



Tulsa Metropolitan Area  
Planning Commission

**Case Number:** CPA-101  
**Comprehensive Plan Amendment**  
(Related to Z-7703)

**Hearing Date:** April 5, 2023

**Case Report Prepared by:**

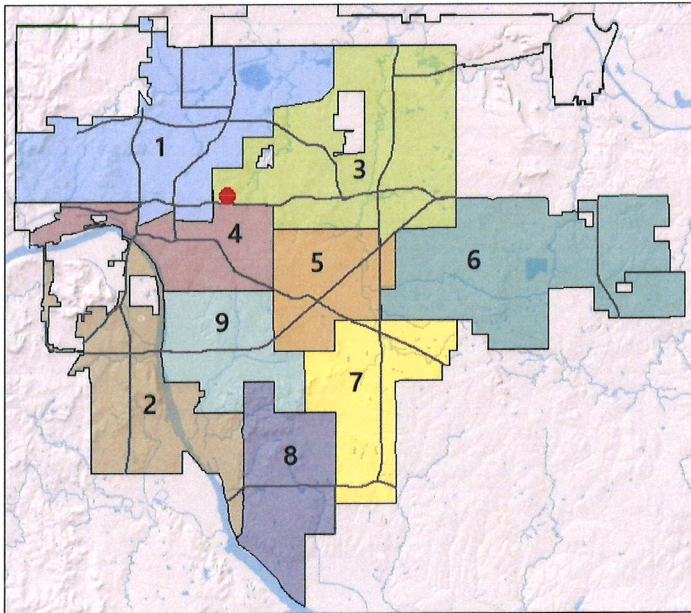
Preslie Anderson

**Owner and Applicant Information:**

Applicant: Paul Murad

Property Owner: Paul Murad, Metroplex Realty LLC

**Location Map:**  
**(shown with City Council Districts)**



**Applicant Proposal:**

Land Use Map change from *Existing Neighborhood* to *Mixed-Use Corridor*

Tract Size: 0.18 + acres

Location:

- Southwest corner of East Admiral Court and North Delaware Avenue
- 52 North Delaware Avenue

**Comprehensive Plan:**

**Land Use Map**

Existing: *Existing Neighborhood*

Proposed: *Mixed-Use Corridor*

**Zoning**

Existing Zoning: RS-3

Proposed Zoning: MX2-U-35, refer to Z-7703

**Staff Recommendation:**

Staff recommends **approval** of *Mixed-Use Corridor*

**City Council District: 3**

*Councilor Name:* Crista Patrick

**County Commission District: District 2**

*Commissioner Name:* Karen Keith

**TMAPC Staff Report  
CPA-101  
Comprehensive Plan Amendment**

**Property Information and Land use Request**

The applicant has submitted this proposed Comprehensive Plan amendment (CPA-101) with a concurrent rezoning request (Z-7703) to request a change in the Land Use designation of the subject property from *Existing Neighborhood* to *Mixed-Use Corridor*. The concurrent zoning request proposes MX2-U-35 from RS-3 for redevelopment of the subject tract that is initially planned as a small food truck court and includes a mixed-use building redevelopment.

**Background**

The Land Use and Area of Stability or Growth designations for the subject property have been in place since the adoption of the 2010 Tulsa Comprehensive Plan. At this time, the subject property was assigned a Land Use designation of *Existing Neighborhood* and an Area of Stability/Growth designation of *Area of Growth*. The property is also located within the Route 66 Special Area Overlay. The primary purpose of the Route 66 Overlay is to revitalize Route 66 through the promotion of historic and historically inspired signage, particularly neon signs. Since the Route 66 Overlay pertains primarily to signage and not land use recommendations, the 2010 Tulsa Comprehensive Plan solely provides guidance regarding land use for this area.

The subject property is located a half mile to the north of the University of Tulsa and directly northeast of a QuikTrip convenience store and fueling station. The developer's intent is to increase walkability and provide an amenity to the Kendall Whittier neighborhood by developing the rear of the property into a small food truck lot with courtyard. The parcels abutting the subject property to the north are currently zoned RS-3 with an *Existing Neighborhood land use designation*, as well as an *Area of Growth*. The parcel abutting the subject property to the south is zoned CS and carries a *Mixed-Use Corridor* land use designation, as well as an *Area of Growth* designation.

The subject tract is included in the Kendal-Whittier sector plan that was adopted in 2016. The area is designated as a low density residential Existing Neighborhood however the plan recognized possible encroachments into the Existing Neighborhood areas with goals that recommend redevelopment of vacant or dilapidated residential lots adjacent to mixed-use corridors and encourages redevelopment opportunities of Admiral Place corridor.

**Existing Land Use and Growth Designations**

An *Existing Neighborhood* land use designation was assigned at the time of the adoption of the Tulsa Comprehensive Plan in 2010:

“The Existing Residential Neighborhood category is intended to preserve and enhance Tulsa’s existing single-family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.”

**Proposed Land Use and Growth Designations (Tulsa Comprehensive Plan)**

The applicant is proposing the *Mixed-Use Corridor* land use designation for the subject property:

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

**Zoning and Surrounding Uses**

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-3	Existing Neighborhood	Area of Growth	Single-family Residential
South	CS	Mixed-Use Corridor	Area of Growth	Gas Station
East	RS-3	Existing Neighborhood	Area of Growth	Single-family Residential
West	RS-3	Existing Neighborhood	Area of Growth	Single-family Residential

**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.

*"We are writing this letter regarding the Rezoning and Comprehensive Plan Amendment request to develop a Neighborhood Mixed-use Project (MX-2) on a 7,65A square feet lot at 52 N Delaware Avenue, Tulsa, Oklahoma 74110.*

*The property is located in a Residential zone (RS-3), on the fringe of Commercial zone (CS), and mostly covered by the RT 66 Overlay Zone due to Interstate 244 running parallel less than 300 feet from the rear property line. The property is also located one block south of the residential multi-family zoning.*

*The area has seen an increased traffic and activity of the commercial zoning strip alongside Interstate 244 and, increased housing demands seen in the residential and multi-family zoned areas north of the property. Our proposal would seek to develop the rear of the property into a small food truck lot with a small courtyard and change the zoning to MX-2. The lot is currently split with a home located at the front of the property with a paved asphalt lot seamlessly connected with the lot of the QuikTrip next door. The current use of the rear yard is an appendage to QT gas station's parking lot. The gas station not only abuts this property but lends itself to through traffic. By improving the rear lot to an MX-2, the lot would be able to provide an amenity to the adjacent Kendall Whittier neighborhood and to the working community located in the nearby commercial zones. By adding mobile food trucks and courtyards to eat, it would not only increase economic growth, but align with the values of walkability and inclusion within the neighborhood. This would not be a micro-mall, or commercial park, but a relief from the main streets with close vicinity to residential communities. The residential neighborhood in this area is also troubled with abandoned homes which in turn, has allowed for transient and criminal activities within the community. This change would improve the ever-growing changes of residential areas and provide a safer, vibrant, and more engaged community.*

*This proposal does not aim to target or alter the make-up of a residential zone, nor do we seek to alter its guiding principles found in municipals codes and city planning. The development of this lot would not hinder housing opportunities, nor challenge the physical character of the neighborhood. As a result, we believe this will promote more housing opportunities as people want to be near walkable places and dining. This property is already situated on the line of both commercial and residential zones, and we request this approval for the development to better improve the area and Kendall Whittier community, which we believe will in turn improve the City of Tulsa.*

*We appreciate your help and support for this development in the City of Tulsa."*

### **Staff Summary & Recommendation**

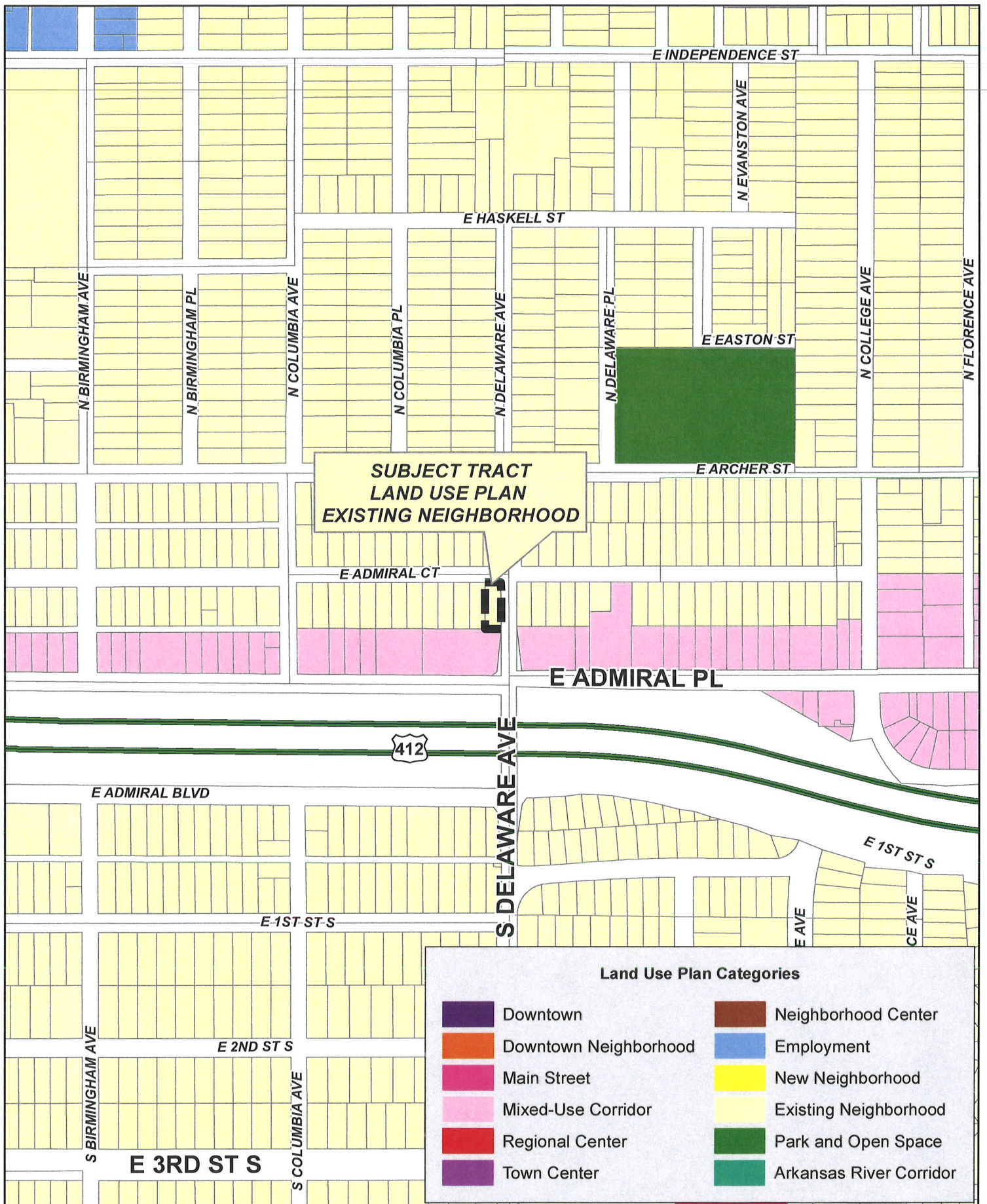
The applicant is requesting a *Mixed-Use Corridor* land use designation. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate single family neighborhoods.

The Kendal-Whittier Sector Plan recognized that this type of corridor expansion could be beneficial to the community and encouraged the redevelopment of Admiral Place at this location.













The applicant is requesting an amendment to the Comprehensive Plan, from *Existing Neighborhood* to *Mixed-Use Corridor*, and has submitted a concurrent request to rezone the property from Residential Single-family 3 (RS-3) to Community Mixed-use (MX2-U-35). If approved, the proposed rezoning would allow for the utilization of this currently underutilized property as a food truck park, and ultimately allow redevelopment of the existing home/office building site. The applicant hopes will “provide an amenity to the Kendall Whittier neighborhood.”

The area has experienced an increase in traffic and is “troubled by abandoned homes,” which has led to “transient and criminal activities within the community.” The applicant states that this development “aligns with the values of walkability and inclusion within the neighborhood.” These positive changes are expected to encourage further developments in the area and support the amendment to the Comprehensive Plan from *Existing Neighborhood* to *Mixed-Use Corridor*.

Staff recommends **approval** of the *Mixed-Use Corridor* designation.



**SUBJECT TRACT  
LAND USE PLAN  
EXISTING NEIGHBORHOOD**

Land Use Plan Categories			
	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

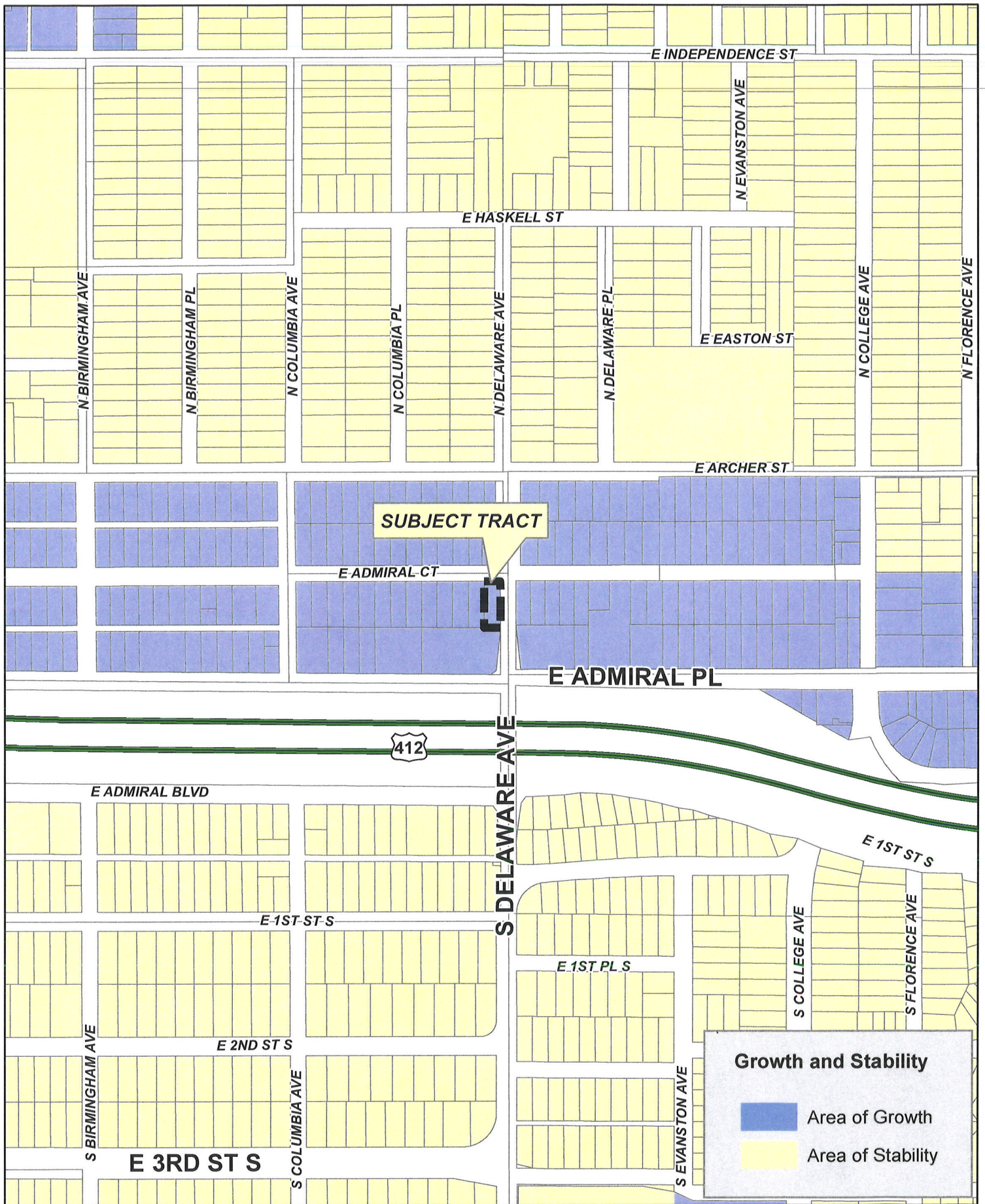


**CPA-101**

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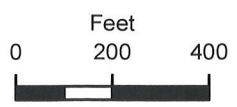




**SUBJECT TRACT**

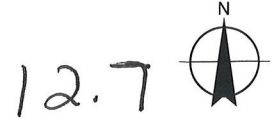
**Growth and Stability**

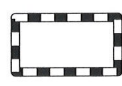
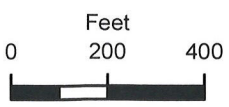
- Area of Growth
- Area of Stability



**CPA-101**

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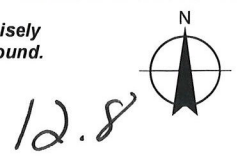
Subject Tract

**CPA-101**

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

Aerial Photo Date: 2020/2021





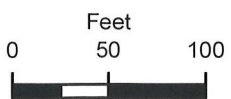


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Subject Tract

CPA-101

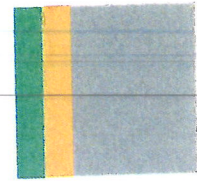
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Aerial Photo Date: 2020/2021



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## JUSTIFICATION LETTER

Date: March 28, 2023  
To: TMAPC  
From: Metroplex Realty, LLC  
Subject: Rezoning and Comprehensive Plan Amendment Application

To Whom It May Concern:

We are writing this letter regarding the Rezoning and Comprehensive Plan Amendment request to develop a Neighborhood Mixed-use Project (MX-2) on a 7,650 square foot lot at 52 N Delaware Avenue, Tulsa, Oklahoma 74110.

The property is located in a Residential zone (RS-3), on the fringe of Commercial zone (CS), and mostly covered by the RT 66 Overlay Zone due to Interstate 244 running parallel less than 300 feet from the rear property line. The property is also located just one block south of residential multi-family zoning. Therefore, the requested zoning is conforming to the nearby land use in our humble opinion and will fit well with what is going on there now and what is to come with additional development in the future as Kendall Whittier neighborhood continues to progress and grow. Affordable multifamily housing project on this site will help alleviate the growing housing demand and acute shortage in Tulsa metropolitan area.

The area has seen an increased traffic and activity of the commercial zoning strip alongside Interstate 244 and increased housing demands seen in the residential and multi-family zoned areas north of the property. With the change in zoning we would like to develop affordable multifamily housing on that lot in the long term once interest rates are reduced, inflation is under control, and construction costs are more reasonable. In fact, there are a number of new and recent residential projects in the area that are similar to what we would like to do on this lot.

However, in the interim while we work on the future plans for the lot and await better economic conditions for construction, we would seek to turn the rear of the property into a small food truck lot. The lot is currently split with a home located at the front of the



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property facing East Admiral Court with a paved asphalt lot seamlessly connected with the lot of the QuikTrip gas station next door. The current use of the rear yard has been an appendage to QT's parking lot. The gas station abuts to this property.

By improving the rear lot to host a few food trucks, the lot would be able to provide an amenity to the adjacent Kendall Whittier neighborhood and to the working community located in the nearby commercial zones. By adding mobile food trucks, it would not only increase economic growth, but align with the values of walkability and inclusion within the neighborhood. This would not be micro-mall, or commercial park, but a relief from the main streets with close vicinity to residential communities. The residential neighborhood in this area is also troubled with abandoned homes which in turn, has allowed for transient and criminal activities within the community. Adding trucks with employees and patrons present in this area will help bring activity and vigilant neighbors which always helps reduce crime and vandalism. This interim use on the lot would improve the ever-growing changes of residential areas and provide a safer, vibrant and more engaged community.

As far as parking, we will plan for it on the lot as part of the new development. In the interim, the food truck staff will be required to park in designated areas that we are working to arrange with neighboring commercial businesses that have larger parking areas. We have identified several of them and started conversations but wanted to make sure this zoning change gets approved before we enter formal agreements. Patrons will be asked by staff to not park in the parking spots of the businesses that have limited parking and do not agree to have additional traffic on their lot. Every food truck will be required to sign an agreement that will address parking protocol for staff and patrons as well as sanitation and cleaning of the area around the truck. Violations of the agreement will result in trucks not allowed back to the lot.

This proposal does not aim to target or alter the make-up of a residential zone, nor do we seek to alter its guiding principles found in municipals codes and city planning. The development of this lot would not hinder housing opportunities but will provide new ones, nor will it challenge the physical character of the neighborhood. As a result, we believe this zoning change will promote more housing opportunities as people want to be near walkable places and abundant dining options. This property is already situated on the line of both commercial and residential zones, and we request your approval for the development to better improve the area and Kendall Whittier community, which we believe will in turn improve the City of Tulsa. We appreciate your help and support for this new development in the City of Tulsa.

Sincerely,

Paul Murad

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