



Tulsa Metropolitan Area
Planning Commission

Case Number: CPA-108
Comprehensive Plan Amendment
(Related to Z-7737)

Hearing Date: September 20,
2023 (Cont. from Sep. 6th, 2023)

Case Report Prepared by:

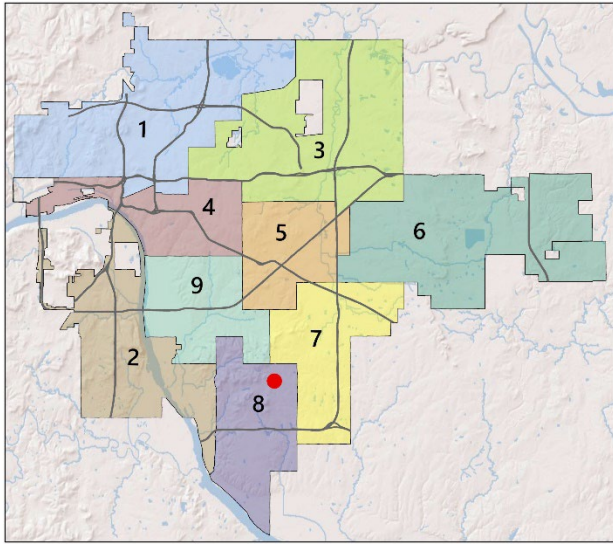
Austin Chapman

Owner and Applicant Information:

Applicant: Deborah K. Palinskee

Property Owner: Henry Penix / HP Global Asset
Management

Location Map:
(shown with City Council districts)



Applicant Proposal:

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

Tract Size: 8.1 ± acres

Location: North of the northeast corner of S.
Sheridan Rd. and E. 78th St. S.

Comprehensive Plan:

Land Use Map

Existing: *Neighborhood*

Proposed: *Multiple Use*

Zoning

Existing Zoning: RS-3

Proposed Zoning: OL (Z-7737)

Staff Recommendation:

Staff recommends **approval** of *Multiple Use* land
use designation on the west 646.29- feet of the
property and recommends **denial** of *Multiple Use*
land use designation on the east 623.45-feet.

City Council District: 8

Councilor Name: Phil Lakin

County Commission District: 3

Commissioner Name: Kelly Dunkerly

**TMAPC Staff Report
CPA-108
Comprehensive Plan Amendment**

Property Information and Land Use Request

The applicant has submitted this proposed Comprehensive Plan amendment (CPA-108) with a concurrent rezoning request (Z-7737) to request a change in the Land Use designation of the subject property from *Neighborhood* to *Multiple* Use for the entirety of the site. The concurrent zoning request proposes a change from RS-3 to OL to support redevelopment of the subject property.

Background

The property contains a non-conforming beauty salon in the front of the property and single-family structures in the rear. The majority of the property is currently undeveloped and rich with mature trees. The Little Haikey Creek Tributary runs through the property and bisects the property leaving the rear portion accessible by a bridge. Property currently has access to South Sheridan Road and is bounded by single family subdivisions on three sides.

EXISTING LAND USE:

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. Neighborhood development in Future Growth areas should be well connected to the arterial network and setup with street stubs to accommodate future connectivity to surrounding subdivisions. Higher density is only preferred when adjacent to developed areas, e.g. “leapfrog” subdivisions should be low density to not strain public service distribution.

PROPOSED LAND USE IN CPA-109:

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. In general, commercial and retail uses in Future Growth areas should be located on arterial streets

or on existing or planned streets that are easily accessed by the arterial street grid. Where development is occurring at the intersection of significant streets, local center is the preferred designation.

Zoning and Surrounding Uses

Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	AG and RS-3	Neighborhood	Single-family Residential Subdivision and Single large acre single family lot on the Sheridan frontage
West	RS-3 inside PUD-290	Neighborhood	Single-family Residential Subdivision
South	AG and RS-3	Neighborhood	Day care, Religious Assembly and Single-family Residential Subdivision
East	RS-3	Neighborhood	Single-family Residential Subdivision

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.

How conditions have changed:

The site has not been developed. The surrounding area has developed around it. North and east of the site has developed into a residential neighborhood. South of the property is a church and a preschool. The property faces Sheridan. West of Sheridan is a regional detention pond and another residential neighborhood.

How those changes have impacted the property:

The way the properties around the site have developed makes it difficult to develop to meet the RS-3 zoning along with the presence of City of Tulsa Regulatory Floodplain on the site.

How the proposed change will enhance the area:

The easterly portion of this property is in the City of Tulsa Regulatory Floodplain will be in a conservation easement. This conservation easement ensures that it will not be developed. It will be left in its current condition or become a more natural area. The area near Sheridan will be developed into offices, possibly housing medical offices. This will enhance the area and bring needed office space to this area of Tulsa.

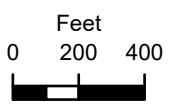
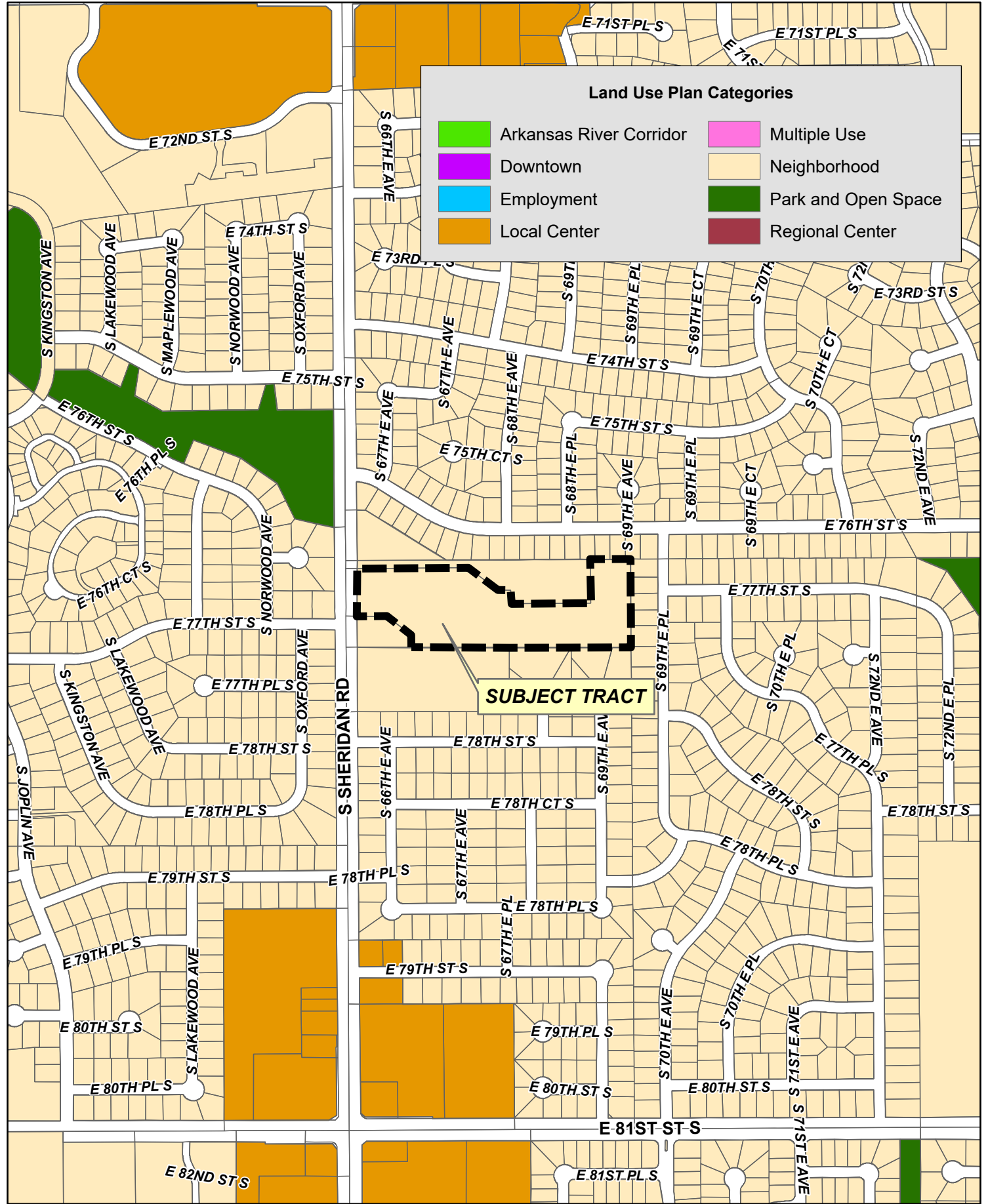
The office park coupled with leaving the floodplain and easterly part of the property as natural as possible would be an improvement to the area.

STAFF SUMMARY & RECOMMENDATION

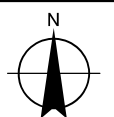
Staff supports a change to Multiple Use on the western portion of the property. The western portion of the lot has frontage on South Sheridan Road which is a secondary arterial. Staff has recommended denial of the land use change for the eastern 623.45-feet of property. The change for the eastern portion of the property would support commercial development interior to an established neighborhood. Allowed uses approved through zoning should remain residential in nature for the portion of the property that far back into the neighborhood.

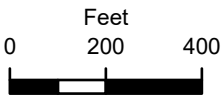
There is currently a creek that bisects the property making the west portion more favorable to development. The applicant has noted their intent to place the east portion of the property inside a conservation easement which would limit the development of that area. The proposed conservation easement is not considered by staff in their recommendation and the City of Tulsa does not have any mechanism to require it be put into a conservation easement.

Staff recommends **approval** of *Multiple Use* land use designation on the West 646.29-feet of the property and recommends **denial** of Multiple Use land use designation on the East 623.45-feet.



CPA-108



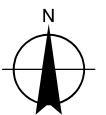


 Subject Tract

CPA-108

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

Aerial Photo Date: 2021





S SHERIDAN RD

S 67TH AVE

E 75TH ST S

E 75TH CT S

S 68TH AVE

E 75TH ST S

S 68TH AVE

S 69TH AVE

E 76TH ST S



S 69TH AVE

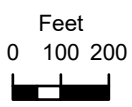
S 68TH AVE

E 78TH ST S

S 69TH AVE

S 66TH AVE

E 78TH CT S

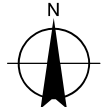


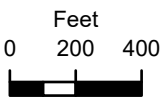
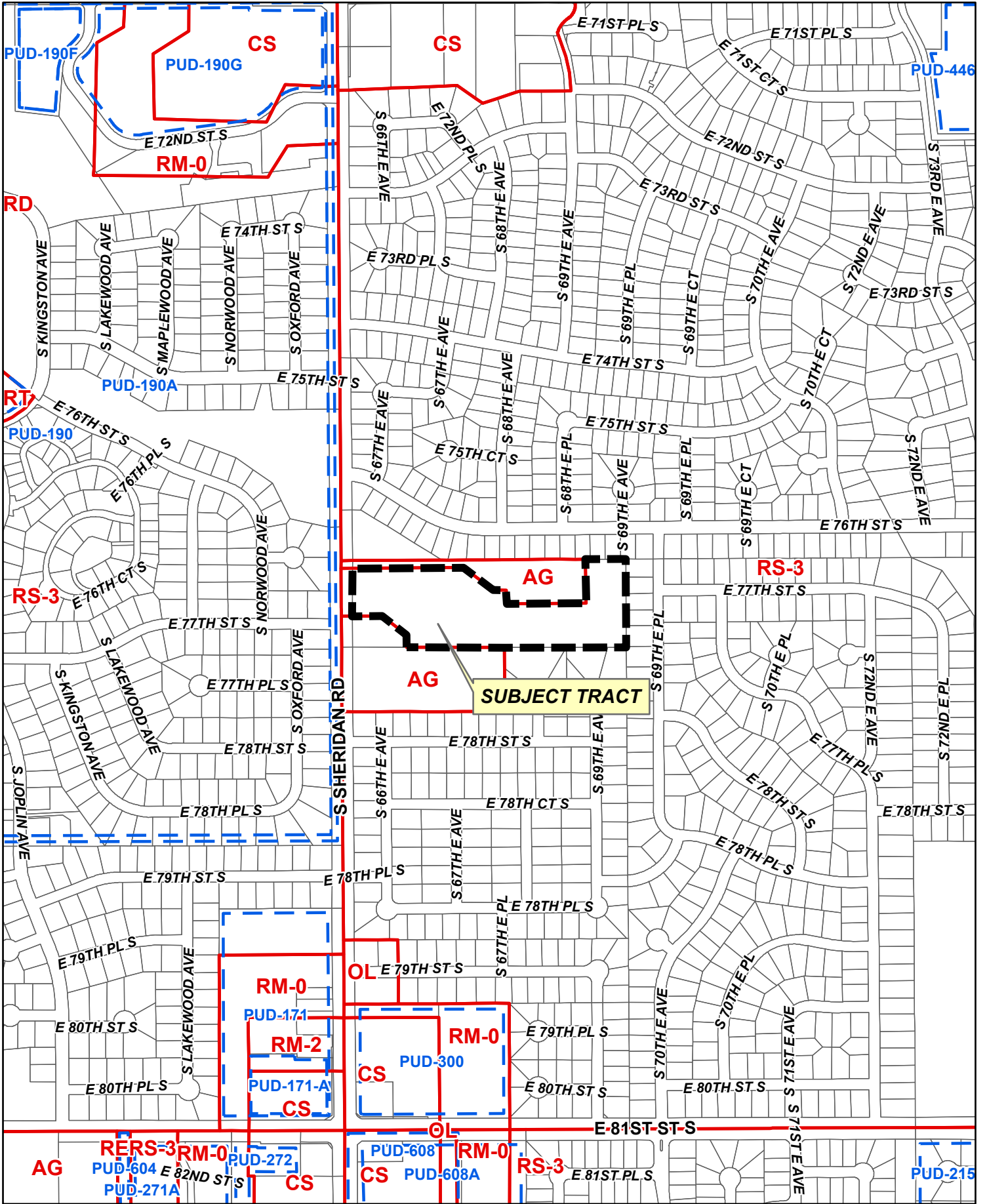
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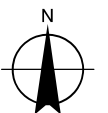
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CPA-108



COMPREHENSIVE PLAN JUSTIFICATION

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