



Case Number: CPA-104 (Related to Z-7725)

Hearing Date: July 19, 2023

Case Report Prepared by:

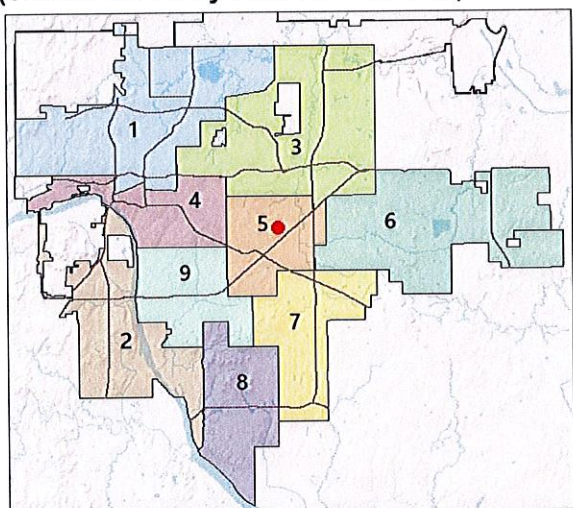
Austin Chapman

Owner and Applicant Information:

Applicant: Paloma Jonsson

Property Owner: Jose Luis Duran & Evangelina Ruiz

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Mixed-use

Concept summary: Rezone property to CS to allow for a mixed-use development accommodating a vertical mixed-use building. Optional Development Plan is proposed to limit some uses near the surrounding residential development and limit the height of new buildings. Comprehensive Plan amendment seeks to change the land use designation from Neighborhood to Multiple Use.

Tract Size: 0.54 ± acres

Location: S. of the SE/c of S. Memorial Dr. & E. 23rd St
S

Comprehensive Plan:

Existing Land Use Map: Neighborhood

Proposed Land Use: Multiple Use

Zoning:

Existing Zoning: RS-3

Proposed Zoning (Z-7725): CS with optional development plan

Staff Recommendation:

Staff recommends approval.

City Council District: 5

Councilor Name: Grant Miller

County Commission District: 3

Commissioner Name: Kelly Dunkerley

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**TMAPC STAFF REPORT
CPA-104
COMPREHENSIVE PLAN AMENDMENT**

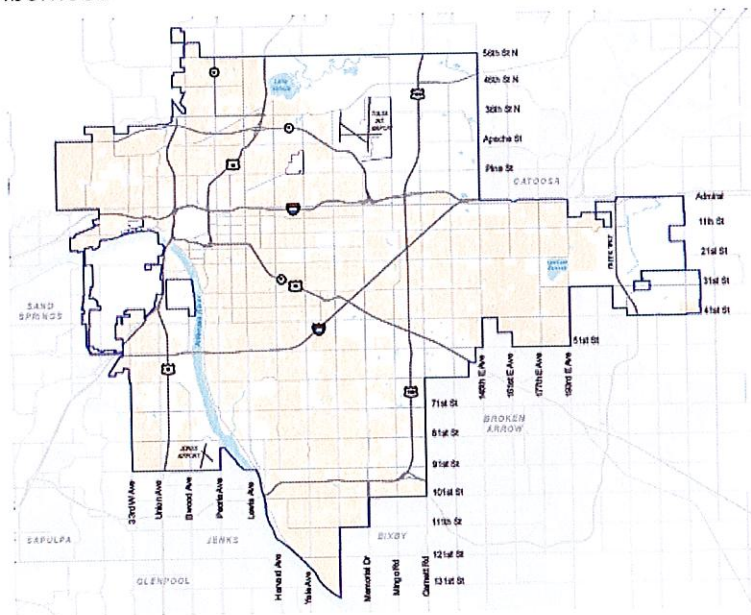
Property information and Land Use request:

The applicant has submitted this proposed Comprehensive Plan amendment (CPA-104) with a concurrent rezoning request (Z-7725) to request a change in the land use designation of the subject property from Neighborhood to Multiple Use. The concurrent zoning request proposes a change from RS-3 to CS with an optional development plan for redevelopment of the subject tract as a mixed-use development accommodating a vertical mixed-use building.

Background: The land use designation recognized that this property is adjacent to a residential subdivision and formerly contained a single-family home, staff is unsure when the home was demolished, though it appears it has been vacant for at least a decade.

The property currently has frontage on two streets including S. Memorial Drive which is a Primary Arterial street in the City of Tulsa Major Street and Highway Plan. The other street is the dead end of S. 82nd E. Ave. that currently lacks a curb-cut onto the street. The property is surrounded by Neighborhood land use designation though the use of the northern property is a medical office.

Existing Land Use: *Neighborhood*

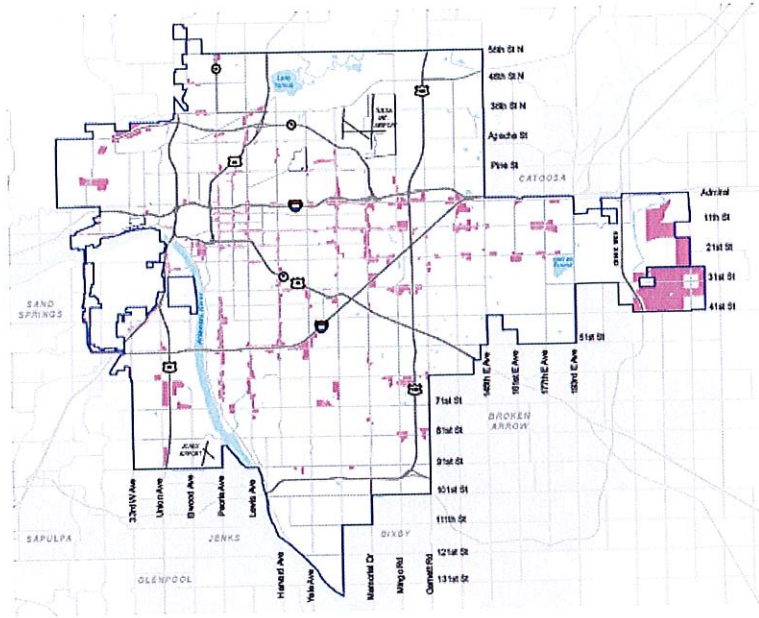


Neighborhood

Neighborhoods are “Mostly Residential Uses” which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents’ daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off of a lower-order street separated from the arterial, then it would be considered Neighborhood.

Proposed Land Use: *Multiple Use*

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Multiple Use

Multiple Use areas are “Mostly Commercial or Retail Uses” which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development patterns, with Local Centers being more commonplace in newer parts of the city. For single properties that are commercial but surrounded by Neighborhood, Multiple Use is the preferred designation.

Surrounding Zoning and Land Uses:

Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	RS-3	Neighborhood	Medical Office
South and East	RS-3	Neighborhood	Single-family Residential
West	RS-1	Neighborhood	Single-family Residential

Applicant’s Justification:

How conditions of the subject area and its surrounding properties have changed.

Property is currently vacant, the previous residential house has been demolished and there has been little demand for single family residences fronting Memorial Drive. Memorial Drive is an arterial street that can accommodate the development.

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

Currently the subject property is vacant land and previous to the current property owner the subject tract was poorly maintained. The current property is in the process of being cleaned up to prepare for future development, but the property still has access to the neighborhood which the property owner wishes to close. This has been to the detriment and eye sore of the neighborhood.

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

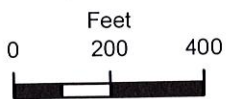
The change will attract an attractive and vibrant mixed-use development that will serve as a complement to the residential neighborhood it abuts.

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Staff Summary and Recommendation:

The subject property is unique in that it is surrounded by platted subdivisions, but it was not platted along with them. As evidenced by the length of time the property has sat vacant, a Neighborhood land use designation is no longer appropriate for this small, isolated single-family zoned property.

Staff recommends **approval** of the Multiple Use land use designation.



 Subject Tract

CPA-104

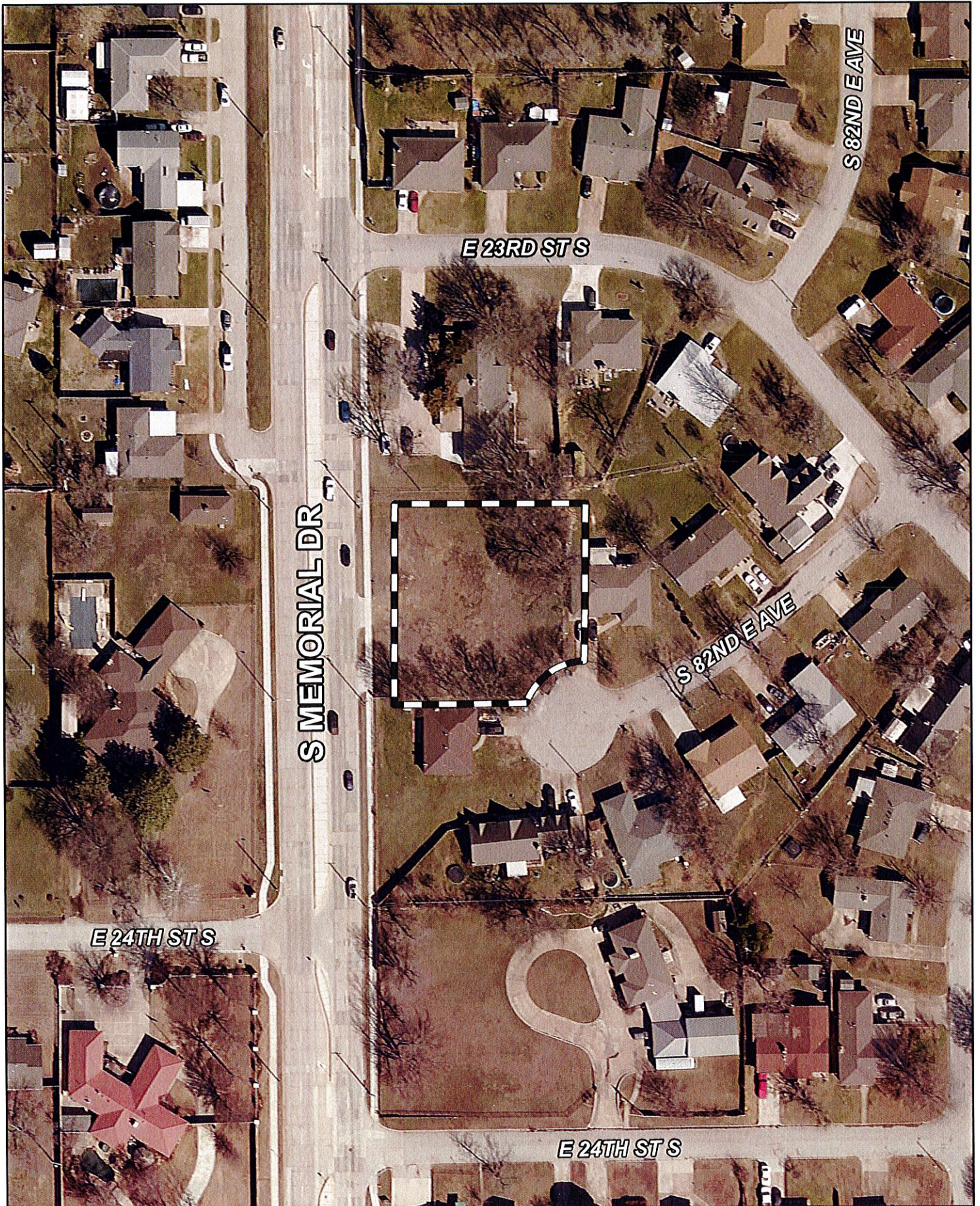
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021

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 Subject Tract

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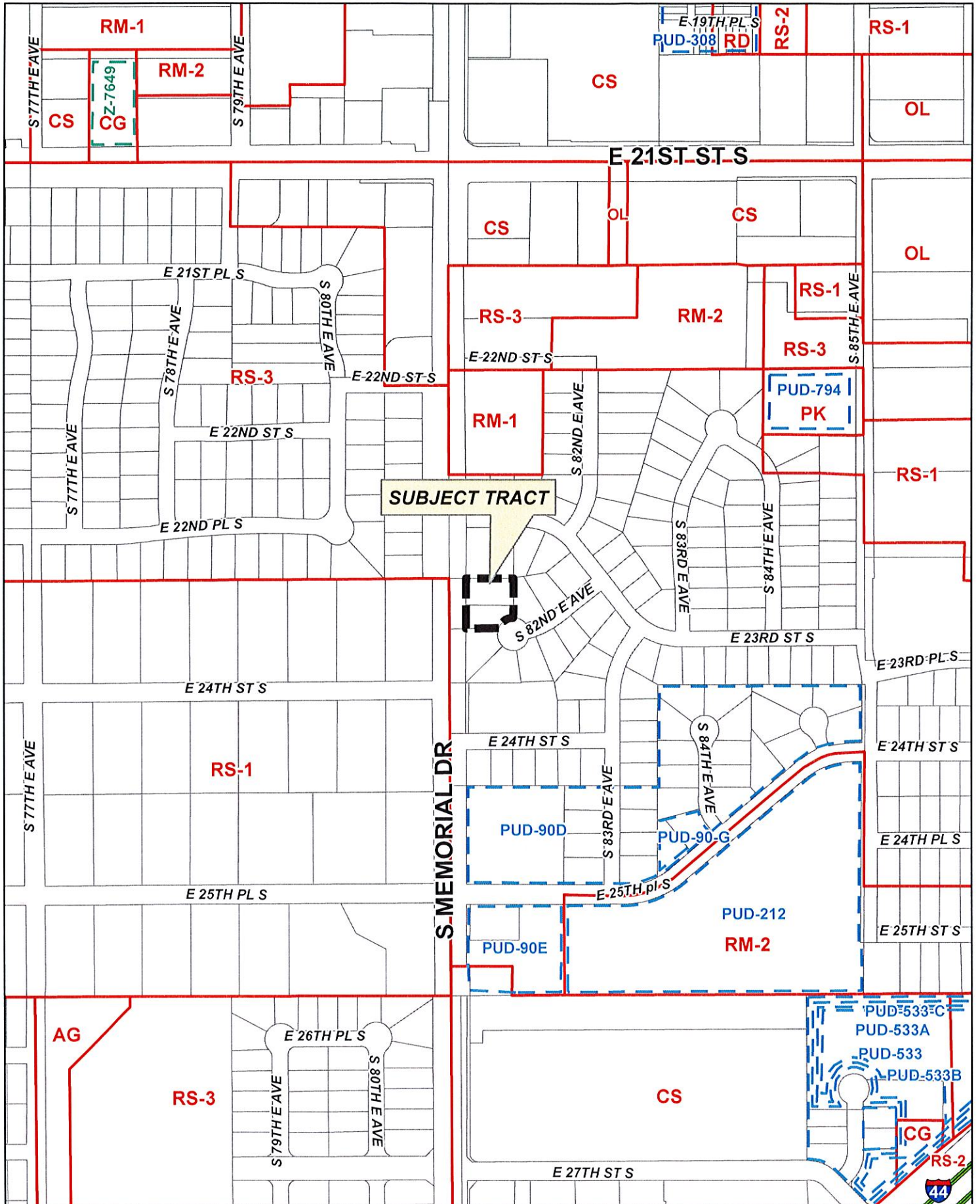
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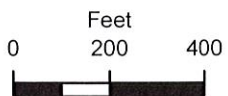


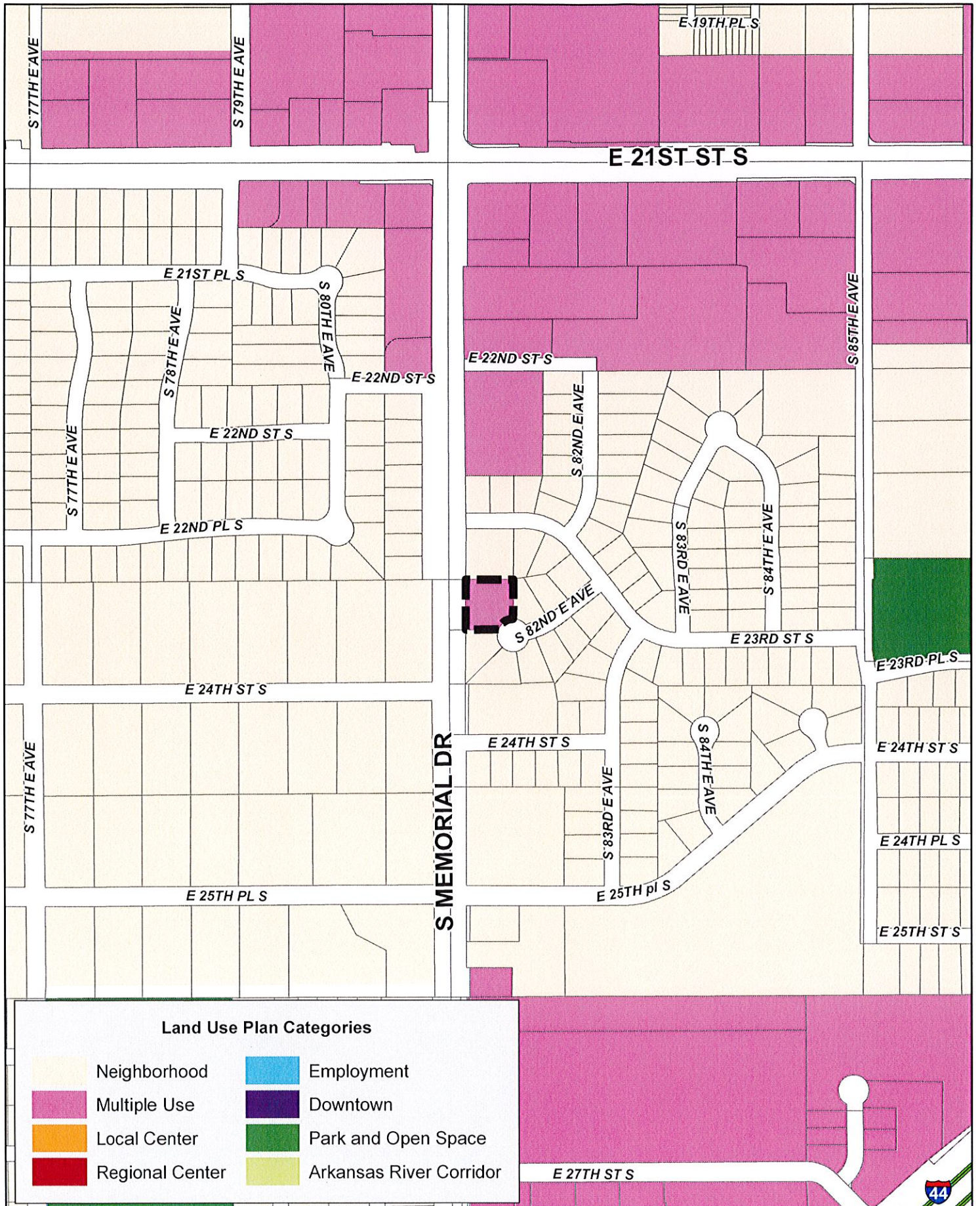


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Land Use Plan Categories

- | | |
|---|---|
|  Neighborhood |  Employment |
|  Multiple Use |  Downtown |
|  Local Center |  Park and Open Space |
|  Regional Center |  Arkansas River Corridor |



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