



**Tulsa Metropolitan Area
Planning Commission**

**CPA-120 Staff Report
(Related to Z-7821)**

Hearing Date: August 6, 2025)
Prepared by: Kia Shagena
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918-596-7645

Owner and Applicant Information

Applicant: Robert Bell, Bell Land Use LLC
Property Owners: Chris Shrout & Arthur Pannell

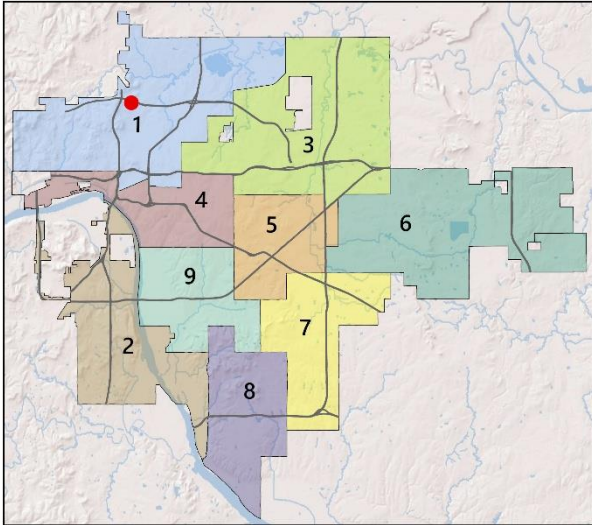
Property Location

North and east of the northeast corner of Martin Luther King Jr. Boulevard and East 31st Street North

Tract Size: ± 1.93 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 1, Vanessa Hall-Harper
County Commission (Tulsa): District 1, Stan Sallee

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 **approval** of the proposed Local Center land use designation.

Request Summary

Amend land use designation from Neighborhood to Local Center, concurrent with Z-7821 for commercial use development.

Land Use Plan Designation

Existing: Neighborhood

Proposed: Local Center

Zoning

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

Existing Overlays: Healthy Neighborhood Overlay (HNO)

Proposed Zoning: Commercial Shopping (CS)

Use

Current: Vacant

Proposed: N/A

Considerations

Small Area Plans: Unity Heritage

Development Era: Early Automobile

Major Street & Highway Plan:

-Martin Luther King Jr. Blvd. – Secondary Arterial

-Gilcrease Expressway: Freeway

planitulsa Street Type: Multi-Modal Corridor

Detailed Staff Recommendation

The applicant is proposing a comprehensive plan amendment for ± 1.93 acres to be changed from Neighborhood to Local Center.

As part of the application, applicants indicated that the completion of the Gilcrease Expressway limits the ability of the area to be developed for Single Family Residential Use and that the subject properties have a history of commercial development.

Staff finds that this area is mostly removed from surrounding neighborhood areas with the Gilcrease Expressway to the immediate north, a City of Tulsa stormwater facility to the immediate west and Northside Christ Gospel Church and the Salvation Army to the immediate south, though, there are two residential properties to the east of the subject properties. Changing the subject properties is consistent with uses on adjacent properties and in the immediate area north, south, and west of the subject property.

The subject properties could support a change from Neighborhood to Local Center.

The proposed change is consistent with the following City of Tulsa goals, strategies, and actions as outlined in the Comprehensive Plan:

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 3.6 - Encourage development that fills existing market gaps and provides for the necessities of life.
 - ACTION LU 3.6.2 - Promote a mix of essential services in Local Centers including grocery stores, education, childcare, health, and social services.
- GOAL LU 5 - Tulsa's neighborhoods are recognized for distinct characteristics, and development occurs with sensitivity to local context.
 - STRATEGY LU 5.3 - Ensure appropriate transitions are provided between nonresidential and residential uses.
 - ACTION LU 5.3.1 - Encourage infill development that adds complementary uses and is compatible in form and scale to the immediate surrounding development.

Transportation

- GOAL TR 5 - Transportation investments support the land uses they serve and increase access to places that Tulsans need to visit.
 - STRATEGY TR 5.2 - Ensure land use decisions are reflective of and responsive to the transportation infrastructure context.
 - ACTION TR 5.2.1 - Encourage compact and infill development to optimize the use of existing infrastructure.
 - ACTION TR 5.2.2 - Encourage mixed-use developments and housing near employment areas to decrease long vehicle trips.

Housing & Neighborhoods

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

Public Services

- GOAL PS 1 - Tulsa’s land use pattern enables efficient and cost-effective distribution of public services.
 - STRATEGY PS 1.3 - Encourage infill development or development that is currently served by existing City services and infrastructure.

Unity Heritage Neighborhoods Plan

- GOAL 7: Enhance local commerce and access to important goods and services.

Residential developments in the surrounding area could be served by extending the Local Center land use designation to the subject area as stated in Strategy LU 3.5, Strategy LU 3.6, and Action LU 3.6.2. This would also be supported by Goal 7 of the Unity Heritage Neighborhoods Plan.

Concluding Statement:

With consideration given to the factors listed herein, staff recommends **approval** of the proposed Local Center 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:

Local Centers serve the daily needs of those in the surrounding neighborhoods. This designation implies that the center generally does not serve an area beyond the nearby neighborhoods. Typical uses include commercial or retail uses that serve the daily needs of nearby residents. In order to introduce a regional trip generator, the entire local center designation should be amended to be Regional Center with significant input from all affected properties and nearby neighborhoods.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-3/HNO	N/A	Gilcrease Expressway
East	RS-3/HNO	Regional Center	Gilcrease Expressway
South	RS-3/HNO	Neighborhood	Religious Assembly, Residential, Salvation Army/Boys & Girls Club
West	AG/HNO	Park and Open Space	City of Tulsa Stormwater Facility

Small Area Plans

The subject property is located within the Unity Heritage Neighborhoods Plan.

Development Era

The subject property is located 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 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:

Martin Luther King Jr. Blvd. is classified as Secondary Arterial; Gilcrease Expressway is classified as a Freeway

Comprehensive Plan Street Designation:

Multi-Modal Corridor

Exhibits

Applicant's Justification

Case map

Aerial (small scale)

Aerial (large scale)

Land Use Plan Map

Applicant's Justification

Summary

The completion of the Gilcrease Expressway has limited the ability for the area to be developed for Single Family Residential Use.

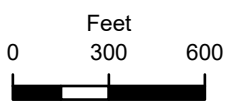
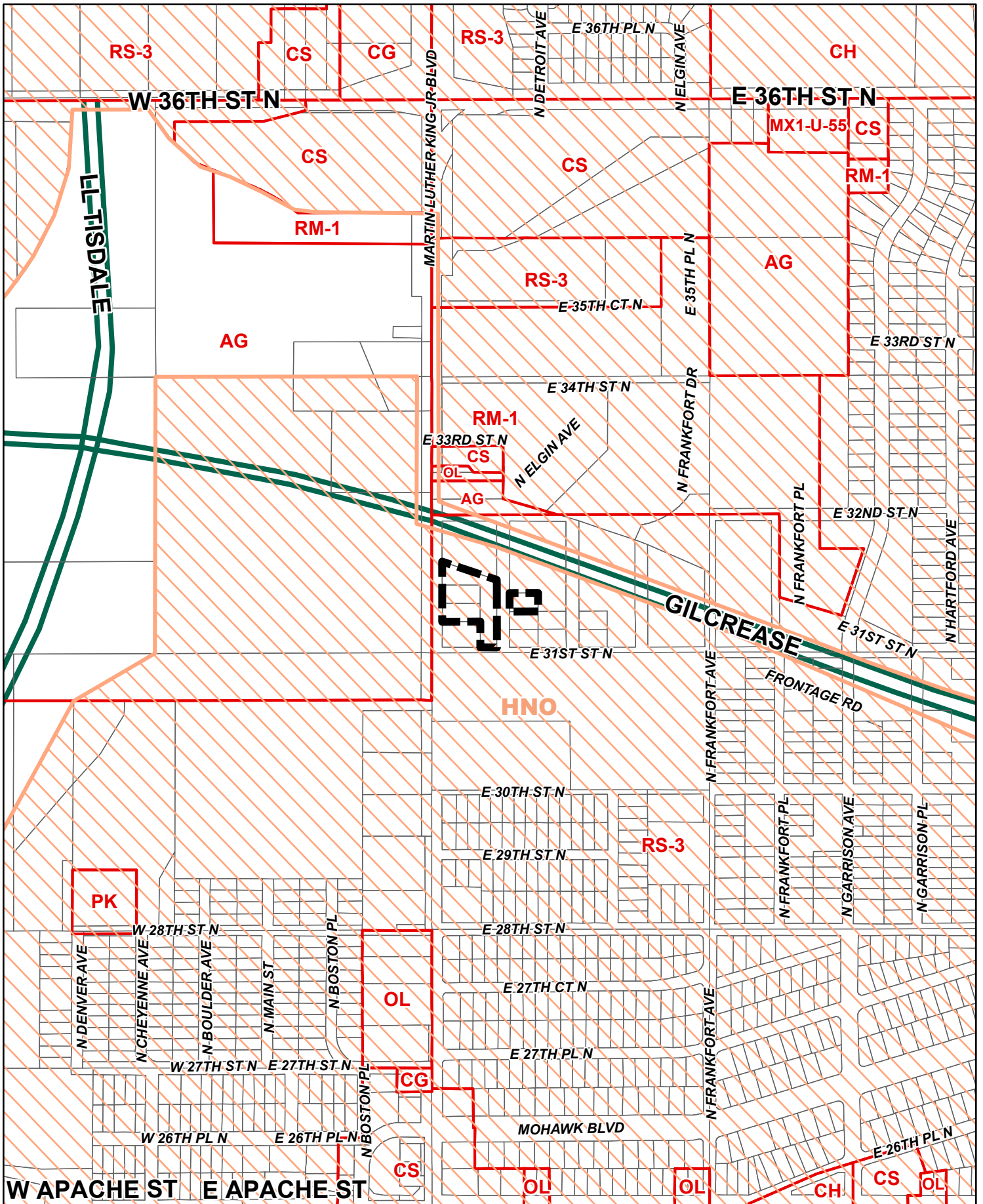
The area lacks the designation of a local center to concentrate on the services needed in the local area.

The designation of a Local Center recognizes the changes that have transpired with the completion of the Gilcrease Expressway.

The designation recognizes a 30-year history of commercial use that was a staple for the local community.

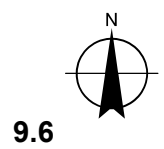
King Arthurs Restaurant was and still is recognized as a gathering place for the local community.

Local Centers are primarily intended to serve the needs of surrounding neighborhoods. The subject properties are at the right location to serve the area neighborhoods as the transportation elements flow towards 36th Street North and area highways.



 Subject Tract

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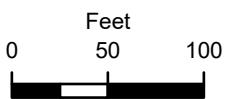




GILCREASE

MARTIN LUTHER KING JR BLVD

E 31ST ST N



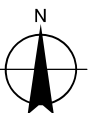
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2025



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