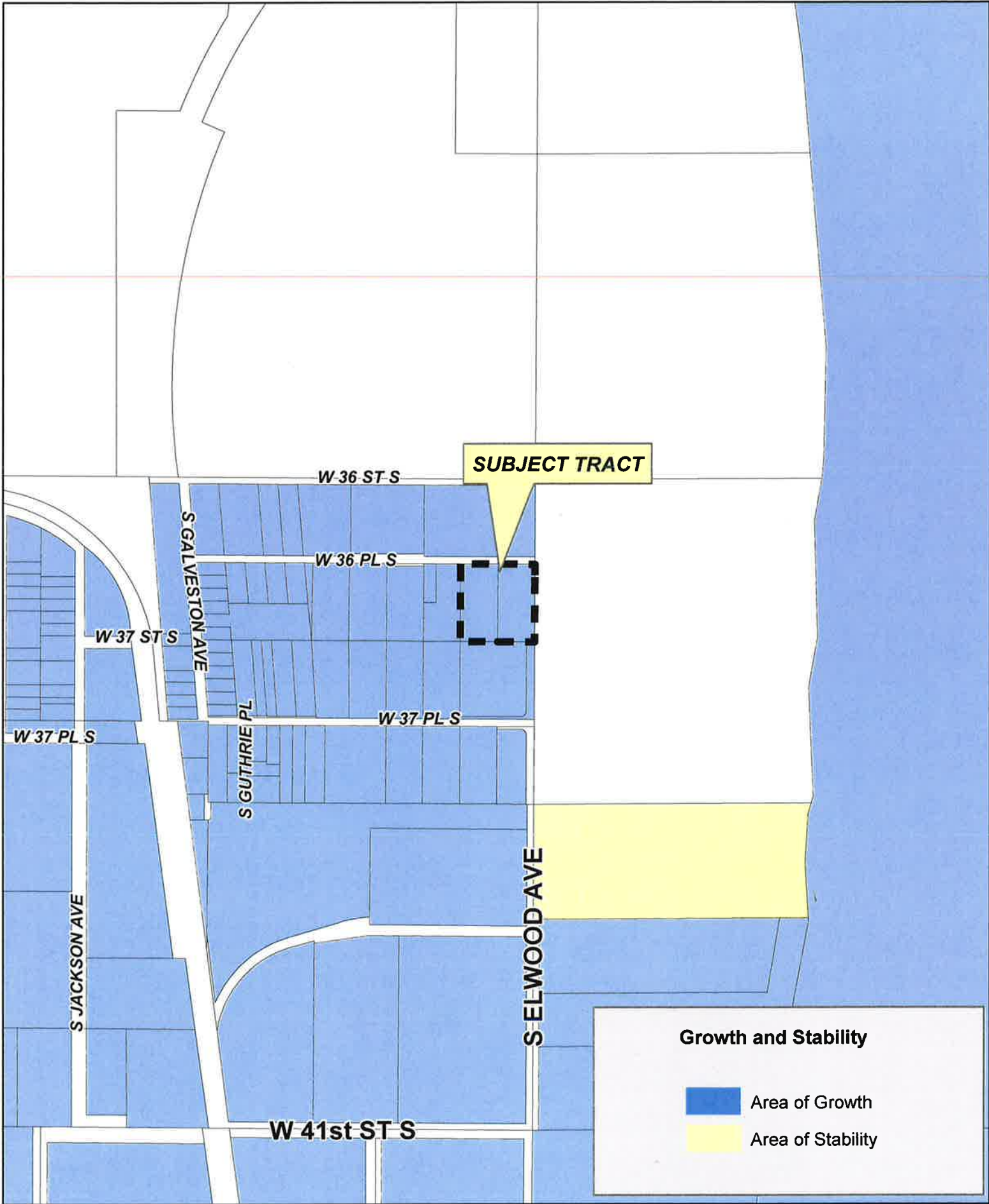


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Exhibit A

LT 1 BLK 2 current owner:

Patricia Langley (aka Patricia Jones)

Address: 33586 E 697 Rd, Wagoner, OK

Phone 918-441-5036

*We are under contract to purchase this lot from Ms Langley, with estimated close by 8/15. Owner consents to re-zoning IL

LT 2 BLK 2 current owner:

Quapaw Investments (aka Buford Properties), Dan Buford

Address: 1021 Charles Page Blvd, Tulsa, OK

Phone: 918-599-0036

*We are under agreement to purchase this lot from Buford. Owner consents to re-zoning IL

Exhibit B

To whom it may concern:

Power Dyne is a 3rd generation family owned and operated business. We are a small company, with a handful of employees, more than half of whom have worked here for more than 20 years. We have been operating for 40 years at 515 N 49th West Ave, on the land that was my father and grandfather's homestead. Earlier this year we were notified that our land is needed and would be acquired by the City of Tulsa and/or ODOT under threat of condemnation, to make way for the Gilcrease Expansion project. While this has been difficult, we consider ourselves good personal and corporate citizens and have been operating in good faith to plan for relocation. We have purchased two lots of land upon which we will construct a new building for our small machine shop. Both lots are in need of re-zoning to IL. We have been told to expedite the process of vacating our current location, but we need to get construction completed and then stage relocation of our equipment in order to avoid catastrophic loss of business and income. Please consider this request with regard to zoning and plat waiver, and any way to expedite approvals so that we can commence construction for the benefit of all parties involved.

Thanks -

Mark Hilsheimer

918-991-5840

19.12