



**Tulsa Metropolitan Area
Planning Commission**

CPA-127 Staff Report (Related to MPD-8)

Hearing Date: March 4, 2026

Prepared by: Jeremy Banes

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918-596-7646

Owner and Applicant Information

Applicant: Mark B. Capron, Wallace Design Collective

Property Owner: Harwelden Mansion, LLC, North Harwelden Flats LLC, South Harwelden Flats, LLC

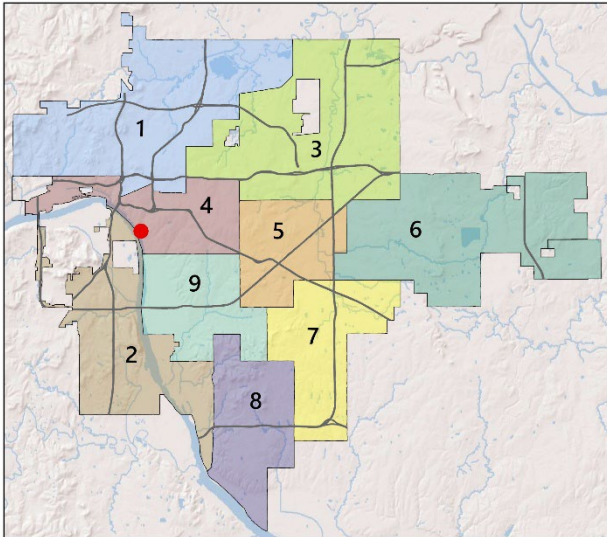
Property Location

Multiple properties bounded by W. 22nd St. S., S. Main St., W. Woodward Blvd., and S. Riverside Dr.

Tract Size: ± 3.3 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 4, Laura Bellis

County Commission: District 2, Lonnie Sims

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 Multiple Use land use designation.

Request Summary

Amend land use designation from Neighborhood to Multiple Use, concurrent with rezoning application MPD-8.

Land Use Plan Designation

Existing: Neighborhood

Proposed: Multiple Use

Zoning

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

Existing Overlays: None

Proposed Zoning: Master Planned Development 8 (MPD-8)

Use

Current: Bed & breakfast

Proposed: See development plan for details.

Considerations

Small Area Plans: None

Development Era: Streetcar Era

Major Street & Highway Plan:

Riverside Drive is classified as a Secondary Arterial and Scenic Drive. West 21st Street South is classified as an Urban Arterial, a Secondary Arterial, and a Residential Collector.

planitulsa Street Type: None

Detailed Staff Recommendation

The applicant is proposing a comprehensive plan amendment for ± 3.3 acres 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:

The site is now bordered by high-density multifamily housing and major infrastructure, specifically Riverside Drive and the 21st Street bridge cloverleaf. The current low-density RS-3 zoning is obsolete given these intensified conditions. The amendment creates a necessary "step-down" transition between the high-traffic corridor and the interior neighborhood.

Staff Response:

Staff finds that this area has undergone substantial change over many years with dense residential uses now existing north, east and south of the subject property. These changes and the adjacency of Riverside Drive support the proposed land use for the subject property.

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

Applicant:

The Board of Adjustment has already validated the site's suitability for commercial use by approving special exceptions for events and lodging. This amendment formalizes those uses into a cohesive Master Plan Development (MPD), replacing ad-hoc exceptions with a stable regulatory framework that allows for the logical expansion of the business model.

Staff Response:

Staff finds that the subject property has changed from its original residential use and currently has existing commercial uses appropriate to the surrounding area.

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

Applicant:

Expanding these services supports heritage tourism and ensures the financial preservation of a historic landmark through adaptive reuse. This aligns with City goals to promote economic vitality along major corridors like Riverside Drive while meeting specific market demand for high-end lodging and amenities.

Staff Response:

Future Land Use

- GOAL LU 3 – Economic development is facilitated at the neighborhood, city, and regional scales.

- 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.
- GOAL LU 8 – Tulsa's natural and architectural assets are preserved and enhanced.
- GOAL LU 9 – Tulsa is a leader in sustainable development practices.
 - STRATEGY LU 9.2 – Support and incentivize adaptive reuse of buildings, infill development, and brownfield redevelopment.

Housing & Neighborhoods

- GOAL HN 7 – Tulsa embraces the preservation of historic homes and neighborhood identity.
 - STRATEGY HN 7.1 – Ensure that neighborhoods are identified for their unique characteristics, and expand opportunities for residents to engage in preservation efforts within their neighborhoods.

History, Culture, and Creativity

- GOAL HCC 1 – Tulsa acknowledges its past, celebrates its diverse cultural landscapes, and embraces opportunities to preserve historic landmarks and cultural resources in all parts of the city
 - STRATEGY HCC 1.4 – Prevent the loss of historically and architecturally significant structures by encouraging rehabilitation or adaptive reuse over demolition.

Environment and Natural Resources

- STRATEGY EN 6.2 – Promote the adaptive use of existing buildings, infill development, and Brownfield development as effective sustainability practices that take development pressure off of undeveloped areas.

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.

Staff finds the subject property unique. Generally, the comprehensive plan supports the adaptive reuse of historic landmarks as both a means of preserving architectural assets and as a sustainable development practice. More specifically, staff finds that the subject property is bounded by a Scenic Drive and residential uses of greater density than the subject property which lends support for a greater variety of uses than allowed by the existing land use.

Concluding Statement:

With consideration given to the factors listed herein, staff recommends **approval** 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	OL/OH/PUD-703	Neighborhood	Residential
East	RM-2	Neighborhood	Residential
South	RM-2/RM-3	Neighborhood	Residential
West	AG/RDO-1	Parks & Open Space	Riverside Drive/Arkansas River

Small Area Plans

The subject property is not in a Small Area Plan.

Development Era

The subject property is in an area developed during the Streetcar Era (1910s-30s), prior to the proliferation of automobiles, when streetcars facilitated growth beyond downtown. Land uses range from fully integrated to somewhat separated, on a half-mile grid, with a mix of housing options. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, transit-oriented development, commercial districts, and well-designed streetscapes.

Transportation

Major Street & Highway Plan:

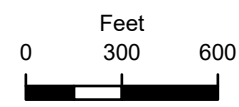
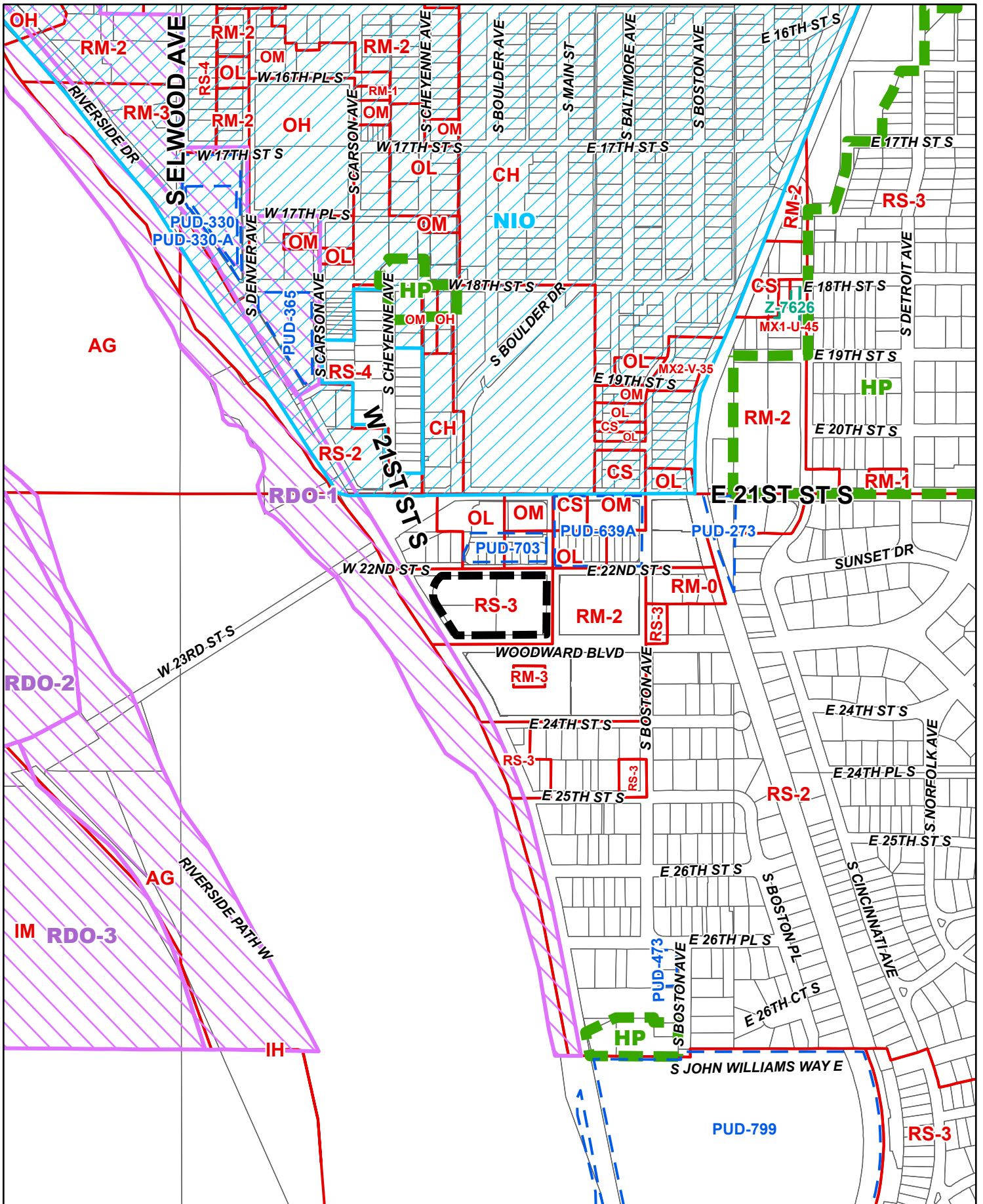
Riverside Drive is classified as a Secondary Arterial north of W 21st Street S and Scenic Drive south of W 21st Street S. West 21st Street S is classified as an Urban Arterial east of S Boulder Park Drive and west of Riverside Drive, as a Secondary Arterial between S Boulder Park Drive and the W 21st Street S bridge, and a Residential Collector between S Boulder Park Drive and Riverside Drive.

Comprehensive Plan Street Designation:

none

Exhibits

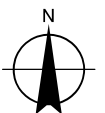
- Case map
- Aerial (small scale)
- Aerial (large scale)
- Land Use Plan Map

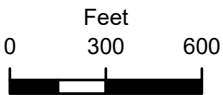


Subject Tract

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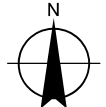
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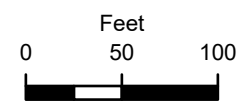
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2025





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