



Tulsa Metropolitan Area  
Planning Commission

**Case Number:** CPA-109  
**Comprehensive Plan Amendment**  
(Related to Z-7733)

**Hearing Date:** August 16, 2023

**Case Report Prepared by:**

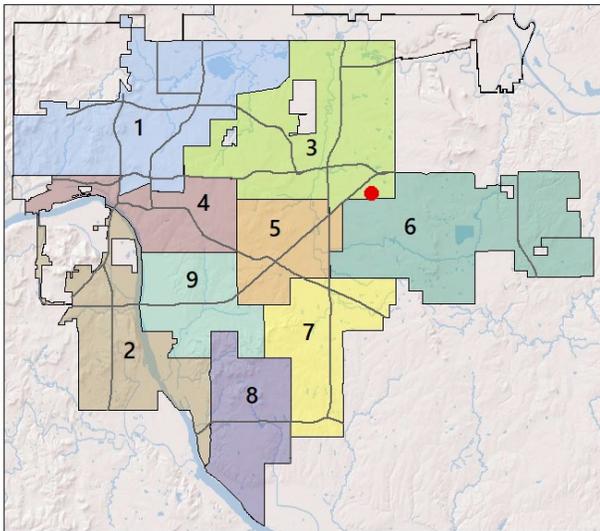
Austin Chapman

**Owner and Applicant Information:**

Applicant: Abdul Alhlou

Property Owner: Mitchell Trotter III

**Location Map:**  
(shown with City Council districts)



**Applicant Proposal:**

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

Tract Size: 6.81 ± acres

Location: North of the NE/c of E. 11th St. S. and S.  
129th E. Ave.

**Staff Recommendation:**

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

**Comprehensive Plan:**

**Land Use Map**

Existing: *Neighborhood & Multiple Use*

Proposed: *Multiple Use*

**Zoning**

Existing Zoning: CS and RS-2

Proposed Zoning: CG w/ optional development  
plan (Z-7733)

**City Council District: 3**

*Councilor Name:* Crista Patrick

**County Commission District: 1**

*Commissioner Name:* Stan Salee

**TMAPC Staff Report  
CPA-109  
Comprehensive Plan Amendment**

**Property Information and Land Use Request**

The applicant has submitted this proposed Comprehensive Plan amendment (CPA-109) with a concurrent rezoning request (Z-7733) to request a change in the Land Use designation of the subject property from *Neighborhood & Multiple Use* to *Multiple Use* for the entirety of the site. The concurrent zoning request proposes a change from CS and RS-2 to CG with an optional development plan to support redevelopment of the subject property.

**Background**

The property is a vacant lot that sits north of the intersection of two arterial streets. The subject property is surrounded by a variety of uses, some of which conform to the current zoning code. The subject property site roughly a half mile from Interstate 44.

**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.

**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.

## Zoning and Surrounding Uses

Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	RS-2	Neighborhood	Church
West	RS-2, CO, CS	Employment/ Multiple Use	Residential, HVAC Business, Landscaping Business, Vehicle Sales
South	CS	Multiple Use	Vacant
East	RS-2, CH	Neighborhood/ Multiple Use	Vacant

## 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 project resulting from the Comprehensive Plan change will be referred to as, 129TH TRUCK TERMINAL'. The Site is located at the northeast corner of East 11th Street and 129th E. Ave.. The property is in the southwest quarter of Section 4, Township 19 North, Range 14 East, in Tulsa County, Oklahoma.*

*A 6.81 acre Truck Terminal, Warehouse and Storage will be built in area request for the Comprehensive Plan Amendment. This is shown in the exhibit listed as 'Lot Split Plat'.*

### **Features of the area and of the Site.**

*The property to the south of this tract of land is zoned CS. Land to the east of this site is zoned RS-2. Properties to the South, East and West are designated 'Multiple Use and Employment'. The I-244 exit/on ramps are less than one mile to the north. The adjacent businesses are as follows: an auction house to the west, as well as commercial businesses and vacant land to the east, and commercial businesses to the north, which include a tract of land selling 18 wheeler tractor trailer rigs. There are no residential subdivisions to the east in the RS-2 zoned property. The Comprehensive Amendment change of the Site is compatible with existing zoning and uses of land surrounding the Site.*

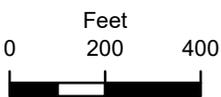
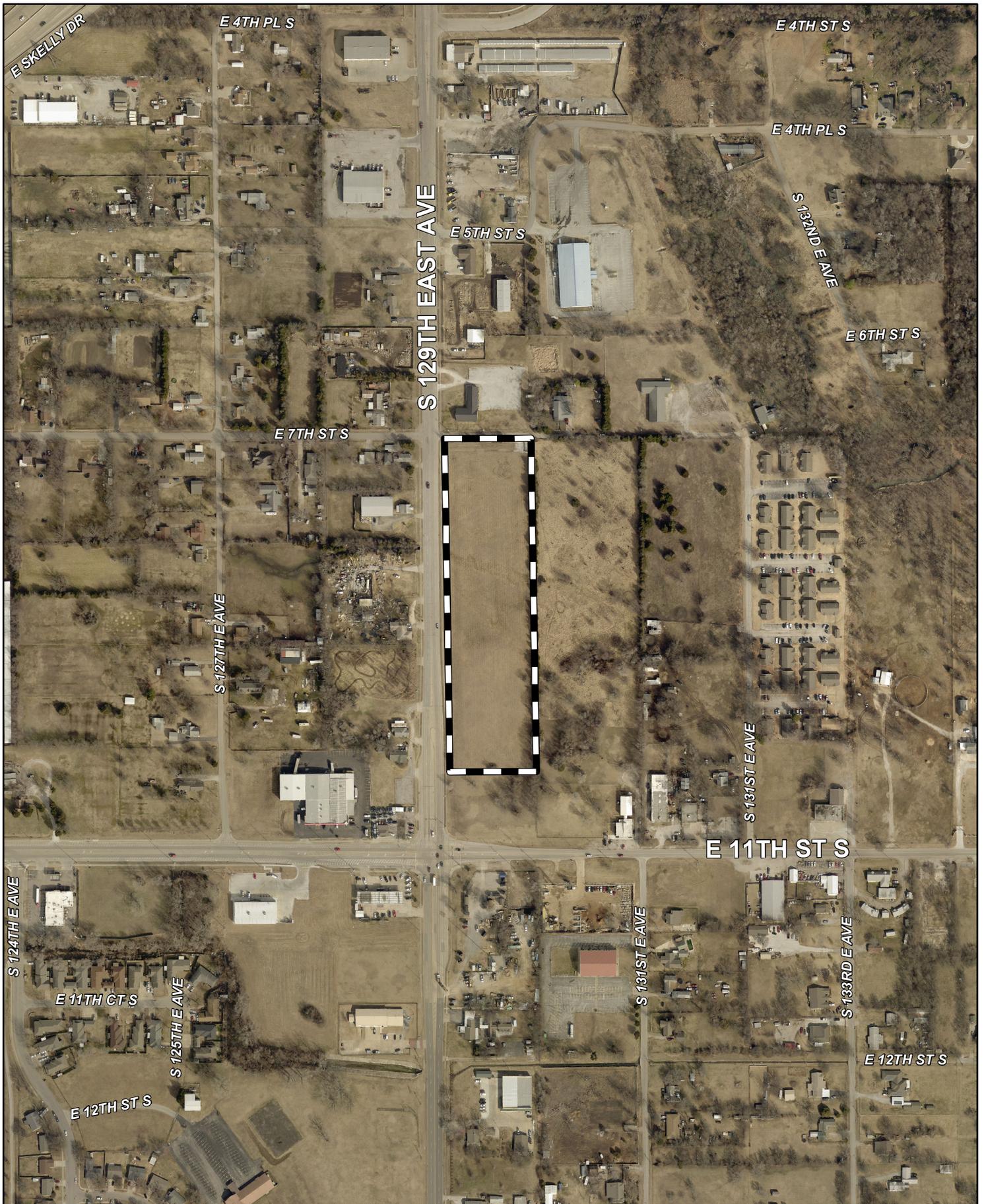
**Viability and Compatibility.**

*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. 11<sup>th</sup> Street South (Route 66) and 129<sup>th</sup> 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.



 Subject Tract

**CPA-109**

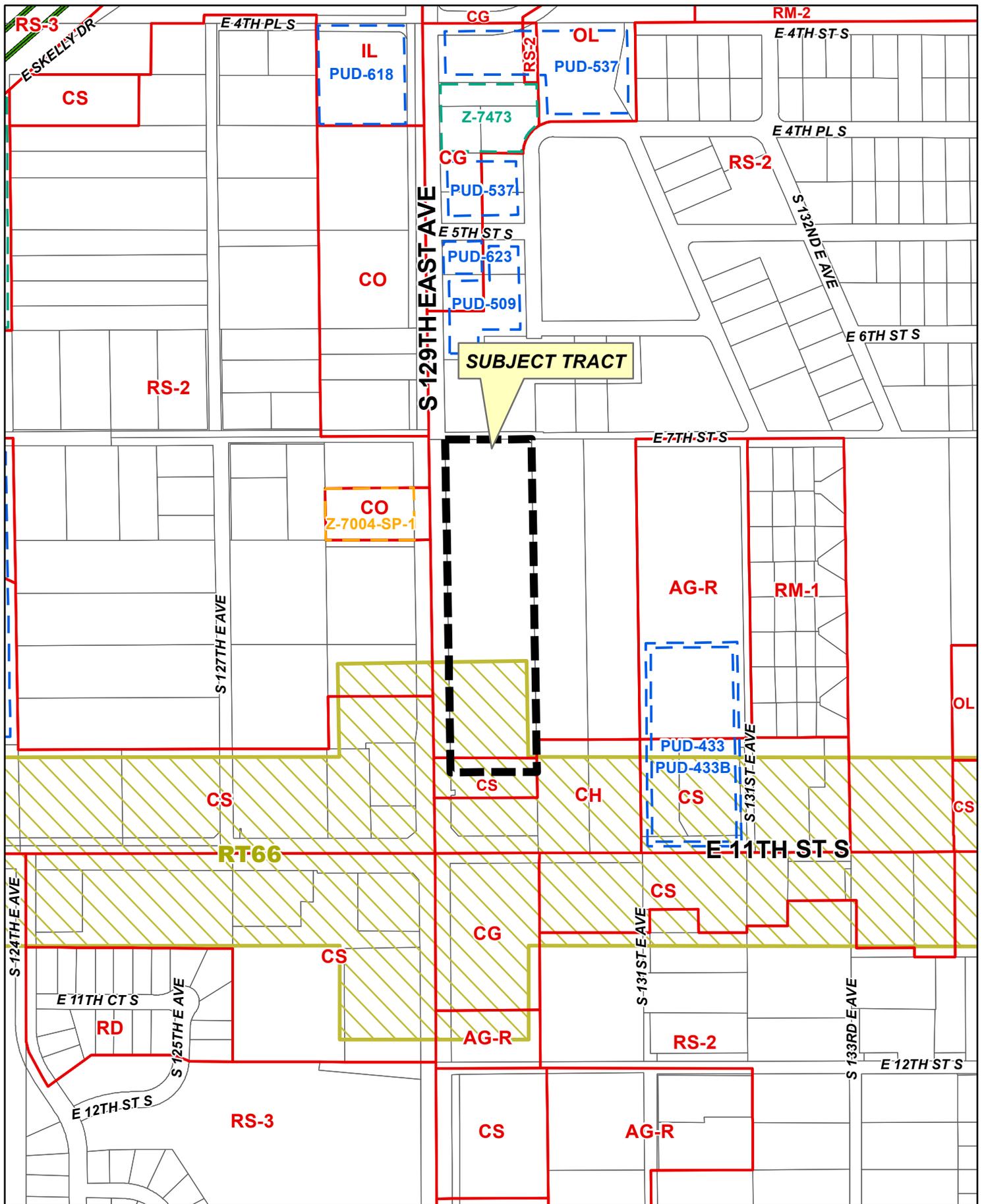
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2021

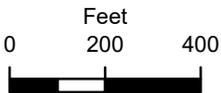


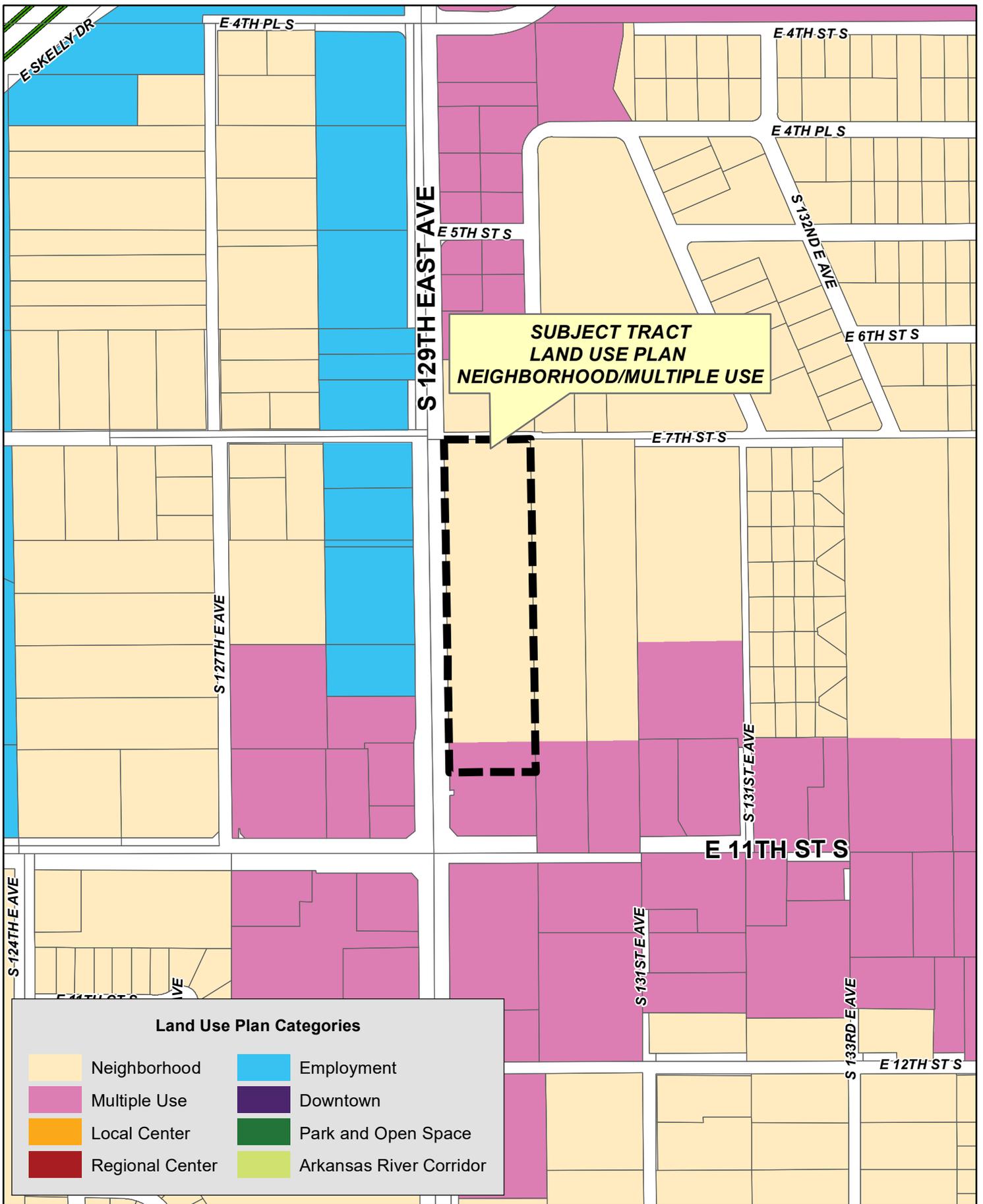
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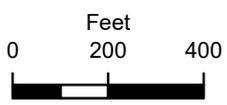
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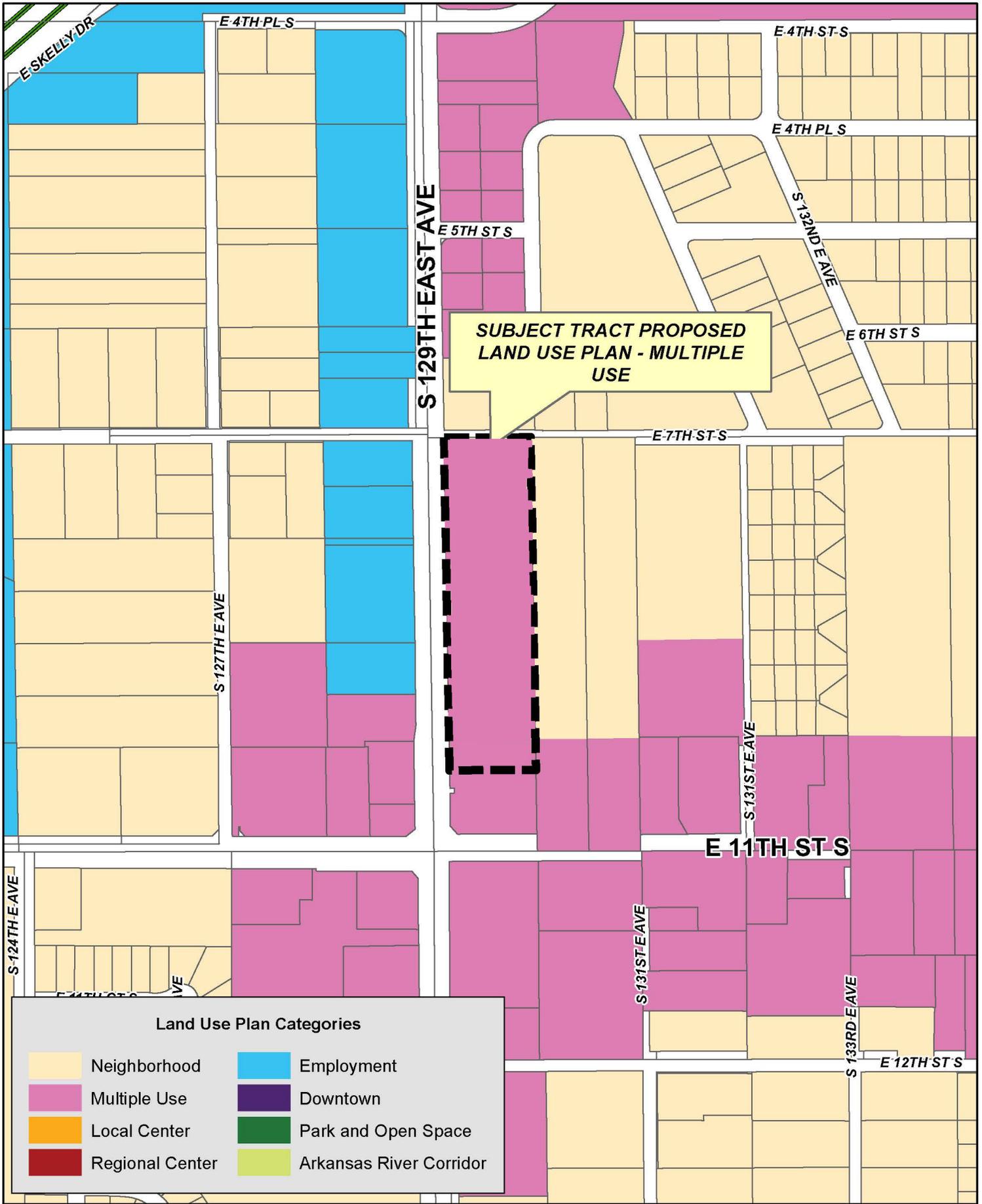




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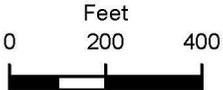
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**SUBJECT TRACT PROPOSED  
LAND USE PLAN - MULTIPLE  
USE**

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



**CPA-109**

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