



Tulsa Metropolitan Area
Planning Commission

Case Number: CPA-107
Comprehensive Plan Amendment
(Related to Z-7736)

Hearing Date: August 2, 2023

Case Report Prepared by:

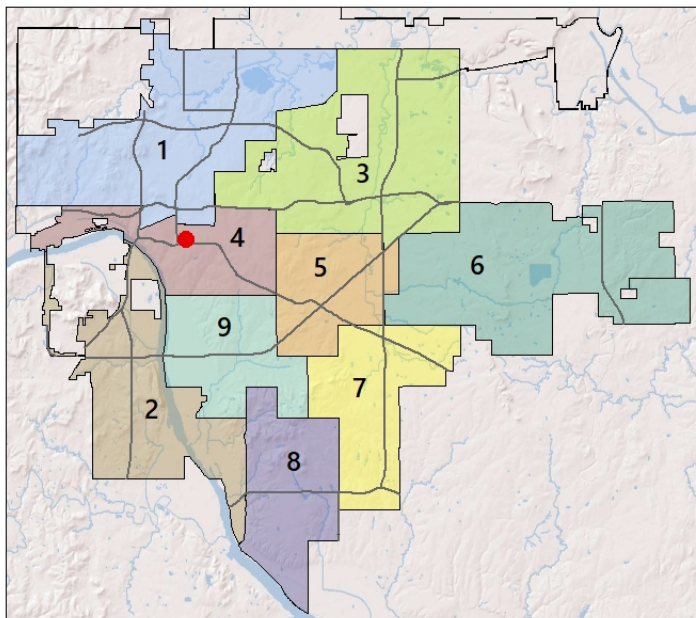
Nathan Foster

Owner and Applicant Information:

Applicant: Mark Capron, Wallace Design

Property Owner: Peoria Pawn LLC

Location Map:
(shown with City Council districts)



Applicant Proposal:

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

Tract Size: 0.3 + acres

Location: Northwest corner of South Quaker Avenue and East 13th Place South

Staff Recommendation:

Staff recommends **approval** of *Multiple Use*

Comprehensive Plan:

Land Use Map

Existing: *Neighborhood*

Proposed: *Multiple Use*

Zoning

Existing Zoning: RM-2

Proposed Zoning: CS

City Council District: 4

Councilor Name: Laura Bellis

County Commission District: 2

Commissioner Name: Karen Keith

TMAPC Staff Report
CPA-107
Comprehensive Plan Amendment

Property Information and Land Use Request

The applicant has submitted this proposed Comprehensive Plan amendment (CPA-107) with a concurrent rezoning request (Z-7736) 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 RM-2 to CS to support redevelopment of the adjacent commercial property.

Background

The proposed land use designation for this site is *Multiple Use*. The subject property is currently located within a *Neighborhood* designation but is adjacent to *Multiple Use* properties located along South Peoria Avenue. The property under application is located on the south edge of the block and is adjacent to the Broken Arrow Expressway.

The applicant is proposing an expansion of commercial zoning and the *Multiple Use* land use designation to support redevelopment of the commercial property to the west. The property has been used as a parking lot since 1961 and has not been utilized as a residential property.

The area under application is located within the “Streetcar Era” which anticipates a mixture of neighborhood level commercial uses and residential uses. Multiple Use would align with the anticipated uses and development pattern of a streetcar era neighborhood.

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: *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	RM-2	Neighborhood	Apartments
South	N/A	N/A	Broken Arrow Expressway
East	RM-2	Neighborhood	Single-Family Residential
West	CH	Multiple Use	Commercial

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

"The developer seeks to repurpose the pawn shop building (zoned CH) on the northeast corner of East 13th Place and South Peoria Avenue, adjacent to the subject property. In order to provide parking to support the proposed redevelopment this application seeks to develop the subject property with a new parking lot. The developer would like to maintain the opportunity to develop the property as residential.

The proposed redevelopment of the old pawn shop changes the intensity of the use of the area. Legitimate off-street parking will be needed in support of the redevelopment. If the needed parking is not provided, then patrons would be tempted to park in the surrounding streets.

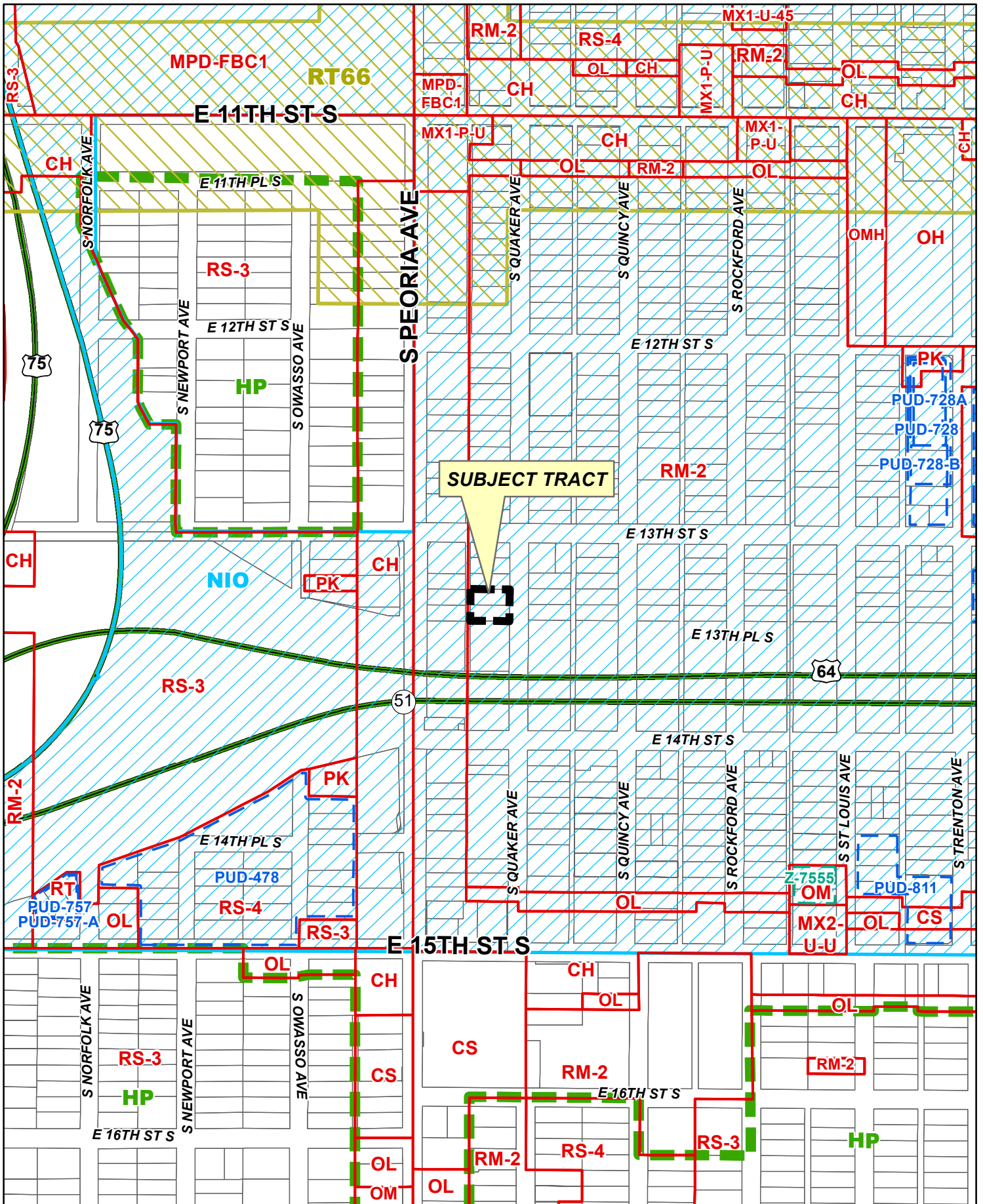
East 13th Street serves as a service road to the Broken Arrow Expressway directly southeast of the inner dispersal loop. The properties adjacent to the subject lots are zoned commercial-heavy which the comprehensive plan designates as "Multiple Use". The proposed designation of "Multiple Use" for the subject lots will allow rezoning to CS. This proposed rezoning will act as a step-down zoning and buffer to East 13th Place for the existing neighborhood.

With the existing conditions and the opportunity for redevelopment, the proposed comprehensive plan and zoning amendment will provide a more consistent and logical use pattern for the area."

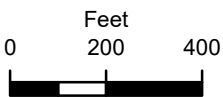
Staff Summary & Recommendation

The property under application is in a unique area between commercial properties, the Broken Arrow Expressway, and an existing residential neighborhood. The proposal to change the land use designation from "Neighborhood" to "Multiple Use" would provide opportunities to buffer the neighborhood areas from the commercial area and highway corridor. A change in land use will align the designation with the historic use of the property.

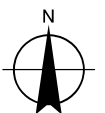
Staff recommends **approval** of the *Multiple Use* land use designation.

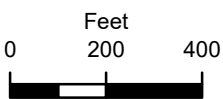
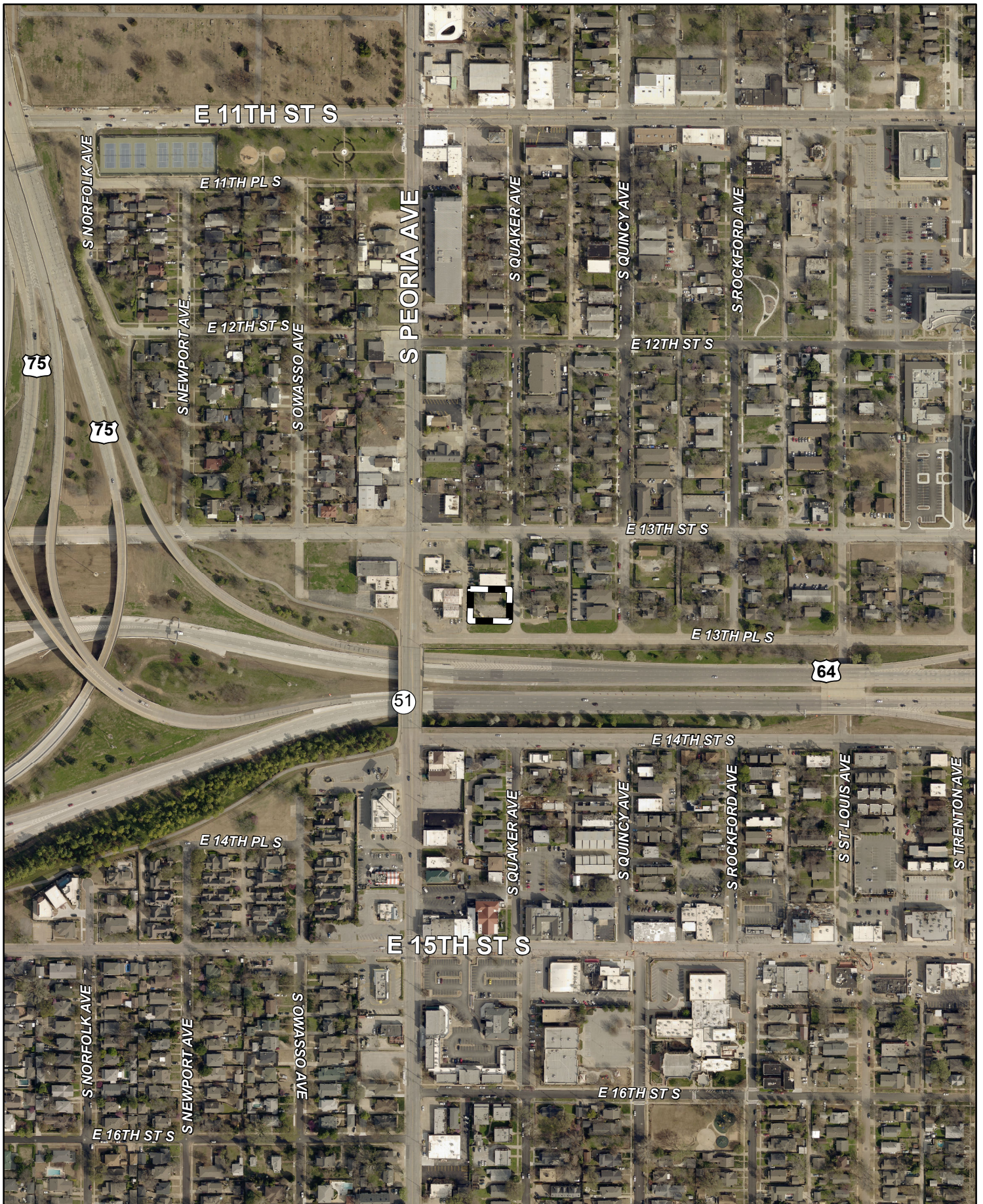


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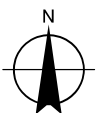
 Subject Tract

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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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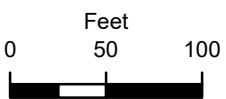
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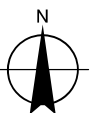
 **Subject Tract**

CPA-107

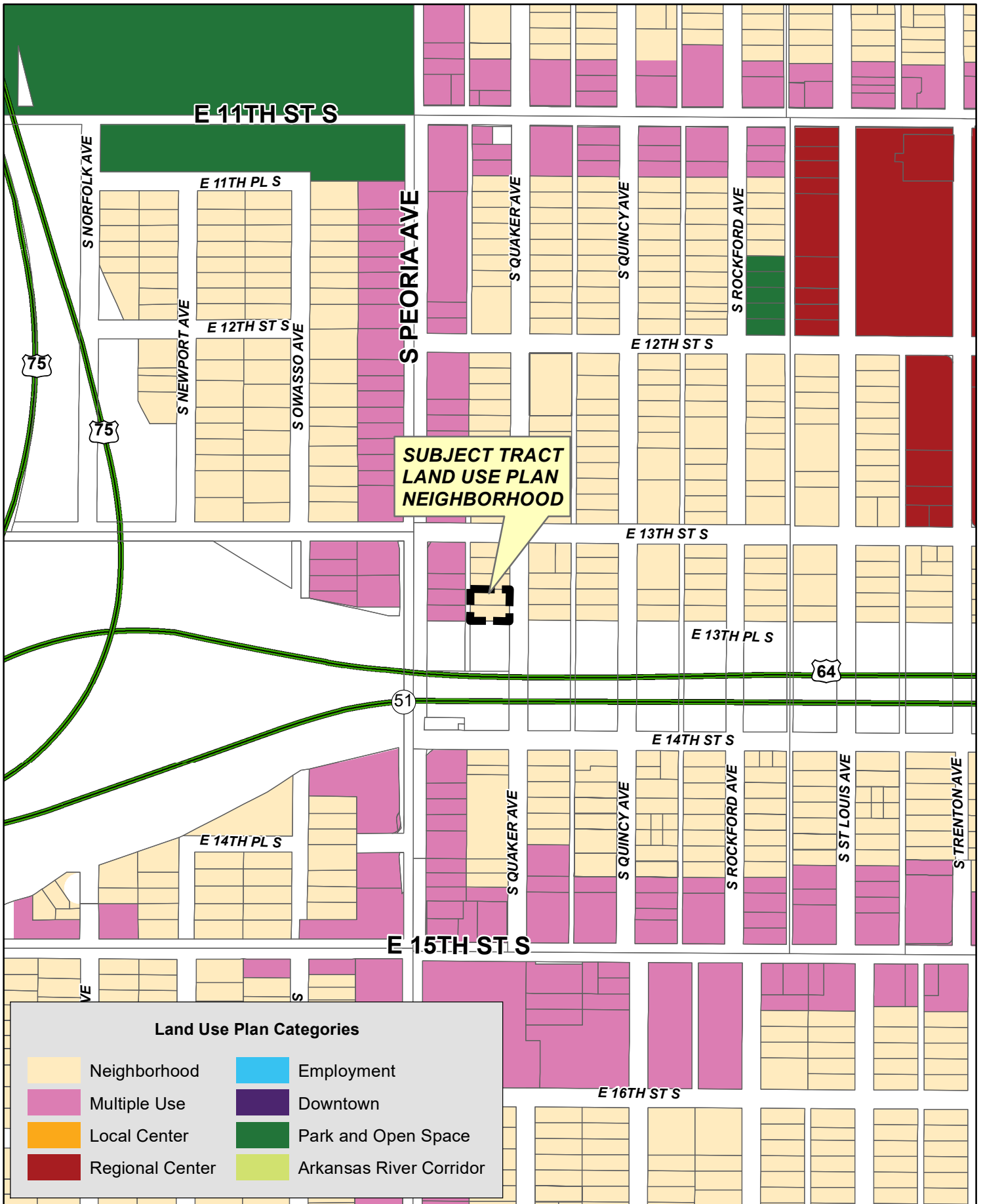
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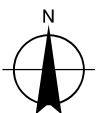
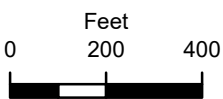
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**SUBJECT TRACT
LAND USE PLAN
NEIGHBORHOOD**

CPA-107

19-13 07



Applicant's Justification

13th Place and Quaker

Z-7736 and CPA

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The proposed redevelopment of the old pawn shop changes the intensity of the use of the area. Legitimate off-street parking will be needed in support of the new redevelopment. If the needed parking is not provided, then patrons would be tempted to park in the surrounding street.

East 13th Street serves as a service road to the Broken Arrow Expressway directly southeast of the inner dispersal loop. The properties adjacent to the subject lots are zoned Commercial Heavy. The Comprehensive Plan designates it as a Multiple Use area. The proposed designation of Multiple Use for the subject lots will allow the rezoning to Commercial Shopping. This proposed zoning will act as a step-down zoning and a buffer to the East 13th Place for the existing residential neighborhood.

With the existing conditions and the opportunity for redevelopment, the proposed comprehensive plan and zoning amendment will provide a more consistent and logical use pattern for the area.