TMAPC
Tulsa Metropolitan Area Planning Commission

Case Number: CPA-99
(related to Z-7661)

Hearing Date: July 6, 2022

Case Report Prepared by:

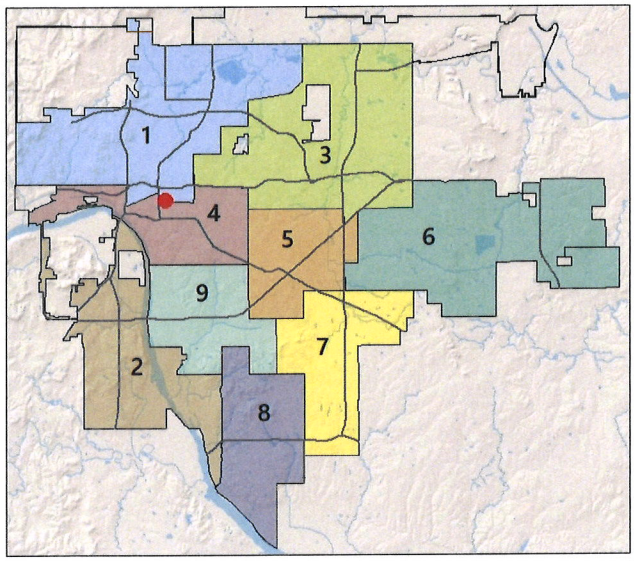
John Tankard

Owner and Applicant Information:

Applicant: Wallace Design Collective c/o Dani Fields

Property Owner: Peoria Holdings, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Parking and Residential

Proposed Use: Multifamilly Residential and Commercial

Concept summary: Convert *Employment* to *Downtown Neighborhood* to accommodate multi-family residential and retail.

Tract Size: 0.45 ± acres

Location: North of the northwest corner of East 6th Street South and South Quaker Avenue

Zoning:

Existing Zoning: *IM*

Proposed Zoning: *CH (Z-7661)*

Comprehensive Plan:

Existing Land Use: *Employment*

Proposed Land Use: *Downtown Neighborhood*

Stability and Growth Map: *Area of Growth*

Staff Recommendation:

Staff recommends approval.

City Council District: 1

Councilor Name: Vanessa Hall-Harper

County Commission District: 2

Commissioner Name: Karen Keith

TMAPC Staff Report
CPA-99
Comprehensive Plan Amendment

Property Information and Land use Request

The subject property is a 0.45-acre, unplatted tract of land located north of the northwest corner of East 6th Street South and South Quaker Avenue. The applicant has submitted the following Comprehensive Plan amendment request to amend the land use designation of the of the subject property from *Employment* to *Downtown Neighborhood*. This request is accompanied by a concurrent re-zoning request (Z-7661), which proposes a zoning change on the subject tract from IM to CH in order to permit a mixture of multifamily residential and commercial uses.

Background

The parcels subject to this Comprehensive Plan amendment request are located in the Pearl District near the major arterial of Peoria Ave and within the Neighborhood Infill Overlay. The subject parcels are surrounded by a mixture of commercial, office, and surface parking uses. The property to the north is zoned IM with a surface parking lot with an Employment designation. Similarly, the property to the south is zoned IM, but has an office use and vacant area. The property to the west abuts Peoria Ave. and has a land use designation of Mixed-Use Corridor and is zoned CH, occupied by a commercial use and surface parking. The property to the east has a land use designation of Downtown Neighborhood, CH and IM zoning, and is occupied by an automotive repair use. Upon adoption of the 2010 Comprehensive Plan, the land use designation for this property was Downtown Neighborhood; however, the land use designation for the subject property and abutting parcels was changed to Employment in the 2019 adoption of the Pearl District Small Area Plan.

The parcels fall within the Neighborhood Infill Overlay (NIO), and the goal of the overlay is to encourage "missing middle" housing by allowing additional residential building type, decreasing the parking requirement' allowing accessory dwelling units (ADU's) by-right, and reducing the minimum lot and building regulations. The overlay would apply only to RS-3 thru RM-3 zoned lots within the proposed boundary.

Properties along bus rapid transit (BRT) lines in Tulsa have been recommended for the development of transit-oriented development (TOD) as identified in the Peoria Ave. BRT Land Use Framework and the Route 66 BRT Land Use Framework that were both found in conformance with the comprehensive plan by TMAPC, and the subject property in this application will be joined with parcels along Peoria Ave. where BRT service exists today.

Existing Land Use and Growth Designations

An *Employment* land use designation was assigned to the parcels subject to the amendment request at the time of the adoption of the Tulsa Comprehensive Plan in 2010:

> "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."

Proposed Land Use Designation (Tulsa Comprehensive Plan)

The applicant is proposing the *Downtown Neighborhood land* use designation for the entirety of the subject property:

Zoning and Surrounding Uses

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
N	IM	Employment	Growth	Surface Parking
S	IM	Employment	Growth	Vacant and Office
E	CH	Downtown Neighborhood	Growth	Commercial and Surface Parking
W	CH and IM	Mixed-Use Corridor	Growth	Automotive Repair

Applicant's Justification

As part of the amendment application, the applicant is asked to justify their amendment request. Specifically, they are asked to provide a written justification to address:

1. How conditions on the subject site have changed, as well as those on adjacent properties and immediate area;
2. How changes have impacted the subject site to warrant the proposed amendment; and;
3. How the proposed change will enhance the surrounding area and the City of Tulsa.

The applicant submitted the following responses:

1. How will conditions of the subject area and it surrounding properties have changed?

- *The area is changing from an employment area to a downtown neighborhood allowing for multi-family, retail and other businesses to open up in the area. This change is directly south of the parcels and moving north to the parcels addressed here. Changing these parcels will allow for them to be developed similarly to surrounding properties and progress as the area develops.*

2. How those changes have impacted the subject area to warrant the proposed amendment.

- *The current use of the property would be better suited as a multi-family/retail area due to other properties in the area having a land use designation of Downtown Neighborhood.*

3. How the proposed change will enhance the surrounding area and the City of Tulsa.

- *If zoning is approved, the changes will improve the aesthetics of the area and draw in residents and businesses to the area allowing room for downtown growth in multi-family spaces, retail, etc. New business and new residents in the area will benefit the city in multiple ways.*

Staff Summary & Recommendation

The applicant is requesting to change the land use designation of the property in order to align it with the connecting property to the west to accommodate a multi-family residential and commercial development. These uses would be peculiar on properties designated Employment, and given the residential nature of the proposed use, Downtown Neighborhood is a more appropriate designation. This change will not make the subject property inconsistent with other surrounding properties as the property to the east is presently designated as Downtown Neighborhood.

Additionally, though the Neighborhood Infill Overlay (NIO) affects only properties with residential zoning, the goal of the NIO is to increase the amount of available housing within its boundaries in order to achieve the goals of the City of Tulsa Affordable Housing Strategy and the City of Tulsa Downtown and Surrounding Neighborhoods Housing Study and Strategy. This proposal is consistent with that goal and is compatible with the existing surrounding zoning and land use designations.

Finally, given the proximity to the Peoria Ave. BRT route, multi-family residential and commercial uses help to achieve a more transit-oriented development pattern in this area that can enhance the utility of the BRT route, and provide alternative transportation options for future potential residents and visitors.

Staff recommends **approval** of the Downtown Neighborhood land use designation as requested by the applicant.

Z-7661
CPA-99

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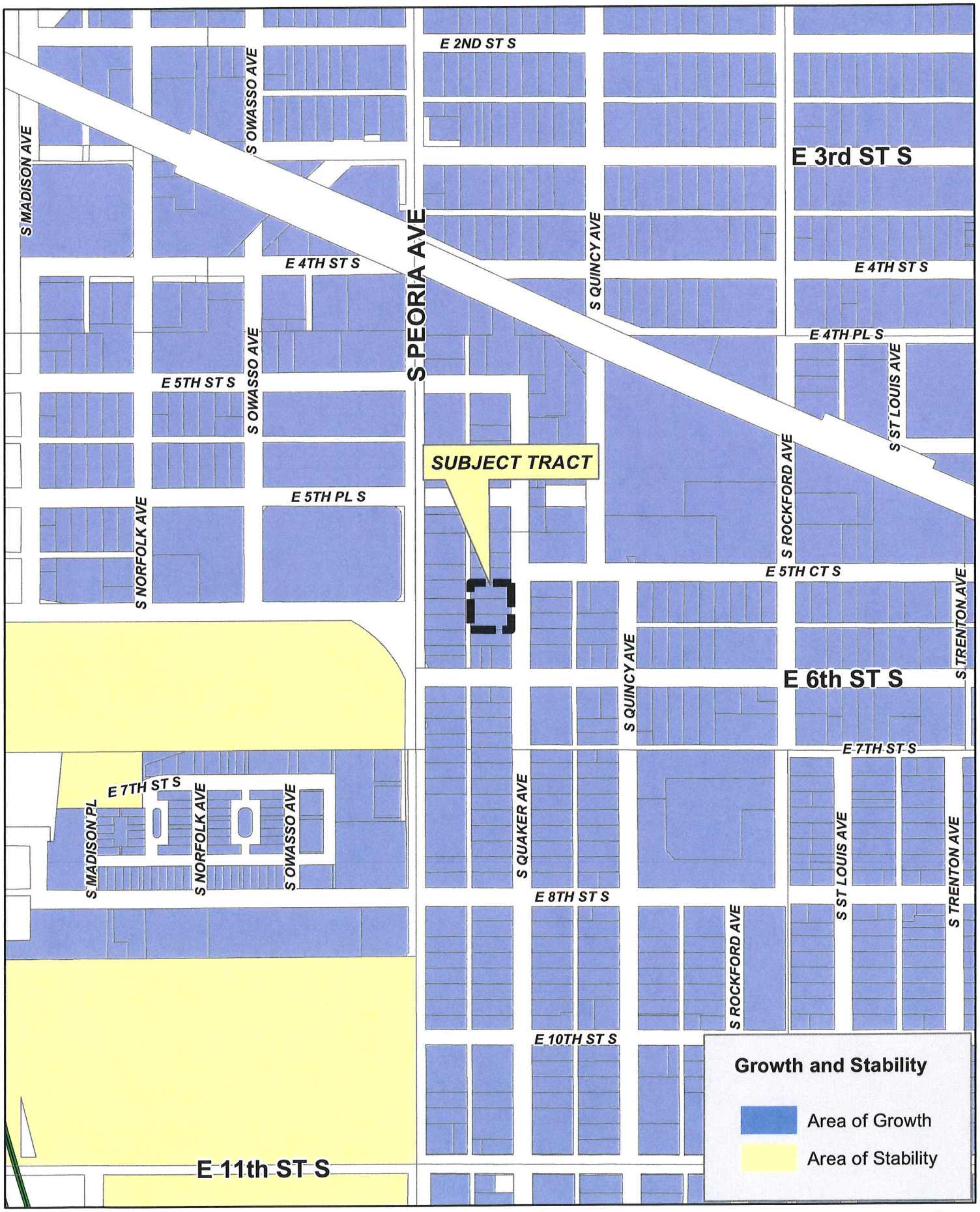

Z-7661
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Feet
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Subject Tract

Z-7661
CPA-99

19-13 06

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

Aerial Photo Date: 2020/2021

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Feet
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Subject Tract

Z-7661
CPA-99

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

Aerial Photo Date: 2020/2021

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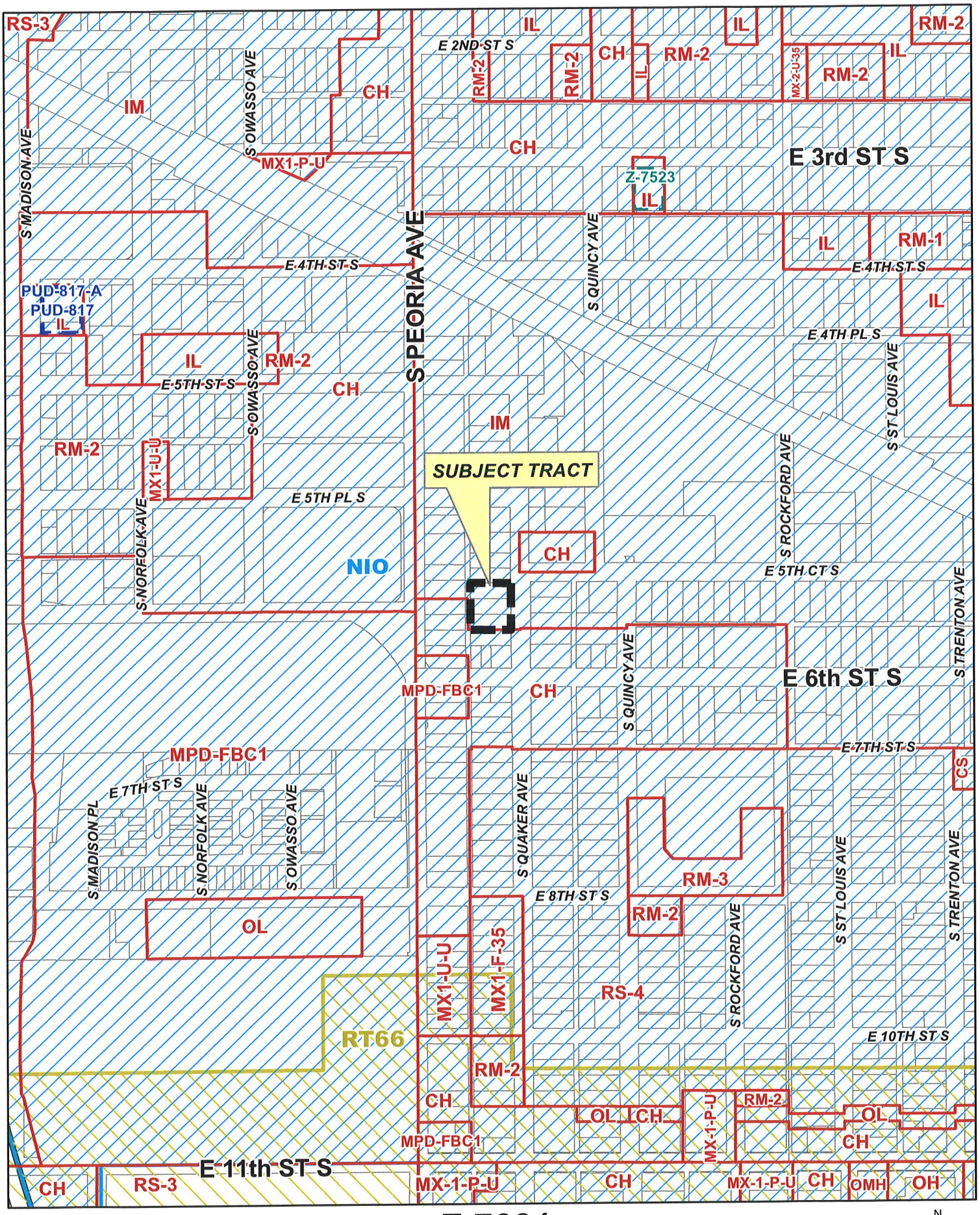

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