**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
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

![Map of Neighborhood and Multiple Use areas](image)

**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
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:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RS-3</td>
<td>Neighborhood</td>
<td>Medical Office</td>
</tr>
<tr>
<td>South and East</td>
<td>RS-3</td>
<td>Neighborhood</td>
<td>Single-family Residential</td>
</tr>
<tr>
<td>West</td>
<td>RS-1</td>
<td>Neighborhood</td>
<td>Single-family Residential</td>
</tr>
</tbody>
</table>

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.
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.