



Tulsa Metropolitan Area  
Planning Commission

**Case Number:** CPA-106 (Related to Z-7734)  
**Comprehensive Plan Amendment**  
(Continued from August 16, 2023)

**Hearing Date:** September 20th, 2023

**Case Report Prepared by:**

Dylan Siers

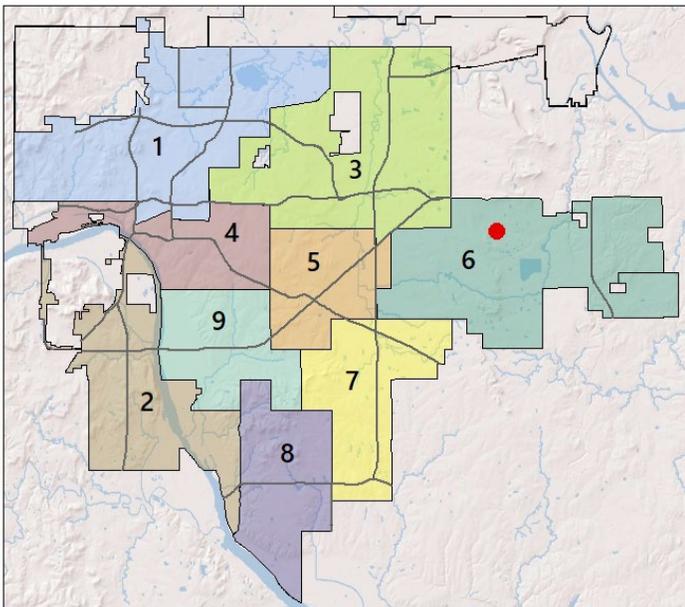
**Owner and Applicant Information:**

Applicant: Rey Bustos

Property Owner: Quality First Cabinetry LLC

**Location Map:**

(shown with City Council Districts)



**Applicant Proposal:**

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

Tract Size: 2.5 + acres

Location:

East of the southeast corner of East 11th Street South and South 161st East Avenue

**Staff Recommendation:**

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

**Comprehensive Plan:**

**Land Use Map**

Existing: *Neighborhood*

Proposed: *Multiple Use*

**Zoning**

Existing Zoning: AG

Proposed Zoning: CG w/ an optional development plan (Z-7734)

**City Council District: 6**

*Councilor Name:* Christian Bengel

**County Commission District: District 1**

*Commissioner Name:* Stan Sallee

**TMAPC Staff Report**  
**CPA-106**  
**Comprehensive Plan Amendment**

**Property Information and Land use Request**

The applicant has submitted this proposed Comprehensive Plan amendment (CPA-106) with a concurrent rezoning request (Z-7734) to request a change in the Land Use designation of the subject property from *Neighborhood* to *Multiple Use*. The concurrent zoning request proposes CG with an optional development plan from AG for redevelopment of the subject tract that is initially planned as cabinet shop with some warehousing elements.

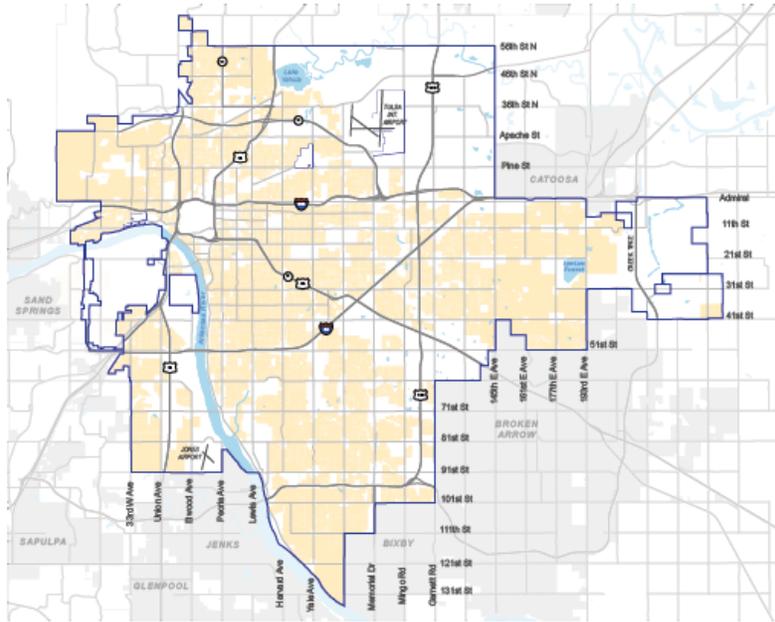
**Background**

The applicant used the existing building as storage for products before requesting the rezoning. Now as their business expands, they want to house their cabinet company at this site and get dedicated utilities to this site.

This property has *Multiple Use* land use designations directly to the east and *Neighborhood* designations to the north, south and west. If this was changed, it would be an extension of the already existing Multiple Use land use to the east.

The subject property currently has access onto East 11<sup>th</sup> Street which is identified as a secondary arterial in the City of Tulsa Major Street and Highway Plan.

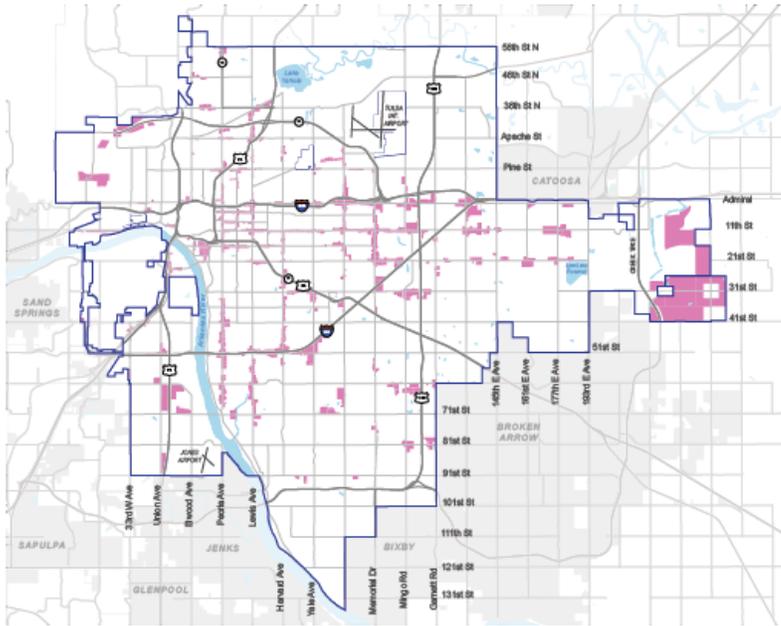
**Existing Land Use:** *Neighborhood*



**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*



**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.

**Zoning and Surrounding Uses**

Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	AG	Neighborhood	Single-family Residential
South	AG	Neighborhood	Vacant
East	AG-R	Multiple Use	Agricultural Uses
West	AG	Neighborhood	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;

“We wanted it as a future workplace, but after talking with other contractors they told us in order to add water, power, and gas it needed to be commercial, so we used it as storage but now that we need to expand our business, we need to change it to commercial in order to all the utilities.”

2. How changes have impacted the subject site to warrant the proposed amendment; and;

“These changes have already impacted the area, we already started cleaning up and trimming all throughout putting in a road path to allow access to the area with plans to expand our business such as expanding the building adding power, water, and gas.”

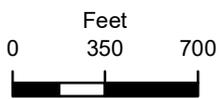
3. How the proposed change will enhance the surrounding area and the City of Tulsa.

“If these changes come to happen, we plan on generating more jobs to the area. We already have so many people coming asking for a job with us bus because of our limited workspace we have to turn them away until we move over to this site. We think this would be great for the City of Tulsa to help a small business with over 20 years. It turns this mistreated land into a prosperous area for future businesses.”

### **Staff Summary & Recommendation**

Multiple land use is located along East 11<sup>th</sup> Street to the east of the subject property. While those properties have not transitioned from their current zoning of primarily AG and AGR, this site will be the first to encourage development along this section of East 11<sup>th</sup> Street. Much of this portion of East 11<sup>th</sup> Street is vacant, with some single-family homes scattered throughout. This proposal is consistent with anticipated development in the area.

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



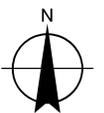
Subject Tract

**CPA-106**

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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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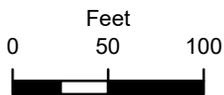
**S 169TH E AVE**

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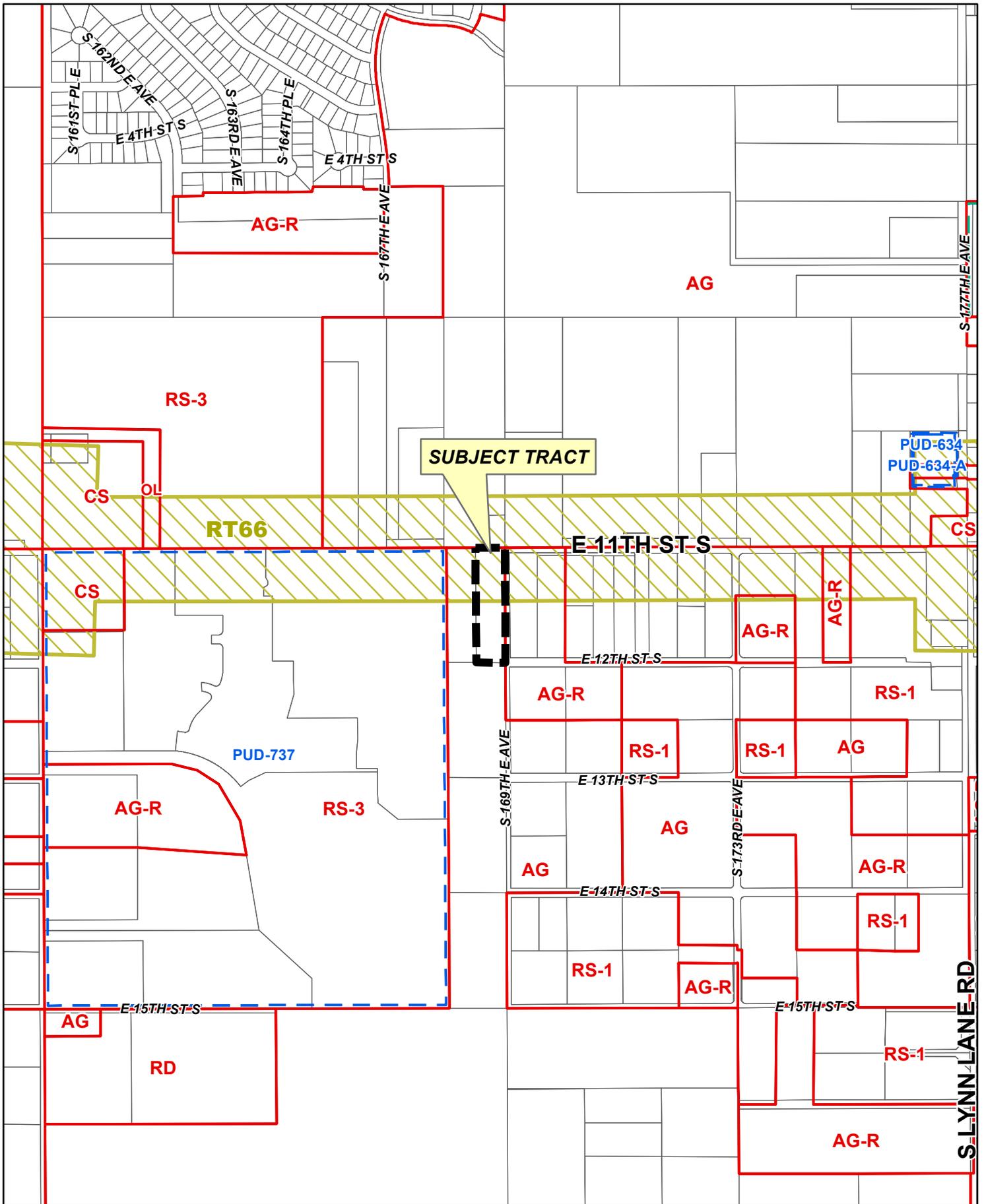
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Aerial Photo Date: 2021



*Subject Tract*

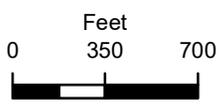




**SUBJECT TRACT**

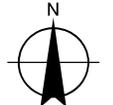
PUD-634  
PUD-634-A

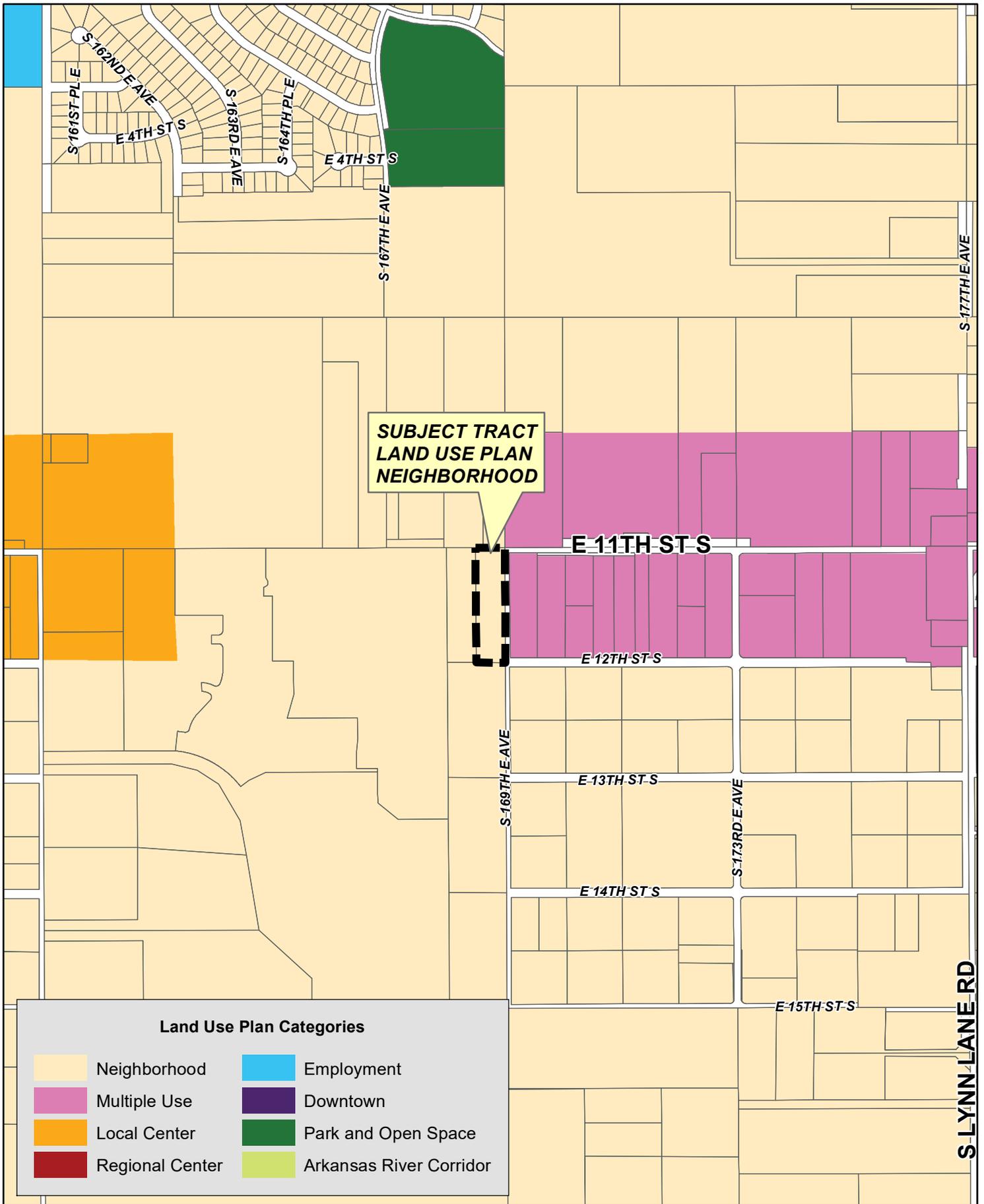
PUD-737



**CPA-106**

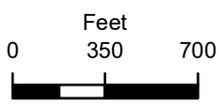
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**SUBJECT TRACT  
LAND USE PLAN  
NEIGHBORHOOD**

Land Use Plan Categories			
	Neighborhood		Employment
	Multiple Use		Downtown
	Local Center		Park and Open Space
	Regional Center		Arkansas River Corridor



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