



**Tulsa Metropolitan Area
Planning Commission**

CPA-115 Staff Report (Related to Z-7798)

Hearing Date: December 4, 2024

Prepared by: Jeremy Banes

jbanes@cityoftulsa.org

918-596-7646

Owner and Applicant Information

Applicant: Peter Carp

Property Owner: Peter Carp

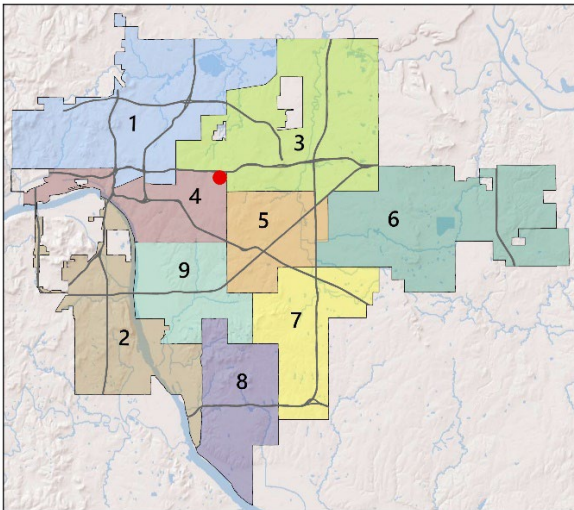
Property Location

Southwest corner of East 2nd Street South and South Yale Avenue

Tract Size: ± 7560 square feet

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 4, Laura Bellis

County Commission: District 2, Karen Keith

Public Notice Required

Newspaper Notice – min. 15 days in advance

Mailed Notice to 300’ radius – min. 20 days in advance

Posted Sign – min. 20 days in advance

Staff Recommendation

Staff recommends **denial** of the proposed Multiple Use land use designation.

Request Summary

Amend land use designation from Neighborhood to Multiple Use, concurrent with Z-7798 for a home office.

Land Use Plan Designation

Existing: Neighborhood

Proposed: Multiple Use

Zoning

Existing Zoning: Residential Single-Family 3 (RS-3)

Existing Overlays: None

Proposed Zoning: Office Light (OL)

Use

Current: Single-family Residential

Proposed: Home Office

Considerations

Small Area Plans: None

Development Era: Early Automobile Era

Major Street & Highway Plan:

South Yale Avenue – Secondary Arterial

planitulsa Street Type: N/A

Economic Development Area: New Market Tax Credit Area

Detailed Staff Recommendation

The applicant is proposing a comprehensive plan amendment for ± 7560 square feet to be changed from Neighborhood to Multiple Use.

As part of the application, applicants are asked the following questions: how conditions on the subject site, adjacent properties, and the immediate area have changed; how changes have affected the subject site to warrant the proposed amendment; and how the proposed change will further other City of Tulsa goals, strategies, and actions as outlined in the Comprehensive Plan. The applicant's responses are attached as an exhibit to the staff report; staff responses are below.

- 1) How conditions on the subject site, adjacent properties, and the immediate area have changed?

Applicant: (see exhibit)

Staff Response:

The property referenced at the southwest corner of E. 4th Pl. S. & S. Yale Ave. was rezoned in case Z-7699 to Commercial Shopping (CS) from Office Light (OL), not from a residential property. Staff finds that there are no other commercial or office districts in the immediate area except the property at 4th & S Yale Ave.

- 2) How have changes affected the subject site to warrant the proposed amendment?

Applicant: (see exhibit)

Staff Response:

Staff agrees that the subject property has its access on S. Yale Ave. as does the above referenced property at 4th & Yale. Staff does not find that access to S. Yale Ave. alone is sufficient to warrant an amendment.

- 3) How the proposed change will further other City of Tulsa goals, strategies, and actions as outlined in the Comprehensive Plan?

Applicant: (see exhibit)

Staff Response:

Future Land Use

- GOAL LU 3 - Economic development is facilitated at the neighborhood, city, and regional scales.
 - STRATEGY LU 3.5 - Promote quality Local Centers which serve the needs of the surrounding neighborhood population.
 - STRATEGY LU 3.7 - Ensure the land use environment is capable of providing spaces for entrepreneurs to thrive.
- GOAL LU 6 - Commercial areas and activity centers complement their surrounding uses.
- GOAL LU 7 - Residential and mixed-use areas are well connected to surrounding land uses.
 - STRATEGY LU 7.4 - Incorporate appropriate uses that support residents' daily needs into predominantly residential areas.

Economic Development

- GOAL ED 3 - The City encourages entrepreneurship and contributes to the support and expansion of entrepreneurial opportunity.

- ACTION ED 3.4.1 - Support start-up businesses by allowing pop-up commercial uses, mobile vending, and temporary land uses, and provide business support for home-based businesses with low-cost entry.

Housing & Neighborhoods

- STRATEGY HN 3.2 - Ensure housing is well connected to basic services and land uses that support residents’ daily needs.

The Comprehensive Plan generally supports land designated as Multiple use for serving area residents. However, it has not been made clear that the proposed land use would provide any benefit to other nearby residents. Furthermore, making such a change on a single isolated property that is distant from adjacent or complementary uses does not create such a district in this location.

Concluding Statement:

With consideration given to the factors listed herein, staff recommends **denial** of the proposed land use designation.

Land Use Plan Designation

Existing:

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 an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access from a lower-order street separated from the arterial, then it would be considered Neighborhood.

Proposed:

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.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-3	Neighborhood	Residential
East	RS-3	Neighborhood	Residential
South	RS-3	Neighborhood	Residential
West	RS-3	Neighborhood	Residential

Small Area Plans

The subject property is not in a Small Area Plan.

Development Era

The subject property is in an area designated as Early Automobile Era.

The subject property is in an area developed during the Early Automobile Era (1930s-50s), which retained a high degree of the connectivity from neighborhood streets to the arterial network, with mostly commercial, office,

industrial, and other active uses along major streets and a mix of housing options and neighborhood-based uses like schools, churches, and libraries in the interior sections. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, commercial revitalization, compatibility of scale for neighborhood development, and transitions between commercial corridors and residential areas.

TransportationMajor Street & Highway Plan:

South Yale Avenue is classified as Secondary Arterial.

Comprehensive Plan Street Designation:

none

Exhibits

Applicant's Justification

Case map

Aerial (small scale)

Aerial (large scale)

Land Use Plan Map

To: Tulsa Planning Commission

11-8-2024

Case # CPA 115

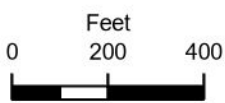
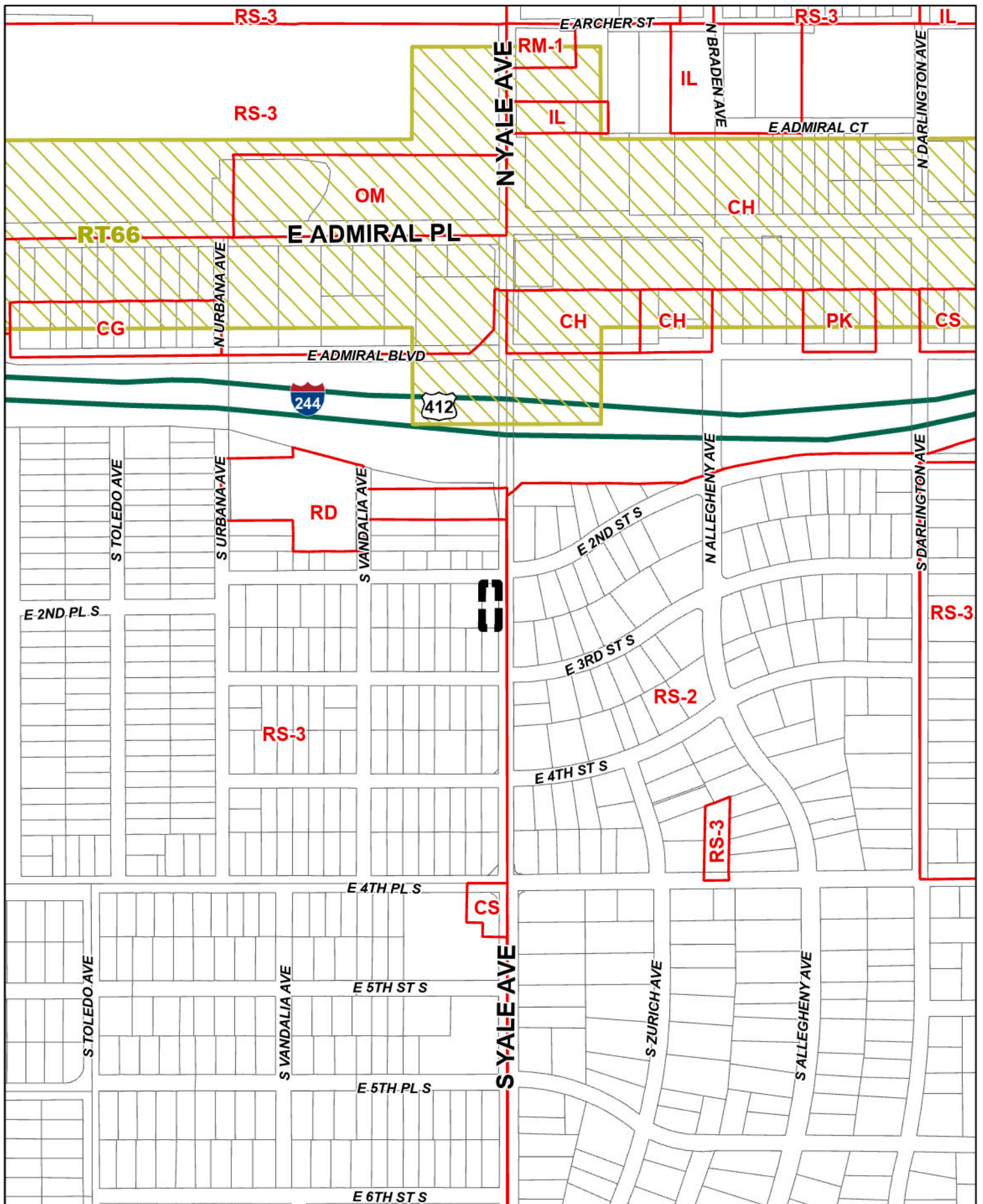
The conditions of the subject area and surrounding properties have changed. For example, within the last year City of Tulsa has approved a residential property located at the corner of S. 4th Pl. & S. Yale to be rezoned for commercial use. Said property is 2 blocks from my property. My property faces S. Yale a commercial street which has multiple businesses within blocks of my property.

The change as stated above has affected the subject area to warrant the proposed amendment. The subject area is in identical type location on a corner lot facing S. Yale just as the approved commercial use building on 4th & Yale. Therefore would be unfair to approve of one and not the other.

The proposed change will further other City of Tulsa goals, strategies and actions as outlined and stated in the Comprehensive Plan. By enhancing a vibrant & dynamic economy. New development efforts will focus on creating pedestrian friendly, mixed use places.

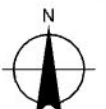
Thank you for your consideration.

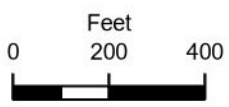
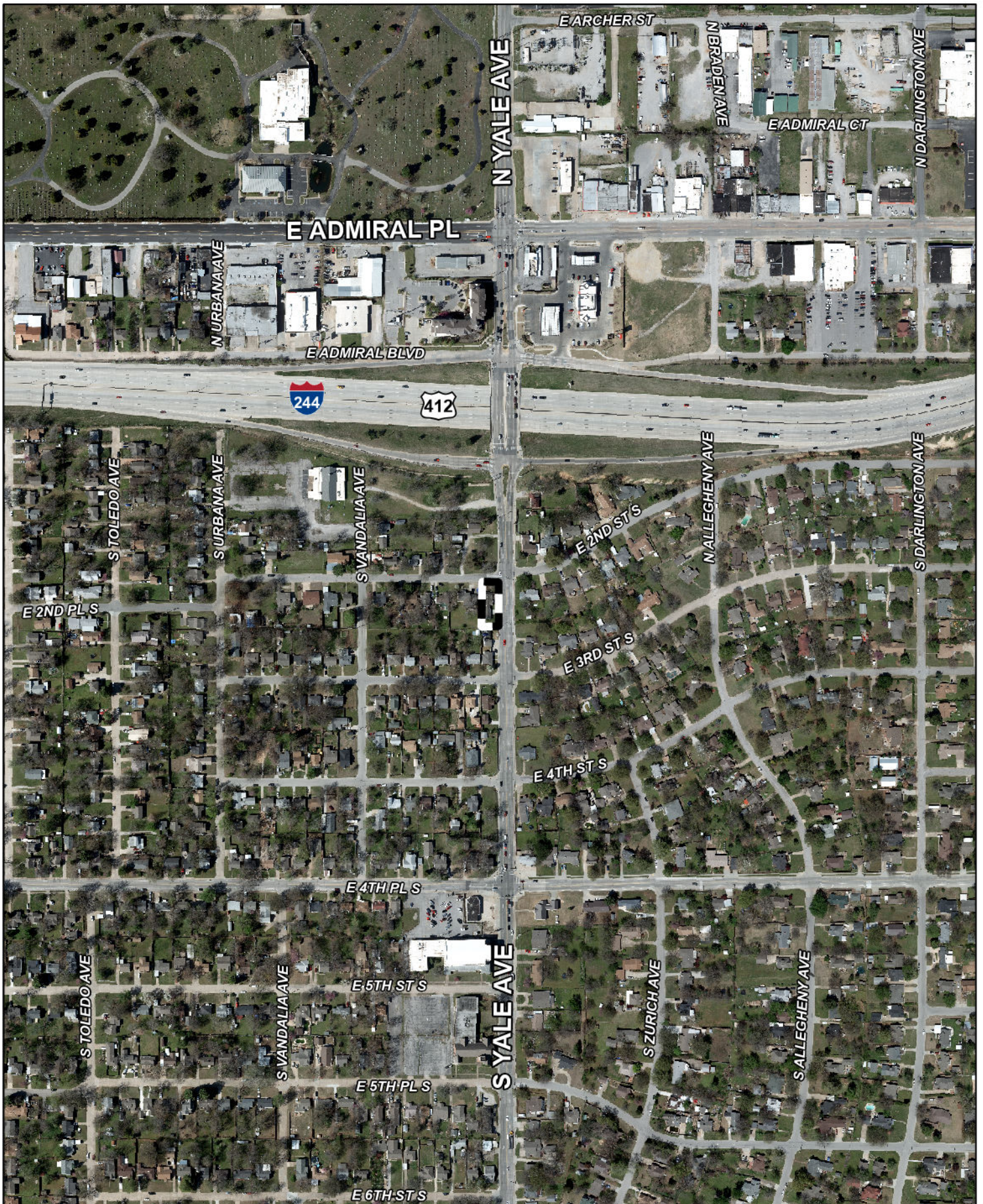
Peter Carp



 Subject Tract

**Z-7798/
CPA-115**
19-13 04





 Subject Tract

**Z-7798/
CPA-115**
19-13 04

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

Aerial Photo Date: 2022

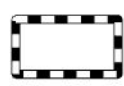
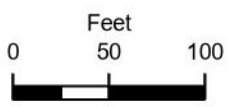




S YALE AVE

E 2ND STS

E 3RD STS



Subject Tract

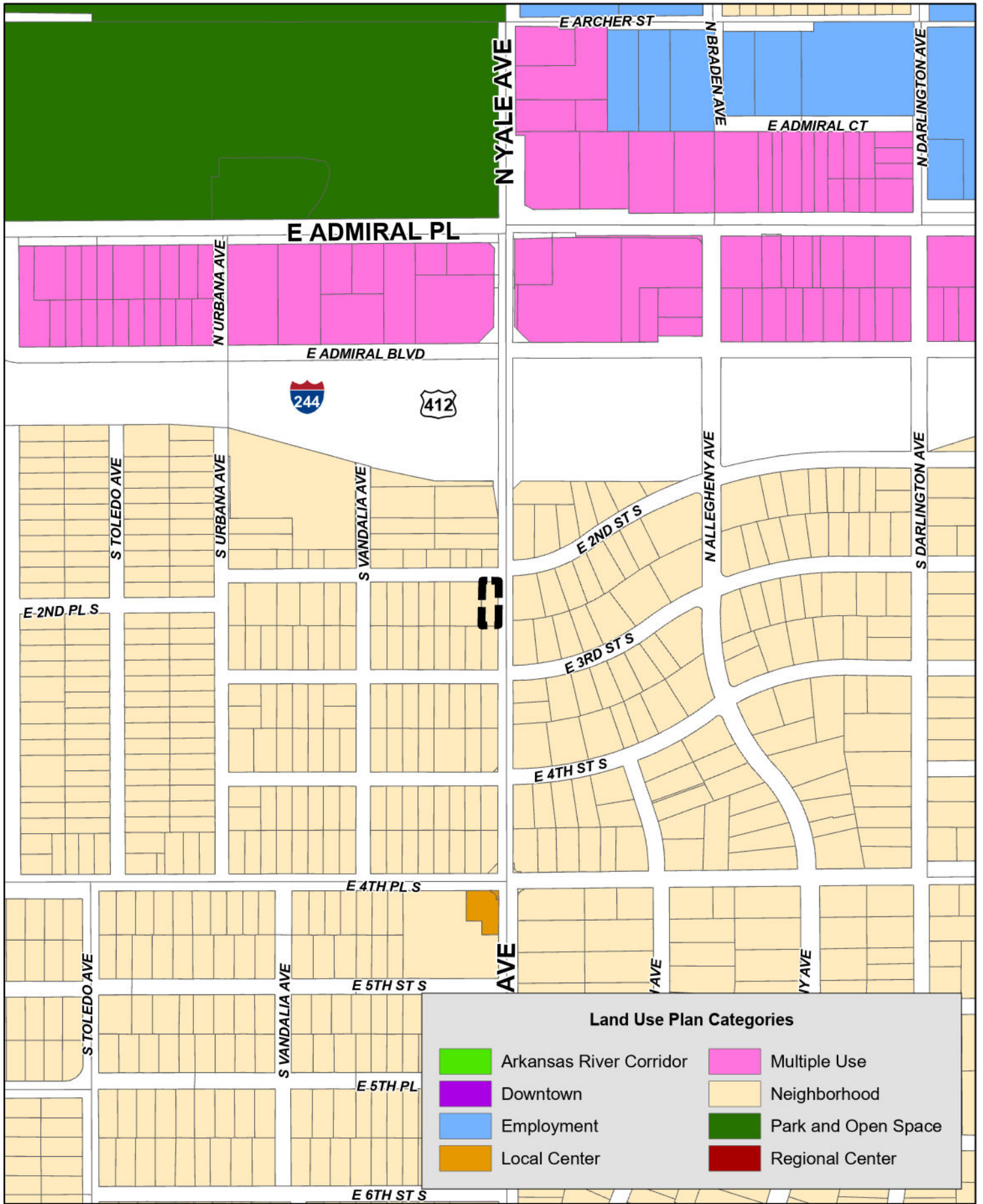
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



Aerial Photo Date: 2022

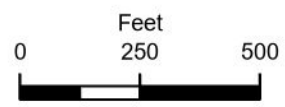


10.8



Land Use Plan Categories

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



 Subject Tract

**Z-7798/
CPA-115**
19-13 04

