

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2761

January 3, 2018, 1:30 PM

**175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber**

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:

Work session Report: Work session scheduled for January 17, 2018 at 11:00 am to discuss proposed Subdivision and Development Regulations. Work session also scheduled for February 7, 2018 to discuss Crosby Heights Small Area Plan and proposed Landscape Ordinance.

Director's Report:

1. Minutes of December 6, 2017, Meeting No. 2759
2. Minutes of December 20, 2017, Meeting No. 2760

CONSENT AGENDA:

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

3. **LC-879** (Lot-Combination) (CD 2) – Location: East of the northeast corner of South Elwood Avenue and West 81st Street South
4. **LS-21084** (Lot-Split) (CD 1) – Location: West of the northwest corner of East Queen Street and North Peoria Avenue (Related to LC-958)
5. **LC-958** (Lot-Combination) (CD 1) – Location: West of the northwest corner of East Queen Street and North Peoria Avenue (Related to LS-21084)
6. **LS-21090** (Lot-Split) (CD 2) – Location: Southeast corner of South Maybelle Avenue and 84th Street South (Related to LC-963)
7. **LC-963** (Lot-Combination) (CD 2) – Location: Southeast corner of South Maybelle Avenue and West 84th Street South (Related to LS-21090)

8. **LC-964** (Lot-Combination) (CD 2) – Location: Northeast corner of West 41st Street South and South Maybelle Avenue
9. **LS-21092** (Lot-Split) (CD 8) – Location: North of the northwest corner of East 116th Place South and South New Haven Avenue (Related to LC-965)
10. **LC-965** (Lot-Combination) (CD 8) – Location: North of the northwest corner of East 116th Place South and South New Haven Avenue (Related to LS-21092)
11. **LC-967** (Lot-Combination) (County) – Location: North of the northwest corner of West 51st Street South and South 57th West Avenue
12. **LC-968** (Lot-Combination) (CD 4) – Location: West of the northwest corner of South Columbia Avenue and East 15th Street South
13. **LC-969** (Lot-Combination) (CD 4) – Location: Northeast corner of South Cheyenne Avenue and West 11th Street South
14. **LS-21094** (Lot-Split) (CD 2) – Location: Northwest corner of West 91st Street South and South Elwood Avenue
15. **LS-21095** (Lot-Split) (CD 8) – Location: North and west of the northwest corner of East 111th Street South and South Memorial Drive
16. **PUD-803-3 Shaw Homes** (CD 8) Location: East of the southeast corner of South Yale Avenue and East 121st Street South requesting a **PUD Minor Amendment** to increase front yard coverage of parking area
17. **Maybelle Estates** (CD 2) Final Plat, Location: South of the southeast corner of East 81st Street South and South Maybelle Avenue

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

18. **LS-21085** (Lot-Split) (County) – Location: North of the northeast corner of East 146th Street North (Hwy 20) and North Trenton Avenue (**Continued from December 20, 2017**)
19. **LS-21086** (Lot-Split) (County) – Location: South of the southeast corner of West 41st Street South and South 61st West Avenue (**Continued from December 20, 2017**)

20. **LS-21091** (Lot-Split) (County) – Location: North of the northwest corner of East 86th Street North and North Yale Avenue
21. **Z-7430 Tulsa City Council/Jim Burcham** (CD 2) Location: South of the southeast corner of East 71st Street South and South Quincy Avenue requesting rezoning from **OM to MX2-V-U**
22. **CZ-466 Jason Storey** (County) Location: West of the northwest corner of East 171st Street South and South 145th East Avenue requesting rezoning from **CS to IL**

OTHER BUSINESS

23. 2018 Election of Officers- Current Officers:

Michael Covey, Chairman
John Dix, 1st Vice Chairman
John Shivel, 2nd Vice Chairman
Margaret Millikin, Secretary

24. Commissioners' Comments

ADJOURN

CD = Council District

NOTE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526. Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG. Ringing/sound on all cell phones and paggers must be turned off during the Planning Commission.

Visit our website at www.tmapc.org

email address: esubmit@incog.org

TMAPC Mission Statement: The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region's current and future residents.



Case Number: PUD-803-3
Minor Amendment

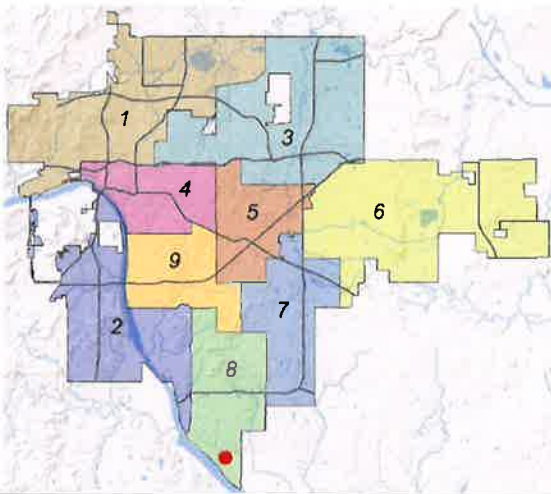
Hearing Date: January 3, 2018

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Shaw Homes

Property Owner: Shaw Homes

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to increase concrete coverage to 50%

Gross Land Area: 1.75 acres

Location: East of the SE/c S Yale Ave & E 121st St S

Lots 5 and 6, Block 1; Lot 3, Block 2; Lots 8 and 9, Block 3 Estates At The River

Zoning:
Existing Zoning: RS-3/PUD-803
Proposed Zoning: No Change

Staff Recommendation:
Staff recommends **approval**.

Comprehensive Plan:
Land Use Map: New Neighborhood
Growth and Stability Map: Growth

Staff Data:
TRS: 7303
CZM: 62
Atlas: 3576

City Council District: 8
Councilor Name: Phil Lakin

County Commission District: 3
Commissioner Name: Ron Peters

SECTION I: PUD-803-3 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to increase concrete coverage to 50%, referred to as Maximum Front Yard Coverage by Parking Area.

Currently, the development standards limit the Maximum Front Yard Coverage by Parking Area to 40%. The increase is being requested due to the unusual shape of the subject lots.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 30.010.1.2.c(9) of the City of Tulsa Zoning Code.*

"Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved standards and the character of the development are not substantially altered."

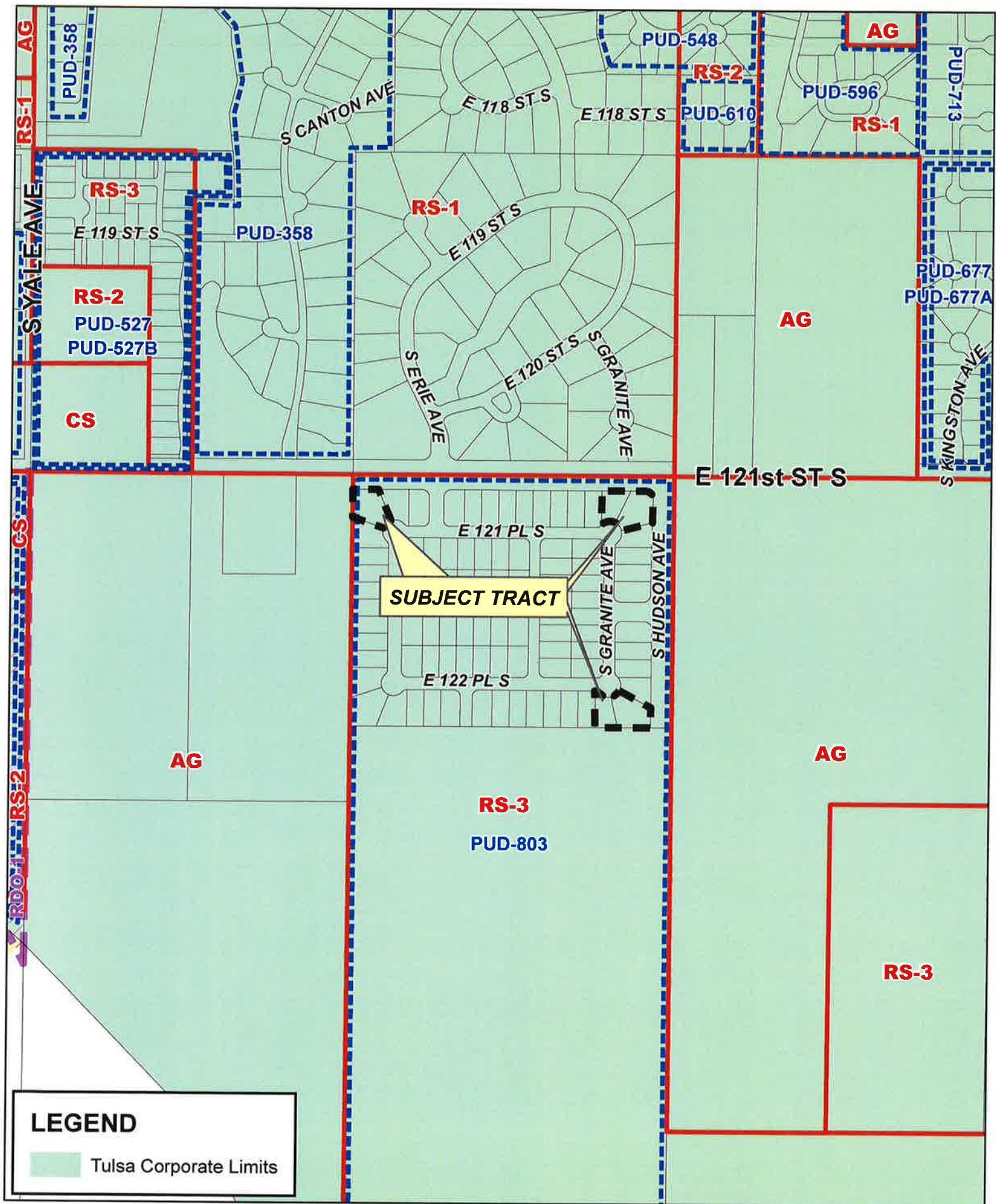
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-803 and subsequent amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo

With considerations listed above, staff recommends **approval** of the minor amendment request to increase the Maximum Front Yard Coverage by Parking Area to 50%.



PUD-803-3

17-13 03

16.3





0 Feet 250 500



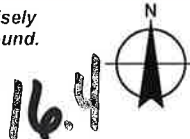
Subject Tract

PUD-803-3

17-13 03

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

Aerial Photo Date: February 2016





Tulsa Metropolitan Area
Planning Commission

Case : Maybelle Estates

Hearing Date: January 3, 2018

Case Report Prepared by:

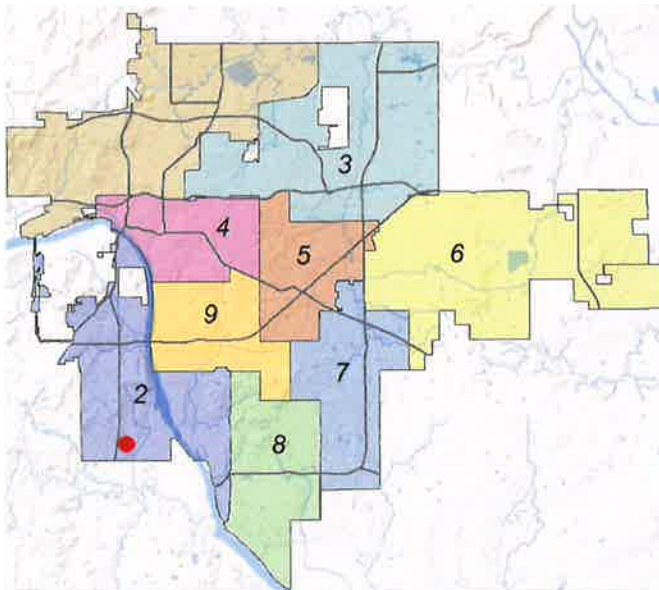
Nathan Foster

Owner and Applicant Information:

Applicant: Mark B. Capron, SWA

Owner: Maybelle Partners, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Final Plat

Tract Size: 3.39± acres

Location: South of the southeast corner of
West 81st Street South and South
Maybelle Avenue

Zoning: RS-2

Staff Recommendation:

Staff recommends **approval** of the Final
Plat

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Final Plat



Tulsa Metropolitan Area
Planning Commission

Case Number: LS-21085

Lot-Split

Hearing Date: January 3, 2018
(Continued from December 20, 2017)

Case Report Prepared by:

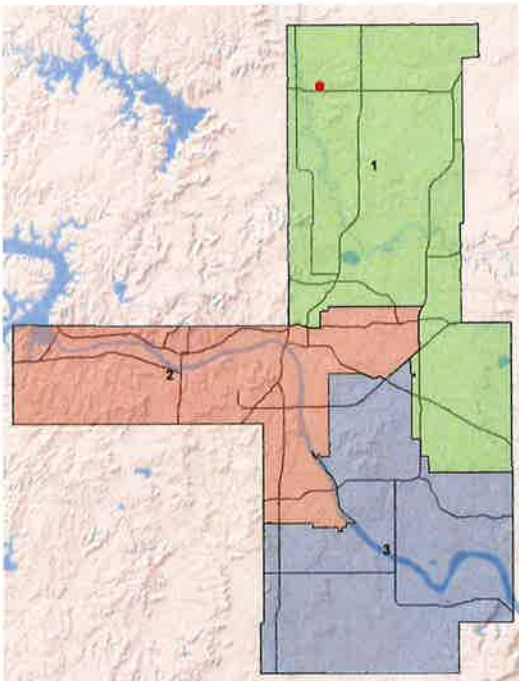
Amy Ulmer

Owner and Applicant Information:

Applicant: Lloyd Garrison

Property Owners: Doy and Carolyn Raines

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Proposal to split an existing AG-R tract into four tracts.

The lot-split requires a waiver of the Subdivision Regulations that no lot have more than three side lot lines.

Existing Use: Residential

Tract 1 Size: 2.02 \pm acres

Tract 2 Size: 2.70 \pm acres

Tract 3 Size: 2.67 \pm acres

Tract 4 Size: 2.26 \pm acres

Location: North of the northeast corner of East 146th Street North (Hwy 20) and North Trenton Avenue

Comprehensive Plan:

Land Use Map:

N/A

Stability and Growth Map:

N/A

Zoning:

Existing Zoning: AG-R

Staff Recommendation:

Staff recommends **approval** of the lot-split and the waiver of the Subdivision Regulations that no lot have more than three side lot lines.

County Commission District: 1

Commissioner Name: John Smaligo

Lot-Split and Waiver of Subdivision Regulations

January 3, 2018

LS-21085

Doy Raines, (2319) (AG-R) (County)

Location: North of the northeast corner of East 146th Street North (Hwy 20) and North Trenton Avenue

The Lot-Split proposal is to split an existing Agriculture-Residential (AG-R) tract into four tracts. All tracts will meet the Bulk and Area requirements of the Tulsa County Zoning Code.

The Technical Advisory Committee met on December 7, 2017 and had the following comment. The County Engineer is requesting that 30' of right-of-way be dedicated along North Trenton Avenue, including any previously dedicated right-of-way. Washington County Rural water district # 3 stated that water service is available for Tract 1, Tract 2, and Tract 3. At such time as water service is requested for Tract 4, all requirements of the district must be met.

The proposed lot-split would not have an adverse affect on the surrounding properties and staff recommends **APPROVAL** of the lot-split and the waiver of the Subdivision Regulations that no lot have more than three side lot lines.



0 300 600
Feet



Subject
Tract

LS-21085

22-13 19

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

Aerial Photo Date: February 2016



18.3



Tulsa Metropolitan Area
Planning Commission

Case Number: LS-21086

Lot-Split

Hearing Date: January 3, 2018
(Continued from December 20, 2017)

Case Report Prepared by:

Amy Ulmer

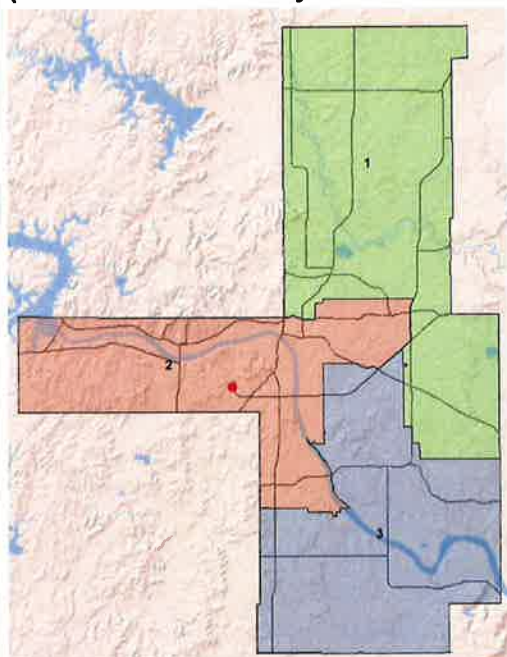
Owner and Applicant Information:

Applicant: Jerriett Basquez

Property Owners: Cheryl and Terry Jech

Location Map:

(shown with County Commission Districts)



Applicant Proposal:

Proposal to split an existing RS tract into two tracts.

The lot-split requires a waiver of the Subdivision Regulations that no lot have more than three side lot lines.

Existing Use: Residential

Tract 1 Size: 3.09 ± acres

Tract 2 Size: 1.93 ± acres

Location: South of the southeast corner of
West 41st Street South and South 61st West
Avenue

Comprehensive Plan:

Land Use Map:

N/A

Stability and Growth Map:

N/A

Zoning:

Existing Zoning: RS

Staff Recommendation:

Staff recommends **approval** of the lot-split and the waiver of the Subdivision Regulations that no lot have more than three side lot lines.

County Commission District: 2

Commissioner Name: Karen Keith

Lot-Split and Waiver of Subdivision Regulations

January 3, 2018

LS-21086

Jerritt Basquez, (9229) (RS) (County)

Location: South of the southeast corner of West 41st Street South and South 61st West Avenue

The Lot-Split proposal is to split an existing Residential Single-Family (RS) tract into two tracts. On December 19, 2017 Tulsa County Board of Adjustment approved a variance of the minimum frontage requirement on a public street/dedicated right-of-way from 30 ft. to 0 ft. The County Board approved the variance with the condition that the applicant submits a survey showing a mutual access easement from the applicant's property to a public street. Therefore, both tracts will meet the Bulk and Area requirements of the Tulsa County Zoning Code.

The Technical Advisory Committee met on December 7, 2017 and had the following comment. Development Services has stated that Tract 2 would require a waterline easement and extension at the time service is requested.

The proposed lot-split would not have an adverse affect on the surrounding properties and staff recommends **APPROVAL** of the lot-split and the waiver of the Subdivision Regulations that no lot have more than three side lot lines.



0 Feet
200
400



Subject
Tract

LS-21086

19-12 29

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

Aerial Photo Date: February 2016

19.3





Tulsa Metropolitan Area
Planning Commission

Case Number: LS-21091

Lot-Split

Hearing Date: January 3, 2018

Case Report Prepared by:

Amy Ulmer

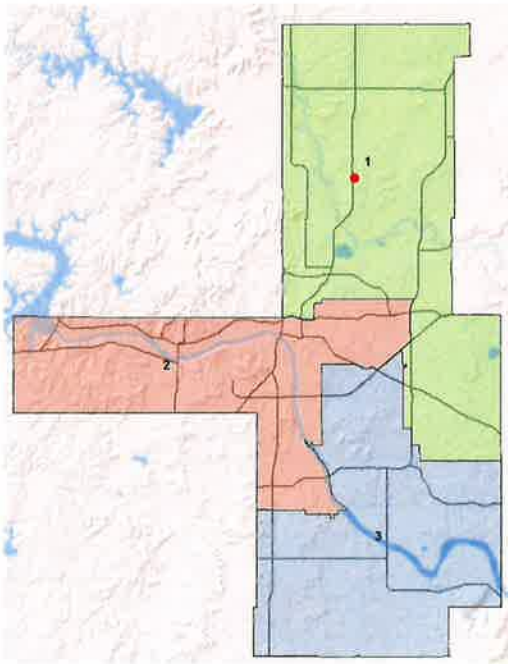
Owner and Applicant Information:

Applicant: Letitia Tumelson

Property Owners: Katheryn Tumelson

Location Map:

(shown with County Commission Districts)



Applicant Proposal:

Proposal to split an existing AG tract into two tracts.

The lot-split requires a waiver of the Subdivision Regulations that no lot have more than three side lot lines.

Existing Use: Residential

Tract 1 Size: 9.46 ± acres

Tract 2 Size: 2.10 ± acres

Location: North of the northwest corner of East 86th Street North and North Yale Avenue

Comprehensive Plan:

Land Use Map:

N/A

Stability and Growth Map:

N/A

Zoning:

Existing Zoning: AG

Staff Recommendation:

Staff recommends **approval** of the lot-split and the waiver of the Subdivision Regulations that no lot have more than three side lot lines.

County Commission District: 1

Commissioner Name: John Smaligo

Lot-Split and Waiver of Subdivision Regulations

January 3, 2018

LS-21091

Letitia Tumelson, (1321) (AG) (County)

Location: North of the northwest corner of East 86th Street North and North Yale Avenue

The Lot-Split proposal is to split an existing Agriculture-Residential (AG) tract into four tracts. All tracts will meet the Bulk and Area requirements of the Tulsa County Zoning Code.

The Technical Advisory Committee met on December 21, 2017 and the Washington County Rural water district #3 stated that water service is available for Tract 1 and Tract 2.

The proposed lot-split would not have an adverse affect on the surrounding properties and staff recommends **APPROVAL** of the lot-split and the waiver of the Subdivision Regulations that no lot have more than three side lot lines.

20.2



0 Feet
250
500



Subject
Tract

LS-21091

21-13 21

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

Aerial Photo Date: February 2016





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7430

Hearing Date: January 3, 2018

Case Report Prepared by:

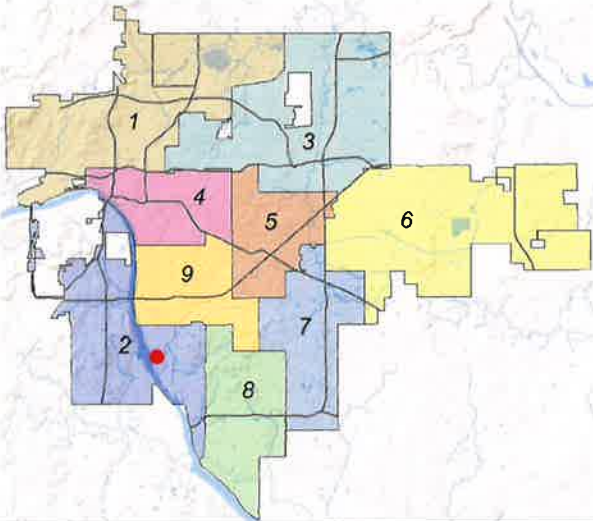
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Tulsa City Council c/o Jim Burcham

Property Owner: Jim Burcham c/o ROSS FAMILY TRUST

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Mixed-Use

Concept summary:

Rezoning request is part of the mixed-use zoning initiative associated with the bus rapid transit system along Peoria Avenue.

Tract Size: 2.39 ± acres

Location: S of the SE/c E. 71st ST. S & S. Quincy Ave.

Zoning:

Existing Zoning: OM

Proposed Zoning: MX2-V-U

Comprehensive Plan:

Land Use Map: Town Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval for MX2-V-U.

Staff Data:

TRS: 8307

CZM: 52

Atlas: 1139

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

21.1

SECTION I: Z-7430

DEVELOPMENT CONCEPT:

This request for rezoning is responsive to the City Council initiative that encourages mixed-use development near the anticipated enhanced stations along the proposed bus rapid transit system route. The current zoning on the site is Office-medium intensity (OM) which allows unlimited height and building coverage. OM zoning allows office uses, apartments, hospitals, library's, financial institutions single household and many other uses that are consistent with the MX2 zoning classification.

MX2 zoning generally allows similar uses as OM zoning however the lot and building regulations require additional detail for transparency requirements, build to zone standards and other desirable standards for development in this area.

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

DETAILED STAFF RECOMMENDATION:

Case Z-7430 request MX2-V-U is consistent with the expected development pattern in the area and,

MX2-V-U is not injurious to the surrounding property owners and,

The MX2 requested is considered a community mixed use to accommodate retail, service, entertainment and employment uses that may serve the surrounding neighborhood. MX2 is also intended to accommodate larger scale development and supports the anticipated uses in this area location along South Peoria. The rezoning request is consistent with the Bus Rapid Transit System study and its land use recommendations and,

MX2-V-U is consistent with the Town Center land use vision in the Tulsa Comprehensive Plan therefore,

Staff recommends Approval of Z-7430 to rezone property from OM to MX2-V-U.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: *MX2-V-U is consistent with the Tulsa Comprehensive Plan.*

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.

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: None that would affect site redevelopment. River parks and the associated trail is approximately 750 feet from the west boundary.

Major Street and Highway Plan:

Trail System Master Plan Considerations: The only public access to the trail from this site is from East 71st Street South. The south end of Quincy is currently constructed as a dead end street with no access to Riverside Drive or to the park and trail system. Staff suggest a street and trail connection to this site from the south end of Quincy.

Small Area Plan: None

Special District Considerations: None however it should be noted that the river corridor overlay east boundary is Quincy.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is generally flat with no known conditions that would affect site development.*

Environmental Considerations: None that would affect site development

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
South Quincy single public access provided to East 71 st Street South. Quincy ends approximately ¼ mile south.	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-1 / PUD 357-A	Town Center	Growth	Vacant adjacent to north boundary Commercial retail further north in PUD 357-A
East	RM-1	Existing Neighborhood	Stability	Duplex
South	OM	Town Center	Growth	Vacant
West	RS-2 / RDO-3	Arkansas River Corridor	Growth	Vacant

SECTION III: Relevant Zoning History

ZONING ORDINANCE:

- Ordinance number 21682, dated November 15, 2007, established OM zoning for the subject property.
- Ordinance number 11828, dated June 26, 1970, established RS-2 zoning for the subject property.

Subject Property:

Z-7074 November 2007: All concurred in **approval** of a request for rezoning a 11.97± acre tract of land from RS-2 and RS-4 to OM on property located south of the southeast corner of East 71st Street South and South Quincy Avenue; including the subject property.

Surrounding Property:

SA-1 September 2016: The Board of Adjustment **approved** a request for a Special Area Overlay on multiple properties along the Arkansas River extending from West 11th Street South to East 121st Street South, to establish the River Design Overlay as a supplemental zoning, RDO-1, RDO-2, or RDO-3, to establish regulations governing form, function, design and use for properties located within the boundaries of the River Design Overlay District. The regulations are generally intended to maintain and promote the Arkansas River corridor as a valuable asset to the city and region in terms of economic development and quality of life.

21.4

PUD-808 April 2014: All concurred in **approval** of a proposed Planned Unit Development on a 14± acre tract of land to provide a PUD overlay providing a cohesive framework for future development and to enhance the safety and flow of vehicular and pedestrian traffic through the existing St. John's Family Medical Center and Tulsa Police Department Riverside Division, on property located south of the southeast corner of South Riverside Drive and East 71st Street South.

Z-7066 September 2007: All concurred in **approval** of a request for rezoning a 4.78± acre tract of land from RS-2 to OM on property located on the northeast corner of East 75th Place South and South Riverside Parkway.

PUD-691-A October 2003: All concurred in **approval** of a proposed Major Amendment to PUD-691 on a 1.81± acre tract of land to permit a drive thru bank on property located south of the southeast corner of East 71st Street South and Riverside Parkway.

Z-6908 & PUD-691 October 2003: All concurred in **approval** of a request for rezoning a 1.81± acre tract of land from RS-2 to OL and a PUD on property located south of the southeast corner of East 71st Street South and South Riverside Parkway.

BOA-19563 April 2003: The Board of Adjustment **approved** a *special exception* to permit Use Unit 8 for a Congregate Care Retirement Facility in an RS district; a *special exception* for alternate screening along the property abutting a residential district; and a *variance* to increase the maximum building height from 35 feet to 41 feet per plan and with conditions, on property located on the northwest corner of Riverside Parkway and South Quincy Avenue.

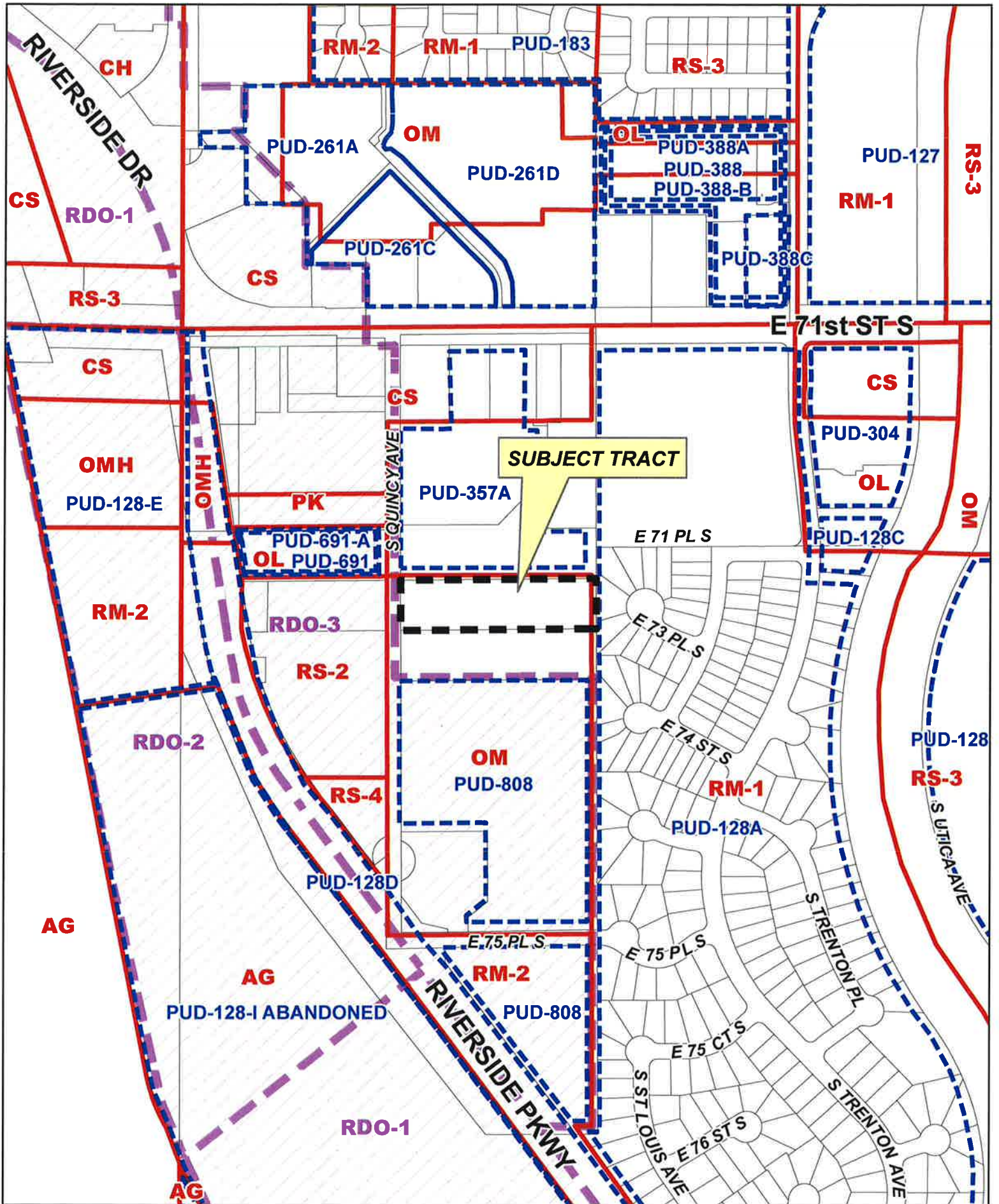
BOA-18569 November 1999: The Board of Adjustment **approved** a *special exception* to allow a mini-storage facility in CS-zoned and RM-1 zoned districts; and a *variance* to increase in floor area from .5 FAR to .75 FAR, on property located east of the southeast corner of East 71st Street South and South Quincy Avenue.

PUD-357-A December 1984: All concurred in **approval** of a proposed Major Amendment to PUD-357 on an 8.5± acre tract of land to increase commercial density on property located east of the southeast corner of East 71st Street South and South Quincy Avenue.

1/3/2018 1:30 PM

21.5

REVISED 12/22/2017



Z-7430

18-13 07

21.6





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Feet



Subject
Tract

Z-7430

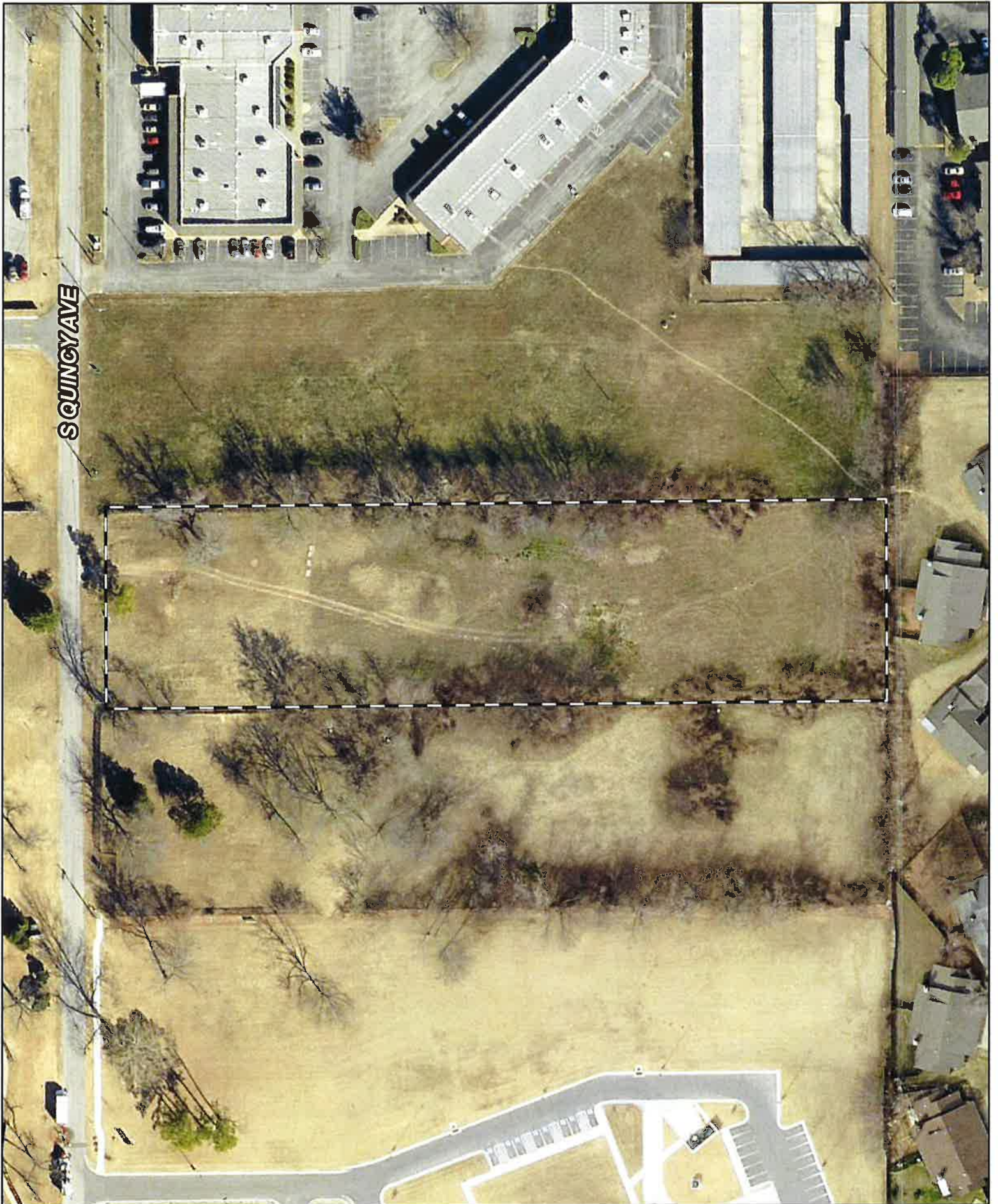
18-13 07

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

Aerial Photo Date: February 2016



217



SQUINGY AVE

0 50 100
Feet



Subject
Tract

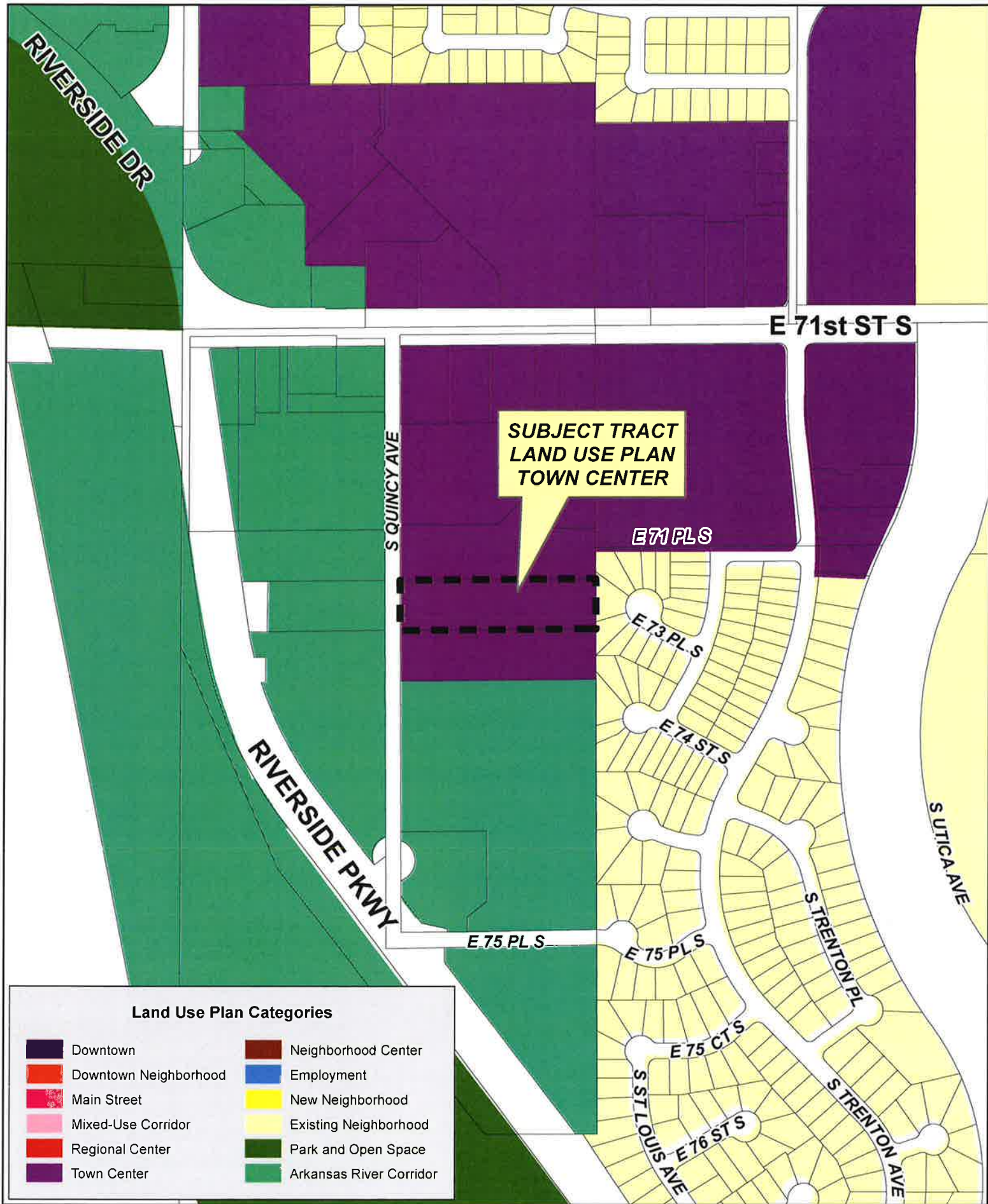
Z-7430

18-13 07

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Aerial Photo Date: February 2016



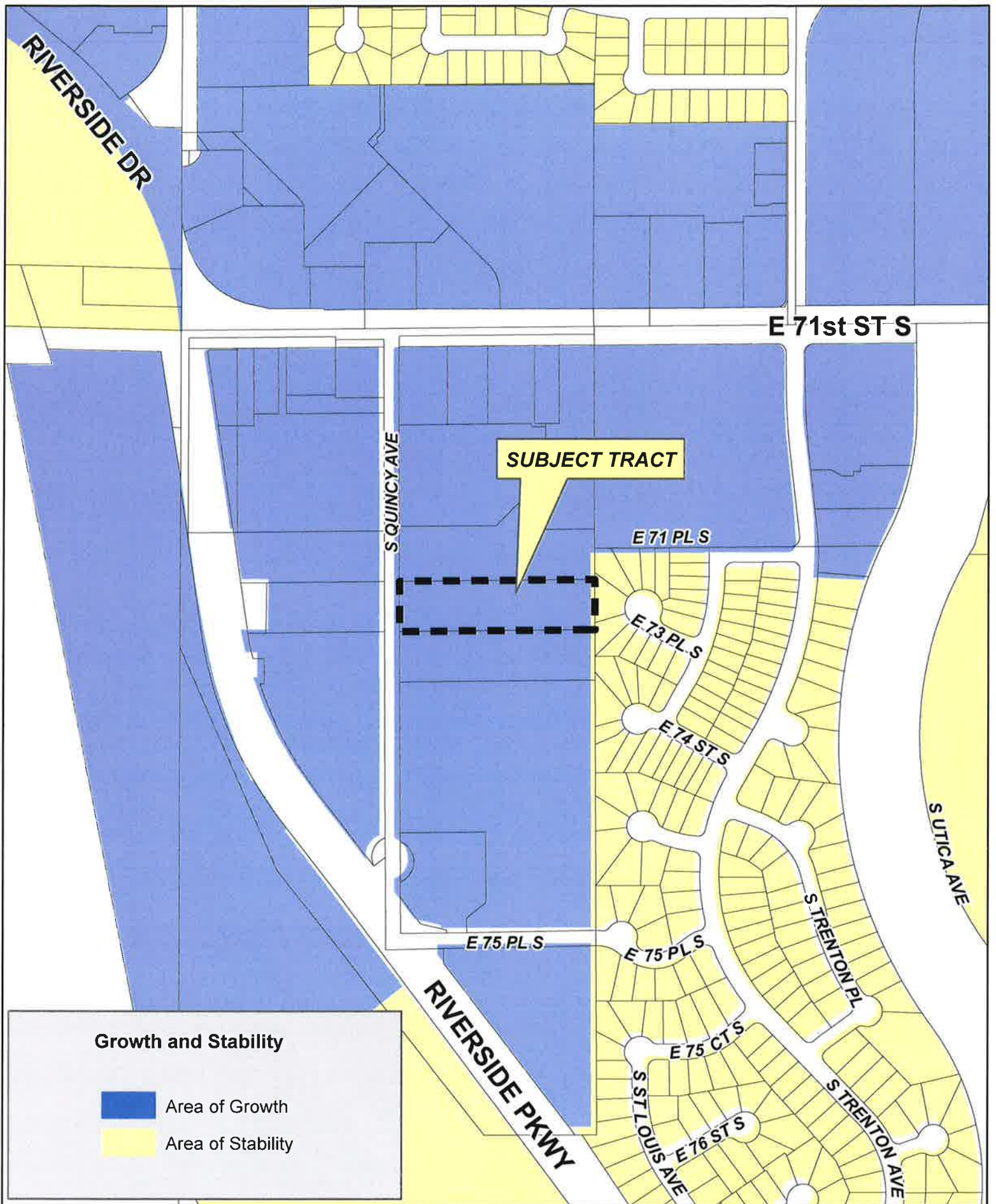


Z-7430

18-13 07

21.9





Growth and Stability



Area of Growth



Area of Stability

Z-7430

18-13 07

21.10





Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-466

Hearing Date: January 3, 2018

Case Report Prepared by:

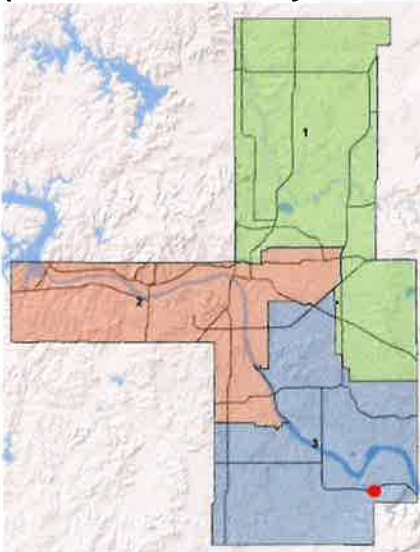
Jay Hoyt

Owner and Applicant Information:

Applicant: Jason Storey

Property Owner: STOREY, JASON & AUDE

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Present Use: Light Industrial

Proposed Use: Light Industrial

Concept summary: Rezone from CS to IL to permit metal working and welding uses.

Tract Size: 2.7 \pm acres

Location: W of NW/c of E 171st St S & S 145th E Ave

Zoning:

Existing Zoning: CS

Proposed Zoning: IL

Comprehensive Plan:

Land Use Map: N/A

Stability and Growth Map: N/A

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 7428

CZM: 68

Atlas: N/A

County Commission District: 3

Commissioner Name: Ron Peters

22.1

SECTION I: CZ-466

DEVELOPMENT CONCEPT: Rezone from CS to IL in order to permit the development of the property for a light industrial use. The applicant intends to utilize the site for metalwork and welding (Use Unit 25). Industrial uses have a required setback of 75 feet from R and AG zoned lots. In addition, Use Unit 25 uses are required to be located within enclosed buildings, if within 300 feet of an R district. They are also required to install a screening wall or fence along the lot lines in common with an R district. Any accessory storage of materials and equipment is also required to be screened from R districts with a screening wall or fence.

EXHIBITS:

INCOG Case map
INCOG Aerial
INCOG Aerial (Enlarged)

DETAILED STAFF RECOMMENDATION:

IL zoning would not be appropriate if the setback and screening provisions were not required, but, given the context of the subject lot and those requirements, IL zoning would be non-injurious to the existing proximate properties and;

CZ-466 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends Approval of CZ-466 to rezone property from CS to IL.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: No current comprehensive plan contains a designation for CZ-466.

Land Use Vision:

Land Use Plan map designation: N/A

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: East 171st St S does not have a designation on the Major Street and Highway Plan

Trail System Master Plan Considerations: None

Small Area Plan: N/A

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site currently contains a welding shop.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
East 171 st St S	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	AG	N/A	N/A	Hwy 64
South	AG	N/A	N/A	Vacant
East	AG	N/A	N/A	Single-Family / Agriculture
West	CS (RS pending County Commission Approval)	N/A	N/A	Single-Family

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 98254 dated September 15, 1980, established zoning for the subject property.

Subject Property:

CZ-275 January 2001: Resolution number 179193, dated January 16, 2001. All concurred in **approval** of a request for rezoning a 2.91± acre tract of land from CS and AG to CS on property located west of the northwest corner of East 171st Street South and South 145th East Avenue.

Surrounding Property:

CZ-463 November 2017: Pending Case on property abutting the subject property on the west has been approved by TMAPC and waiting approval by County Commission. All concurred in **approval** of a request for rezoning a 2.25± acre tract of land from CS to RS on property located west of the northwest corner of East 171st Street South and South 145th East Avenue.

CZ-661 July 1986: The Board of Adjustment **approved** a *special exception* (Section 710 – Principal Use Permitted in Commercial Districts – Use Unit 1215) to permit an auction house in a CS District; and to **approve** a *variance* (Section 1340(d) – Design Standards for Off-Street Parking Areas – Use Unit 1215) of the all-weather material required for off-street parking to permit travel off-street parking; subject to no more than 2 auctions being conducted each week; subject to filing of a plat; and subject to outside sales being conducted on either Friday, Saturday, or Sunday, 10 a.m. to 5 p.m. and inside

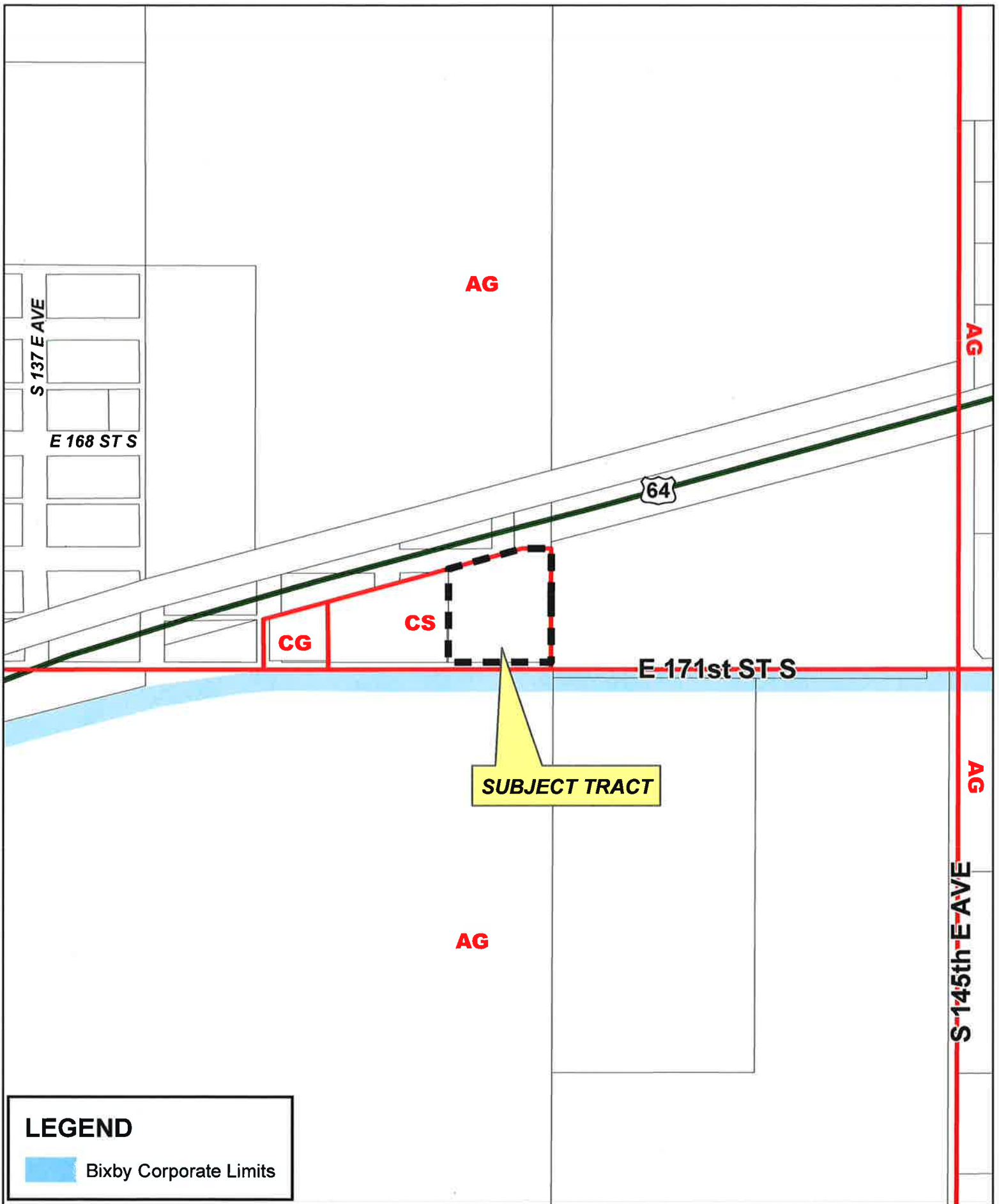
sales being conducted on either Friday, Saturday, or Sunday, 7 p.m. to 11 p.m., on the subject property.

CZ-139 December 1985: Resolution number 125636, dated February 24, 1986. All concurred in **denial** of a request for rezoning a 6.25± acre tract of land from AG to CH; however, all concurred in **approval** to rezone from AG to CS except the east 150' which remained AG, on property located at the intersection of U.S. Highway 64 and East 171st Street South.

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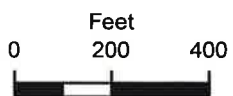
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REVISED 12/27/2017



LEGEND

 Bixby Corporate Limits



CZ-466

17-14 28

22.5





64

E 171st ST S

0 50 100
Feet



Subject
Tract

CZ-466

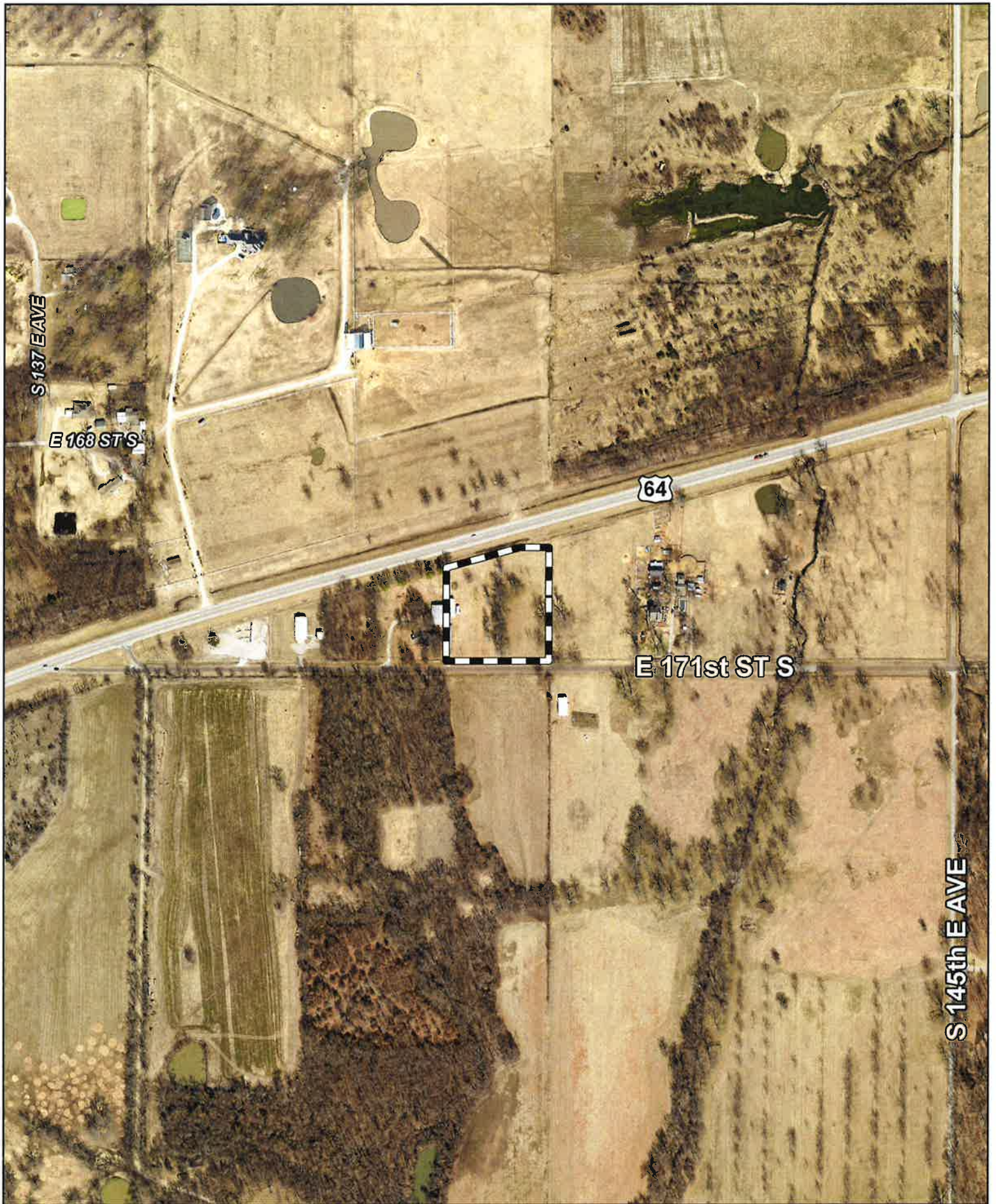
17-14 28

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

Aerial Photo Date: February 2016



22.6



0 Feet 200 400



Subject
Tract

CZ-466

17-14 28

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

Aerial Photo Date: February 2016



22.7