

Viability and Compatibility.

The Comprehensive Plan change to Multiple Use will allow Commercial Shopping and the proposed truck terminal business. This will be compatible with both the 'Multiple Use and Employment' designation. The zoning and uses proposed for the Site will require an amendment to the City of Tulsa Comprehensive Plan. Compatibility of the proposed development plan with the existing and planned properties surrounding the site will be achieved by the development standards explained in the text that follows. The change in the Comprehensive Plan will create employment, businesses, jobs and tax revenue for the City of Tulsa, along two major streets '11th Street South and 129th East Avenue (Route 66)."

STAFF SUMMARY & RECOMMENDATION

Staff recommends approval of the change in land use from *Neighborhood* to *Multiple Use*, given the location of the property inside the Plan 66 study area and near the major intersection of two arterials: E. 11th Street South (Route 66) and 129th East Avenue. This intersection contains a significant amount of *Multiple Use* land use designation and extending it to this site would be consistent with the anticipated development in the area.

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