



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7459

Hearing Date: November 7, 2018

Case Report Prepared by:

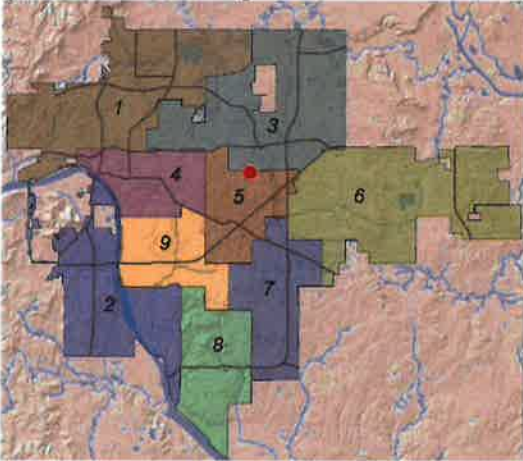
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Mirza Shahivand

Property Owner: SHAHIVAND, MIRZA

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Single Family Residential

Proposed Use: Commercial

Concept summary: Request for commercial zoning is supported by the Mixed-Use Corridor land use designation in the Comprehensive Plan

Tract Size: 1.13 ± acres

Location: South of southeast corner of East 11th Street South & South 79th East Avenue

Zoning:

Existing Zoning: RS-3

Proposed Zoning: CH

Comprehensive Plan:

Land Use Map: Mixed-Use Corridor, Town Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends denial of CH and approval of CS.

Staff Data:

TRS: 9311

CZM: 38

Atlas: 372

City Council District: 5

Councilor Name: Karen Gilbert

County Commission District: 2

Commissioner Name: Karen Keith

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SECTION I: Z-7459

DEVELOPMENT CONCEPT:

Request for commercial zoning is supported by the mixed-use corridor land use designation in the Tulsa Comprehensive Plan. CH zoning was requested as a possible expansion of the CH zoning abutting the property adjacent to the north and east sides of the site.

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 provided

DETAILED STAFF RECOMMENDATION:

Z-7459 requesting CH zoning is near the southern edge of a mixed-use corridor which supports commercial uses and,

CH zoning allows objectionable uses that are not consistent with the expected development pattern at this location and,

CH zoning allows uses that staff considers injurious to the single-family neighborhood south of the site however,

CS zoning allows uses and densities that are appropriate in a mixed-use corridor and are not injurious to the proximate properties and,

CS zoning is consistent with the expected development pattern in the area therefore,

Staff recommends Denial of Z-7459 to rezone property from RS-3/ to CH however, **staff recommends Approval of CS zoning.**

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Commercial zoning is consistent with the Mixed-Use Corridor land use designation.

Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor

A Mixed-Use Corridor is a plan category used in areas surrounding Tulsa's modern thoroughfares that pair high capacity transportation facilities with housing, commercial, and employment uses. The streets usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind. Off the main travel route, land uses

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include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods.

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 site development

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: Previously this property has been single family residential and is surrounded by commercial properties west, north and east.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
South 79 th East Avenue	None	50 feet	2 narrow lanes with out curb and gutter

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

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Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	CH with Route 66 overlay	Town Center	Growth	Commercial
East	CH with route 66 overlay	Mixed Use Corridor	Growth	Commercial
South	RS-3 and CS	Mixed Use Corridor	Growth	Single household / detached dwelling
West	CS	Mixed Use Corridor	Growth	Commercial

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11816 dated June 26, 1970, established zoning for the subject property.

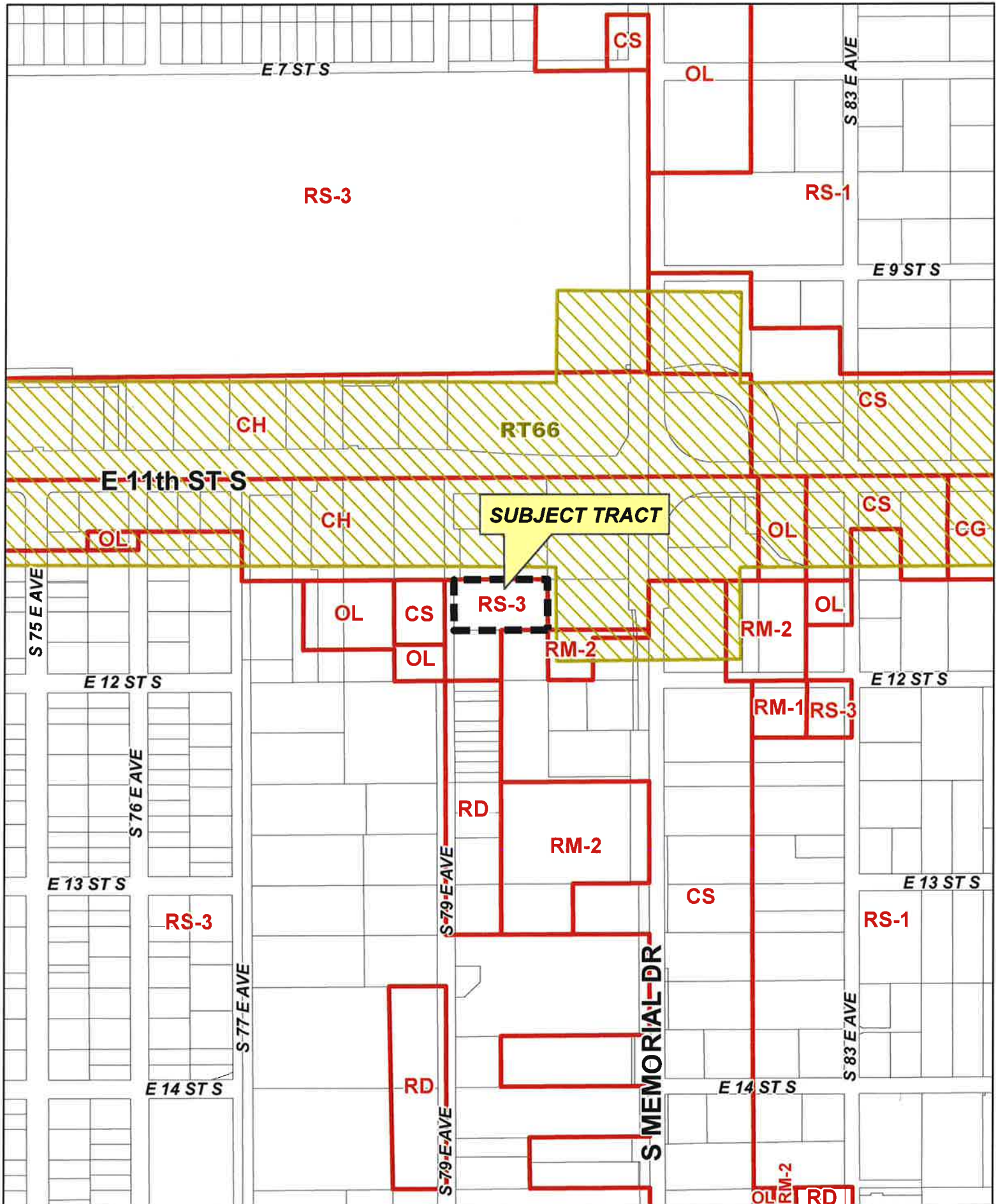
Subject Property: No relevant history

Surrounding Property:

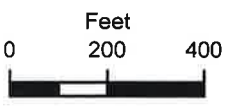
Z-7153 May 2010: All concurred in **approval** of a request for *rezoning* a .56± acre tract of land from RS-3 to CS on property located south and west of the southwest corner of East 11th Street South and south Memorial Drive, abutting the subject property to the south.

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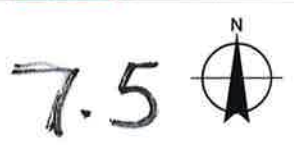


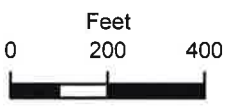
SUBJECT TRACT



Z-7459

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 Subject Tract

Z-7459

19-13 11

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

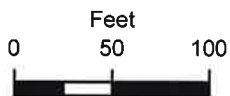
Aerial Photo Date: February 2018



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E 11th ST S

S79 E AVE



 Subject Tract

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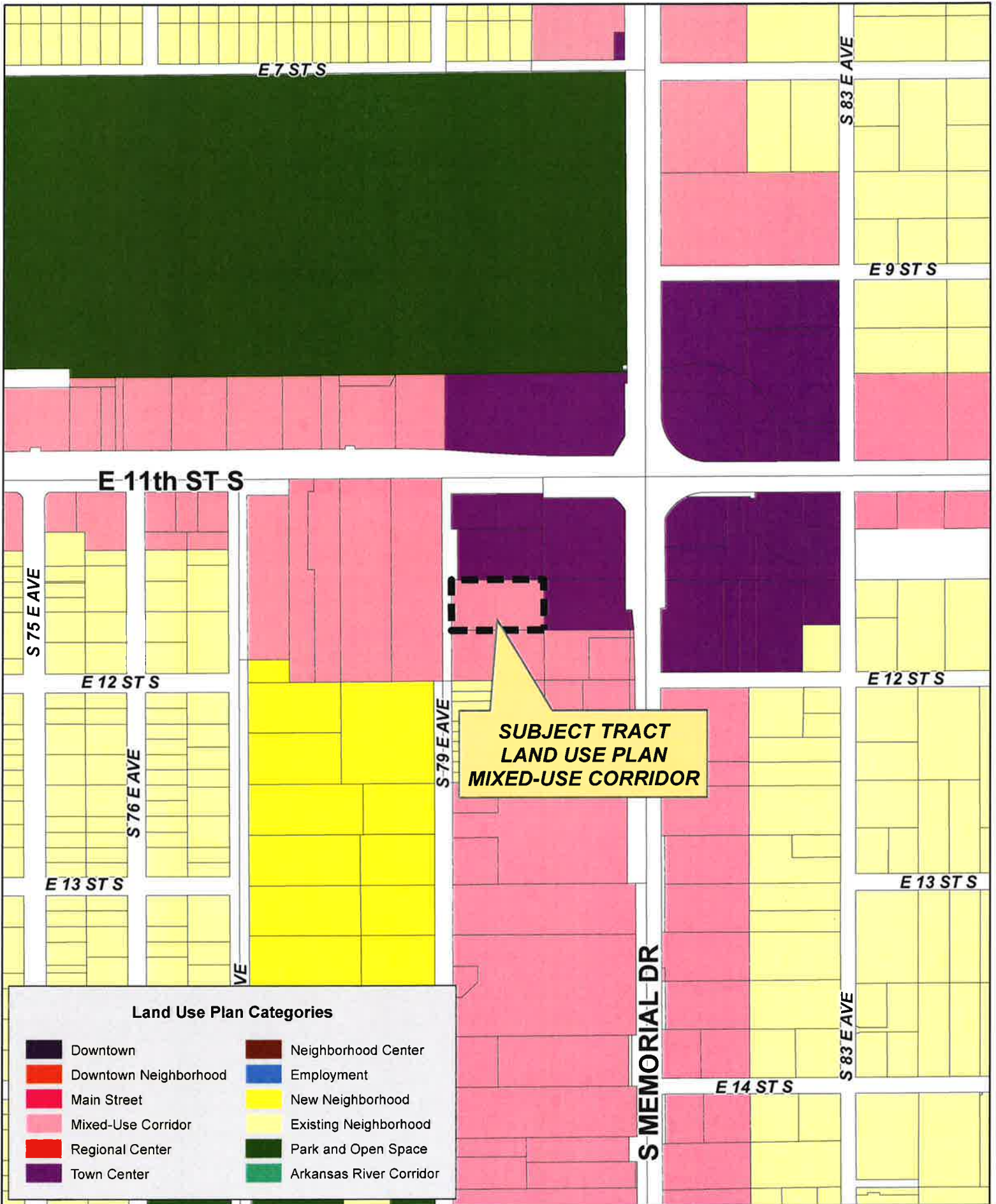
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Aerial Photo Date: February 2018

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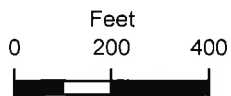




**SUBJECT TRACT
LAND USE PLAN
MIXED-USE CORRIDOR**

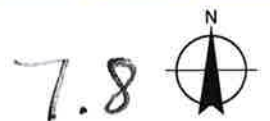
Land Use Plan Categories

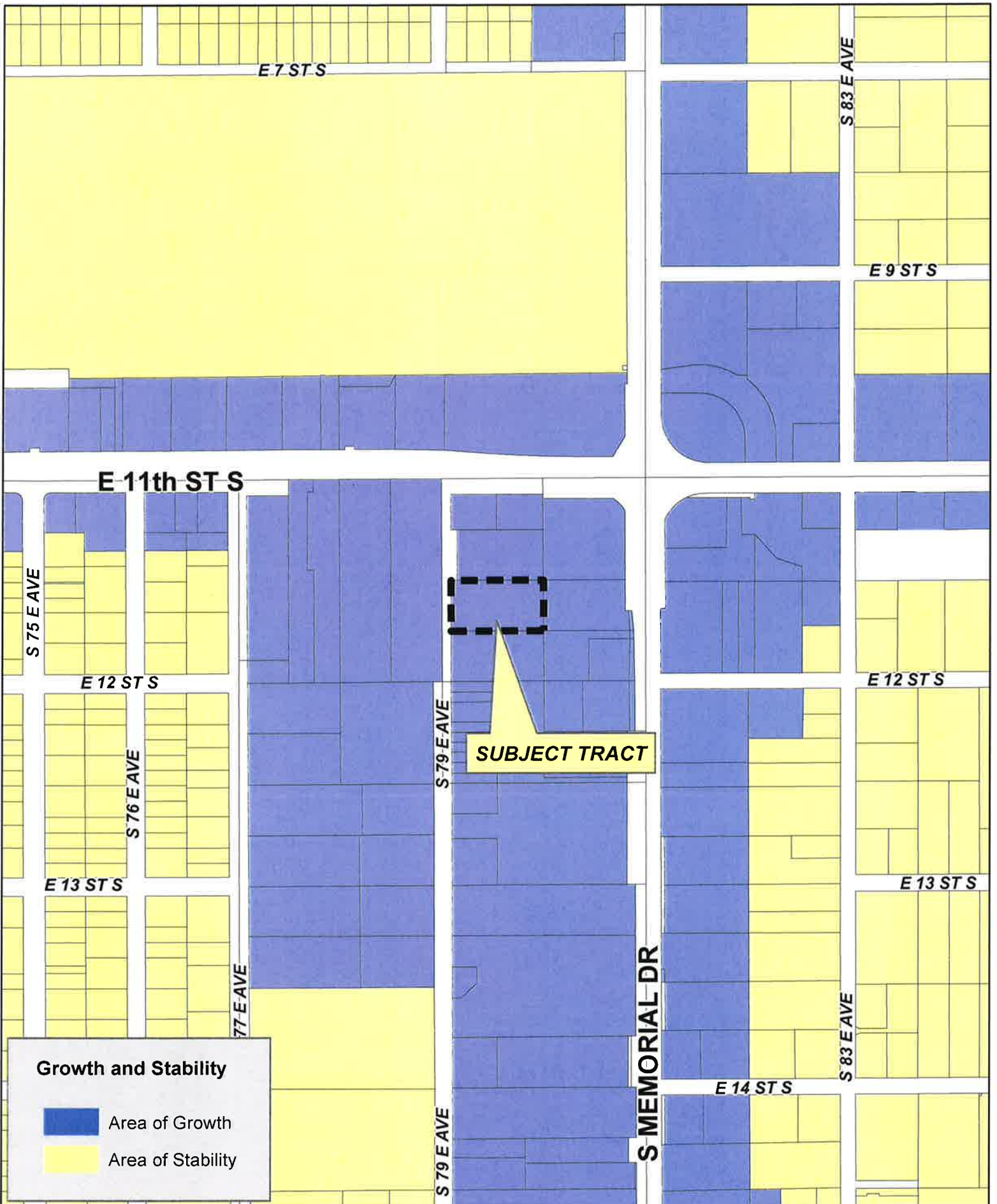
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|--|---|
|  Downtown |  Neighborhood Center |
|  Downtown Neighborhood |  Employment |
|  Main Street |  New Neighborhood |
|  Mixed-Use Corridor |  Existing Neighborhood |
|  Regional Center |  Park and Open Space |
|  Town Center |  Arkansas River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



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