



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7420
(related to case PUD-360-F)

Hearing Date: November 15, 2017

Case Report Prepared by:

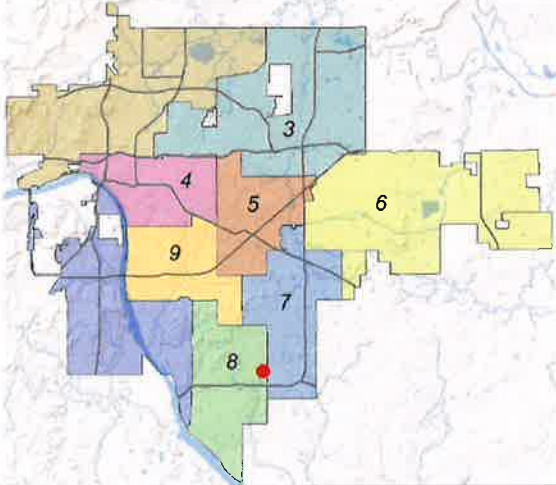
Jay Hoyt

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: COLLINS BROS INVESTMENT
COMPANY LTD

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: vacant

Proposed Use: office

Concept summary: Rezone from RM-0 to OL, in combination with PUD-360-F to permit an office building

Tract Size: 1.75 ± acres

Location: NW of the NW/c of S. Memorial Dr. & E 91st St. S

Lot 1 , Block 1 Commercial Center

Zoning:

Existing Zoning: RM-0

Proposed Zoning: OL

Comprehensive Plan:

Land Use Map: Town Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 8314

CZM: 53

Atlas: 1734

City Council District: 8

Councilor Name: Phil Lakin Jr.

County Commission District: 3

Commissioner Name: Ron Peters

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SECTION I: Z-7420

DEVELOPMENT CONCEPT: Rezone from RM-0 to OL, in combination with PUD-360-F to permit a 2-story office building.

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

DETAILED STAFF RECOMMENDATION:

Z-7420 requesting OL zoning with a concurrent request for a major amendment to allow office uses are consistent with the Town Center land use designation in the Tulsa Comprehensive plan and,

OL zoning with the development standards identified in the major amendment to the PUD is considered non-injurious to the proximate properties and,

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

Staff recommends Approval of Z-7420 to rezone property from RM-0 to OL but only if PUD 360-F is also approved.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject parcel is designated as a Town Center and an Area of Growth.

Land Use Vision:

Land Use Plan map designation: Town Center

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.

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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: South Memorial Drive is a Primary Arterial. East 91st Street South is a Secondary Arterial

Trail System Master Plan Considerations: The GO Plan designates East 91st St S as needing a bike lane from Mingo Road to Riverside Parkway. The site is approximately ¾ miles from the Creek Turnpike Trail.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The subject lot is located within a commercial center. Lot 1 is currently vacant.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
South Memorial Drive	Primary Arterial	120 feet	6
East 91 st Street South	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	AG/RS-3	Town Center	Growth	Vacant/Utilities (gas)
South	RM-O/PUD-360-B&C	Town Center	Growth	Retail Center
East	RM-0/CS/PUD-360-A&E	Town Center	Growth	Retail Center
West	RS-3	Existing Neighborhood	Stability	Single-Family

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11829 dated June 26, 1970, established zoning for the subject property.

Subject Property:

PUD-360-E October 2008: All concurred in **approval** of a proposed Major Amendment to PUD-360 on a 20+ acre tract of land to add a dog grooming and boarding facility (Use Unit 15) on property located north of the northwest corner of East 91st Street South and South Memorial Drive and part of the subject property.

PUD-360-C April 2005: All concurred in **approval** of a proposed Major Amendment to PUD-360 on a 20+ acre tract of land to allow a woman's health facility on property located north of the northwest corner of East 91st Street South and South Memorial Drive and part of the subject property.

PUD-360-B February 2003: All concurred in **approval** of a minor amendment to permit an hourly daycare center on property located north of the northwest corner of East 91st Street South and South Memorial Drive and part of the subject property.

PUD-360-A September 1989: All concurred in **approval** of a Major Amendment to a PUD to reduce the setbacks and required landscaped area within the original PUD-360 tract located on property located north of the northwest corner of East 91st Street South and South Memorial Drive and part of the subject property.

PUD-360 August 1984: All concurred in **approval** of a request to rezone a 20+ acre tract for commercial use, zoned CS/RM-0, on property located north of the northwest corner of East 91st Street South and South Memorial Drive and part of the subject property.

Surrounding Property:

PUD-448-A January 2017: All concurred in **approval** to abandon PUD-448-A, on property located east of the northeast corner of East 91st Street South and South Memorial Drive.

Z-7342/PUD-386-C August 2016: All concurred in **approval** of a request to rezone a 10+ acre tract of land from RM-1/CS/PUD-386 to CG with an Optional Development Plan, approving all uses and customary accessory uses as allowed by right in a CS district on the entirety of subject parcels, and restricts the allowed use of a vehicle sales and service on the western 578 feet to that and a Major Amendment to abandon PUD, on property located north of northeast corner of South Memorial Drive East and East 91st Street South.

Z-7227 July 2013: All concurred in **denial** of a request for rezoning a 2+ acre tract of land from AG to CS and **approval** to OL with accompanied PUD on property located on the east side of South Memorial Drive at East 87th Court.

BOA-20894 April 2008: The Board of Adjustment **approved** a *variance* of the setback requirement abutting a public street from 25 feet to 22 feet (Section 903); to permit a building addition; per plan, on property located within PUD-360, east of the subject property.

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PUD-704/ Z-5620-SP-12 May 2004: All concurred in **approval** of a proposed Planned Unit Development on a 12.08+ acre tract of land for an automobile dealership on property and with modifications located south of the southeast corner of east 91st Street South and South Memorial Drive.

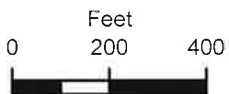
PUD-405-H June 2000: All concurred in **approval** of a request for a major amendment to PUD-405 to add 16,000 square feet of allowable floor area to the existing automobile dealership on Lot 5 to expand the business on the adjoining Lot 6. The property is located on the northeast corner of East 92nd Street and South 78th East Avenue.

Z-6516 January 1996: All concurred in **approval** of a request for rezoning a 4.17+ acre tract of land from CS to OL for mini-storage on property located north of the northwest corner of East 91st Street South and south Memorial Drive.

Z-6475/PUD-529 January 1995: All concurred in **denial** of a request for rezoning a 4+ acre tract of land from AG to CS and **approval** of AG to OL with accompanied PUD on property located north of the northwest corner of East 91st Street South and south Memorial Drive.

PUD-448 May 1989: All concurred in **approval** of a proposed Planned Unit Development on a 32.6+ acre tract of land for mixed use development on property located on the northeast corner of East 91st Street South and South Memorial Drive.

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Subject
Tract

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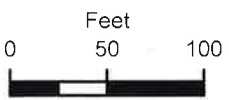
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Aerial Photo Date: February 2016





STEEPL



Subject Tract

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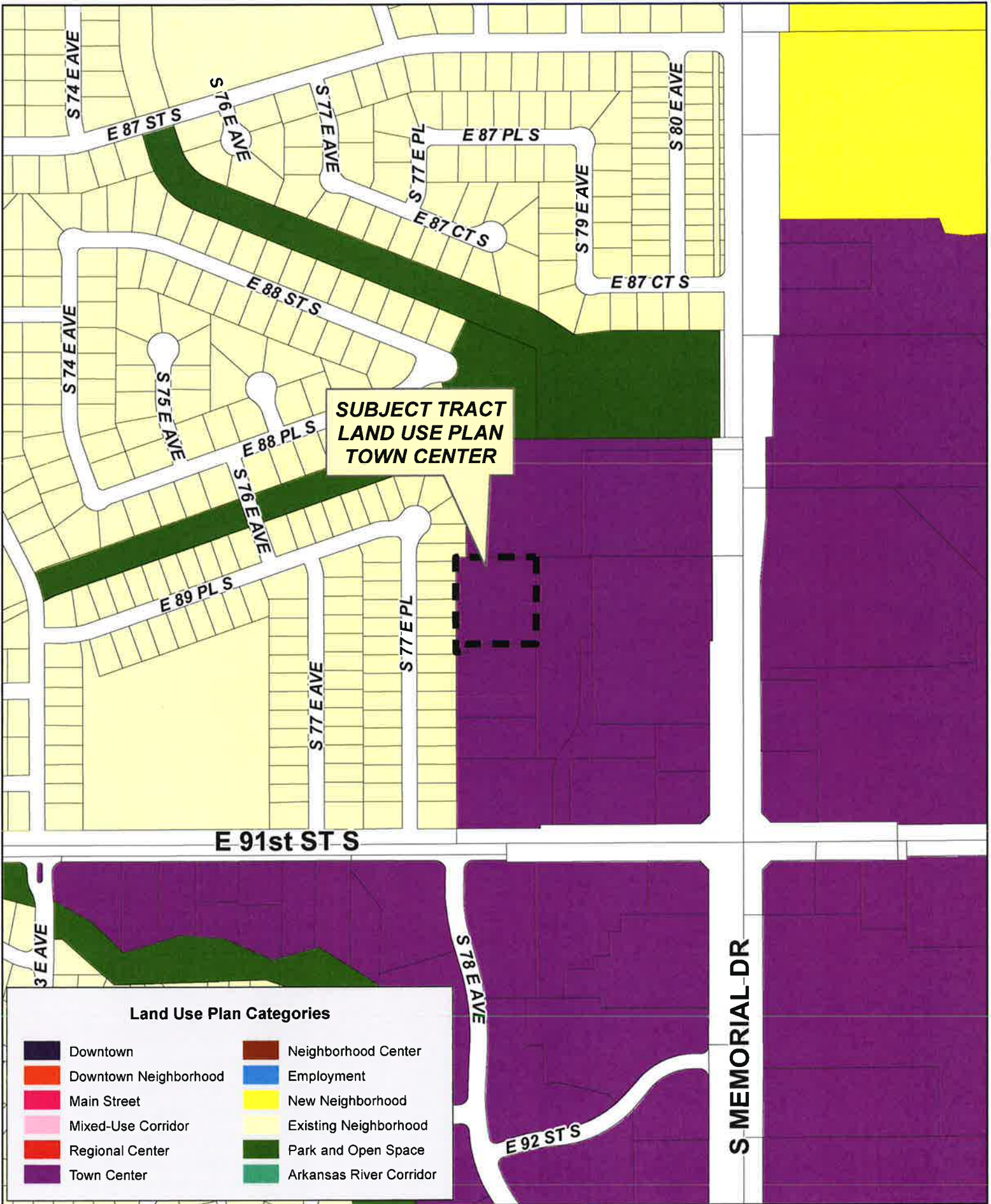
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Aerial Photo Date: February 2016

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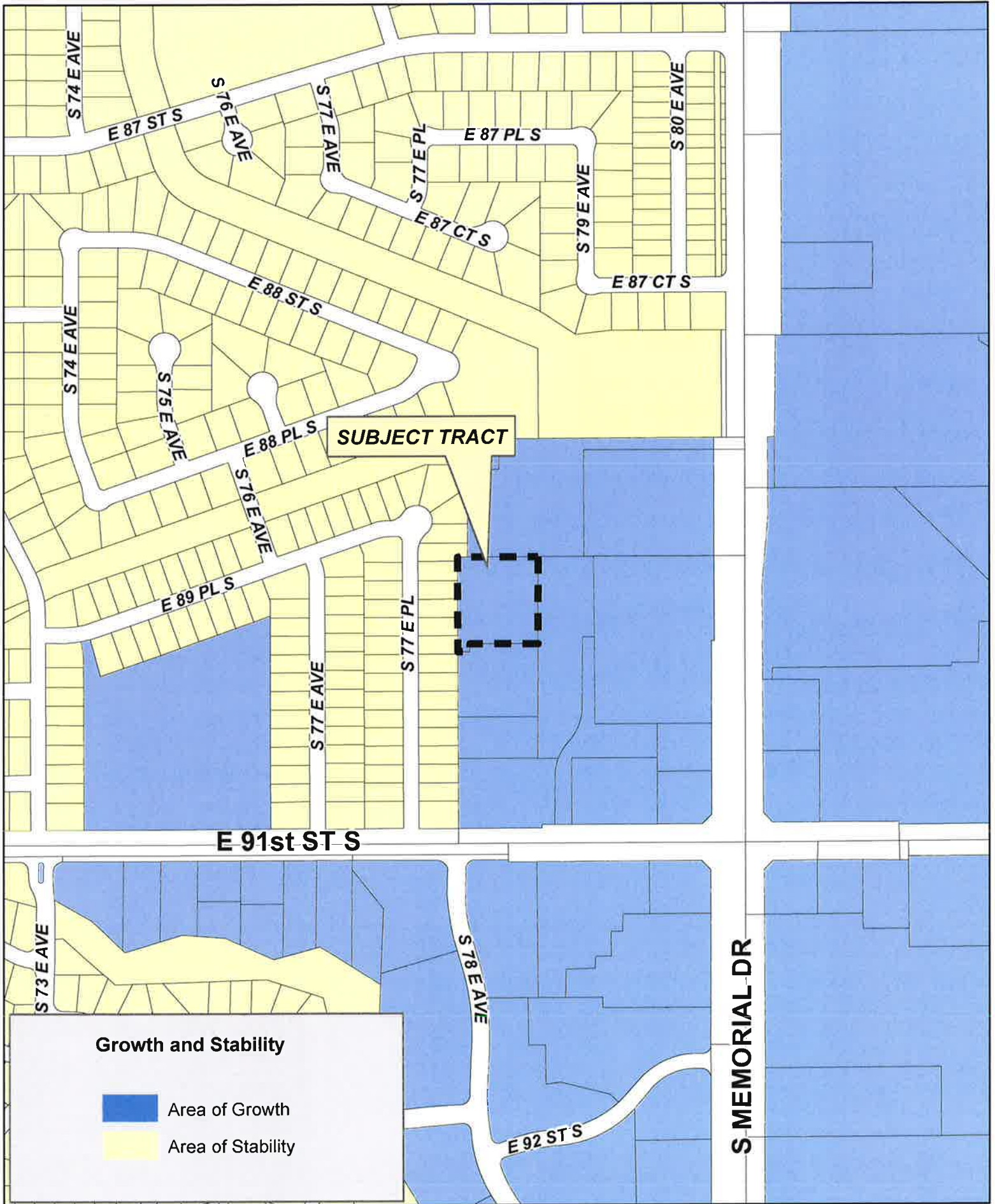


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SUBJECT TRACT

E 91st ST S

S MEMORIAL DR

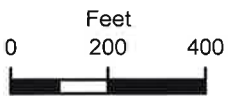
Growth and Stability



Area of Growth



Area of Stability



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