



Tulsa Metropolitan Area
Planning Commission

Case Number: CPA-105
Comprehensive Plan Amendment
(Related to Z-7731)

Hearing Date: August 2, 2023 (Continued from
July 19, 2023)

Case Report Prepared by:

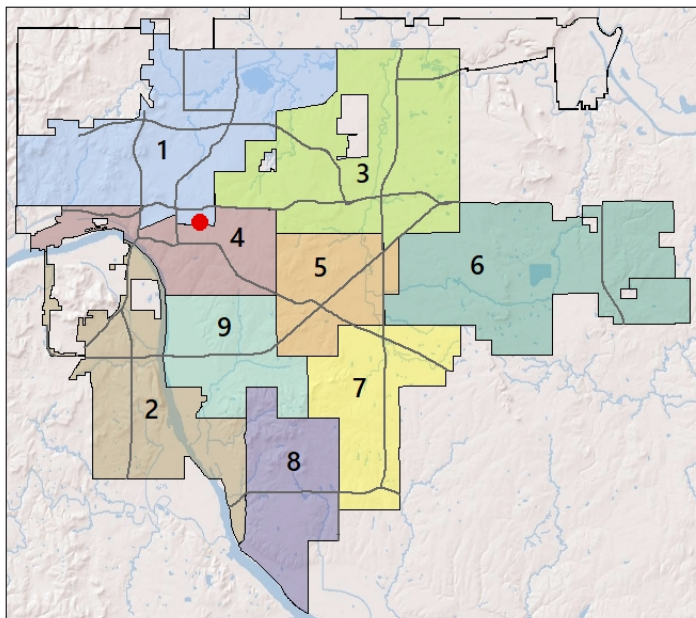
Nathan Foster

Owner and Applicant Information:

Applicant: Nathan Cross

Property Owner: 540 S Victor Ave LLC

Location Map:
(shown with City Council districts)



Applicant Proposal:

Land Use Map change from **Neighborhood** to
Employment

Tract Size: 0.3 + acres

Location: South of the southwest corner of East 5th
Street South and South Victor Avenue

Staff Recommendation:

Staff recommends **approval** of *Employment*

Comprehensive Plan:

Land Use Map

Existing: *Neighborhood*

Proposed: *Employment*

Zoning

Existing Zoning: RS-4/IL

Proposed Zoning: CG with an optional
development plan

City Council District: 1

Councilor Name: Vanessa Hall-Harper

County Commission District: 2

Commissioner Name: Karen Keith

TMAPC Staff Report CPA-105 Comprehensive Plan Amendment

Property Information and Land Use Request

The applicant has submitted this proposed Comprehensive Plan amendment (CPA-105) with a concurrent rezoning request (Z-7731) to request a change in the Land Use designation for the northern half of the subject property from *Neighborhood* to *Employment*. The concurrent zoning request proposes a change from RS-4 and IL to CG with an optional development plan to permit an expansion of commercial uses.

Background

The proposed land use designation for this site is *Employment*. The south half of the subject property is already designated as *Employment*. The north half of the property, which is currently zoned RS-4, is designated as *Neighborhood*. The applicant would like to change the land use designation to apply *Employment* to the entire site.

The area consists of both industrial and residential properties. The subject property is zoned both RS-4 and IL.

The subject property is currently vacant. The applicant is proposing an expansion of the existing commercial uses located to the south while establishing development standards through an optional development plan to protect the neighborhood areas to the north and east.

Existing Land Use Designation: *Neighborhood*

“Neighborhoods are “Mostly Residential Uses” which includes detached, missing middle, and multidwelling 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. Multidwelling unit housing that takes access off an arterial is considered Multiple Use, Local Center, or Regional Center. If a multidwelling unit housing property takes access off a lower order street separated from the arterial, then it would be considered Neighborhood.”

Proposed Land Use and Growth Designation: *Employment*

“The employment designation is intended to accommodate offices, warehousing and storage, manufacturing and assembly, and industrial processes. The “Industrial Site Suitability” map corresponds to the Employment land use designation and indicates where uses that are potentially incompatible with sensitive land uses are best suited to locate. This directs industrial uses to particular areas of the city while discouraging industrial in close proximity to Neighborhood areas.”

Zoning and Surrounding Uses

Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	RS-4	Neighborhood	Single-Family Residential
South	IL	Employment	Industrial
East	RS-4	Neighborhood	Single-Family Residential
West	IL	Employment	Industrial

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.

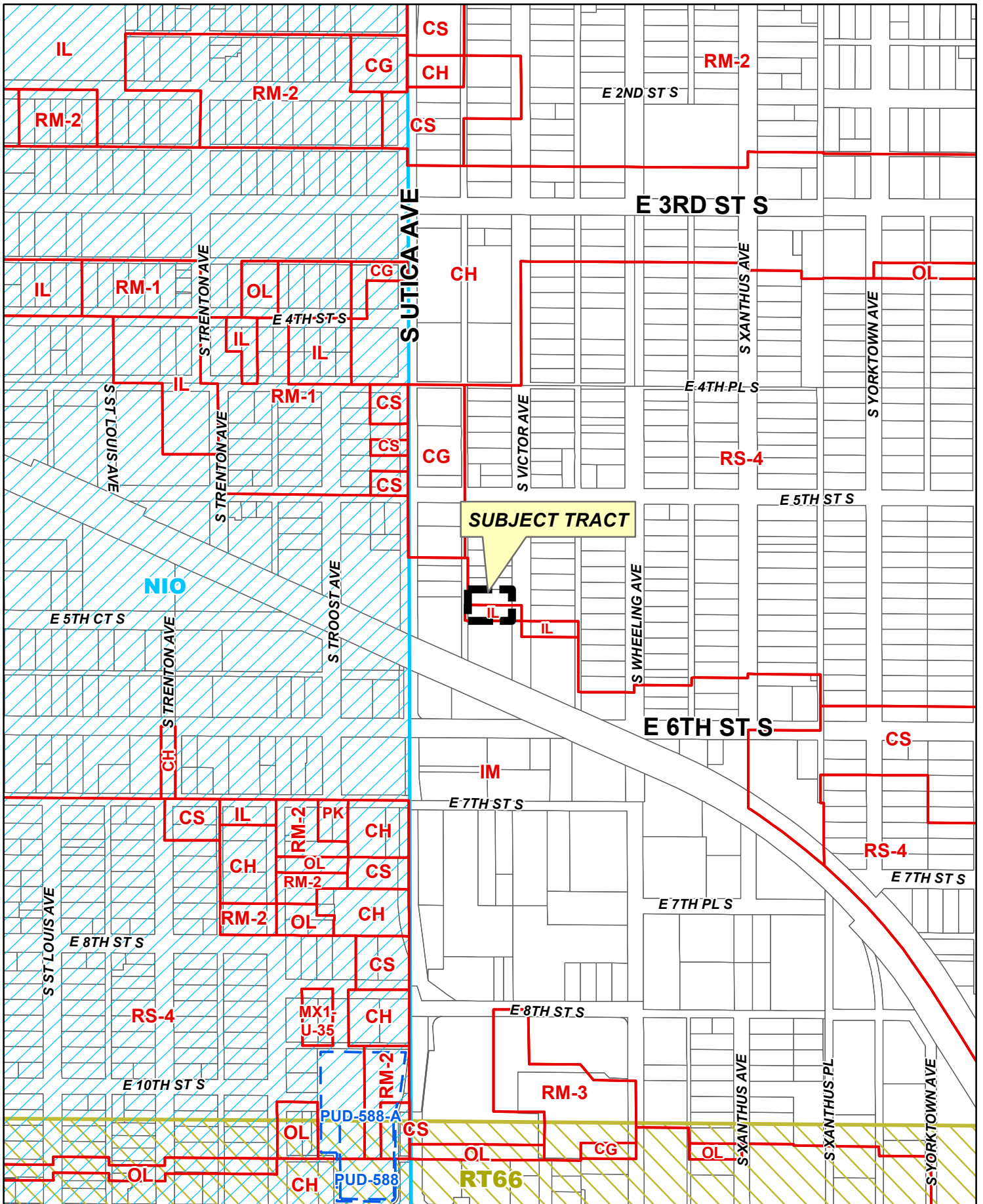
"The property at issue in this request (the "Subject Property") is part of a tract of non-residential properties located at the end of a dead-end street abutting a railroad right-of-way and, due to the proximity to the railroad, has been used for non-residential purposes for a number of years. The Subject Property is abutted by a large district of industrially zoned property to the south and industrially zoned property to the west. This application is being submitted jointly with a rezoning request to rezone the Subject Property and an adjacent lot to the south "CG" to allow the applicant to utilize the Subject Property to expand a private auto storage facility and future museum.

The Subject Property is two small lots that have been vacant for a number of years and were combined at some point in the past. The Applicant believes that the current Comprehensive Plan designation of neighborhood was likely overlaid on the subject property because it was vacant at the time of the implementation of the comprehensive plan and that such a designation does not represent the true character of the area. Due to the industrial and commercial uses in the surrounding area that have always been in place and also have recently developed, the immediate proximity to other "Employment" designated property, and the relative size of the lot, the Applicant believes that applying "Employment" designation to the subject property fits with the overall spirit of the Comprehensive Plan"

Staff Summary & Recommendation

The property under application is in a unique area made up of industrial properties, a railroad line, and existing residentially zoned properties. The proposal to change the land use designation from "Neighborhood" to "Employment" and the associated rezoning request would provide opportunities to buffer the neighborhood areas from the industrial area and railroad. A change in land use will align the designation with the historic use of the property.

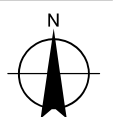
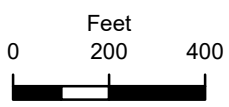
Staff recommends **approval** of the *Employment lad use* designation.

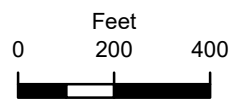


SUBJECT TRACT

CPA-105

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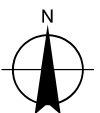
Subject Tract

CPA-105

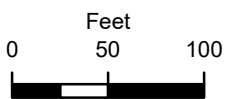
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2021



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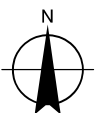
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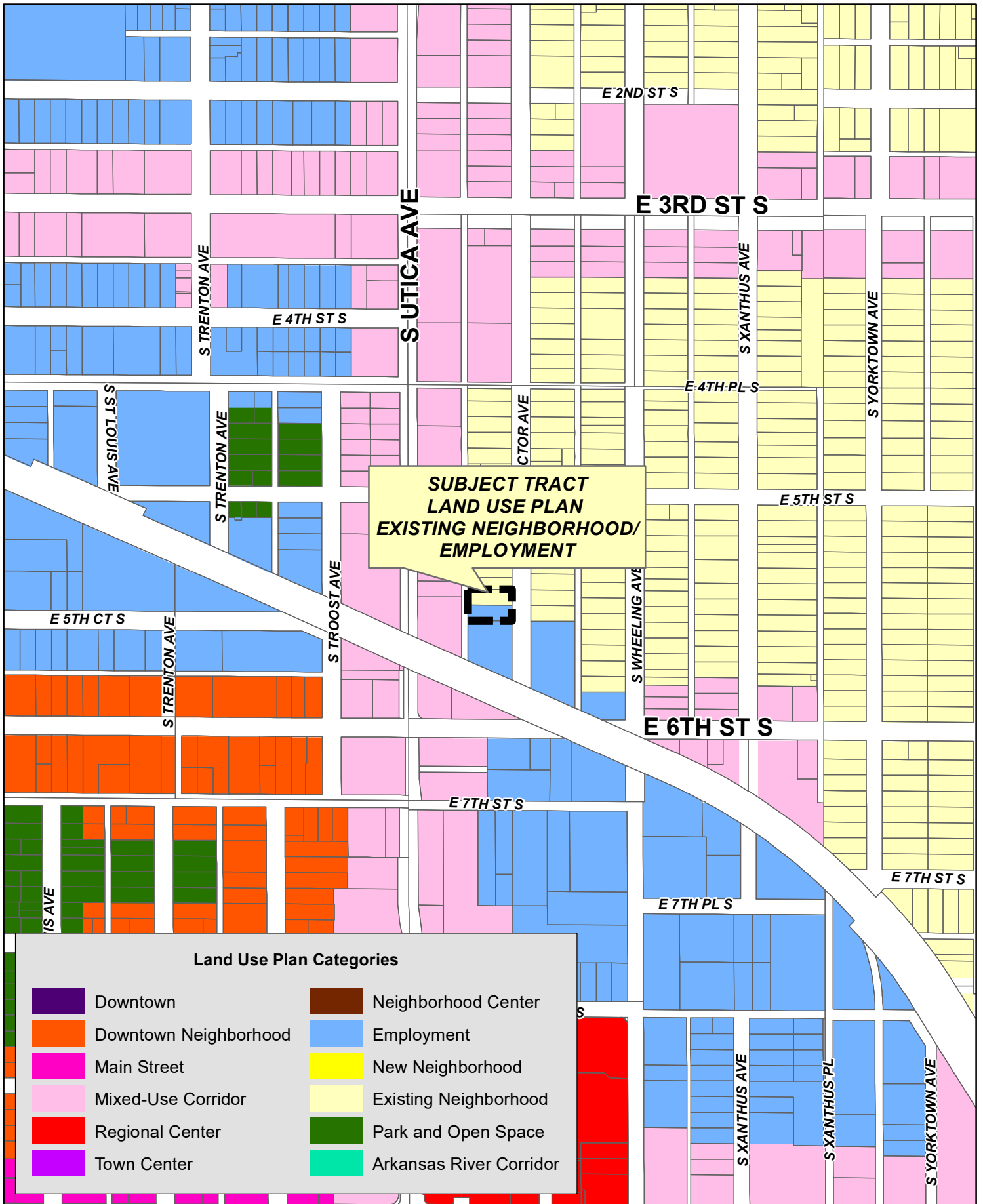
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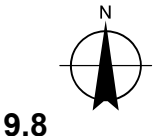
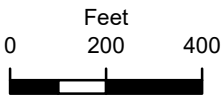
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CPA-105

19-13 06



PROPOSED COMPREHENSIVE PLAN AMENDMENT

HISTORY

The property at issue in this request (the "Subject Property") is part of tract of non-residential properties located at the end of a dead-end street abutting a rail-road right of way and, due to the proximity to the railroad, has been used for non-residential purposes for a number of years. The Subject Property is abutted by large district of industrially zoned property to the south and industrially zoned property to the west. This Application is being submitted jointly with a rezoning request to rezone the Subject Property and an adjacent lot to the south "CG" to allow the Applicant to utilize the Subject Property to expand a private auto storage facility and future museum.

COMPREHENSIVE PLAN

The Subject Property is two small lots that have been vacant for a number of years and were combined at some point in the past. The Applicant believes that the current Comprehensive Plan designation of "Existing Neighborhood" was likely overlaid on the Subject Property because it was vacant at the time of the implementation of the Comprehensive Plan and that such designation does not represent the true character of the area. Due to the industrial and commercial uses in the surrounding area that have always been in place and also have recently developed, the immediate proximity to other "Employment" designated property, and the relative size of the lot, the Applicant believes that applying the "Employment" designation to the Subject Property fits with the overall spirit of the Comprehensive Plan.

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