



**Tulsa Metropolitan Area
Planning Commission**

**CPA-130 Staff Report
(Related to Z-7857)**

Hearing Date: April 15, 2026

Prepared by: Jeremy Banes
jbanes@cityoftulsa.org
918-596-7646

Owner and Applicant Information

Applicant: Robert Bell, Bell Land Use LLC
Property Owner: Contract Holder – Dr. Norman Rizwan

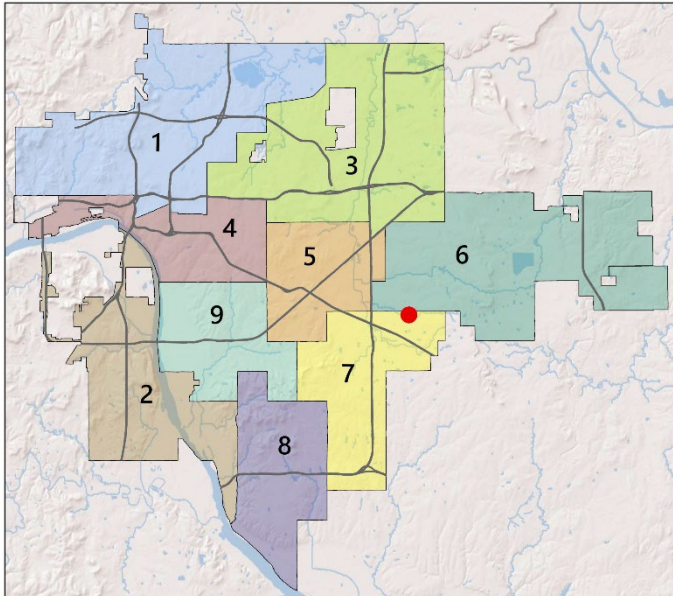
Property Location

Southwest of the corner of South 129th East Avenue and East 41st Street South

Tract Size: ± 55.14 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 7, Lori Decter Wright
County Commission: 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 Neighborhood and Multiple Use Land Use designation.

Request Summary

Amend land use designation from Employment to Neighborhood & Local Center, concurrent with Z-7857 for residential and commercial development.

Land Use Plan Designation

Existing: Employment

Proposed: Neighborhood, Local Center

Zoning

Existing Zoning: Scientific Research (SR)

Existing Overlays: none

Proposed Zoning: Residential Single-family 5 (RS-5) and Commercial Shopping (CS)

Use

Current: Vacant/Agricultural

Proposed: Residential/Commercial

Considerations

Small Area Plans: none

Development Era: Late Automobile

Major Street & Highway Plan:

South 129th East Avenue and East 41st Street South are classified as Secondary Arterials.

planitulsa Street Type: None

Detailed Staff Recommendation

The applicant is proposing a comprehensive plan amendment for ± 55.14 acres to be changed from Employment to Neighborhood and Local Center.

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: "A Creek traverses the property from east to west from a Regional Detention Facility to South 129th East Avenue. This creek is designated a Blue Line Stream under US Army Corps of Engineer control. The creek is also designated by FEMA as within the boundaries of the 100 year floodplain." The Regional Detention Facility ensures that no employment development can transpire to the west of the subject tract. The development of the Cherokee Business Park to the south clearly shows that the area of the Blue Line Stream and the floodplain create a better transition of use from the area residential located along the Section line Roads. The subject property is better linked to the Neighborhood and Commercial Local center. Since apartments are constructed on both corners the need for retail to support the area growth and to provide services that will assist the Business Parks."

Staff Response:

Neighborhood use is present to the north and east and that a Local Center use is north of the east side of the subject property. Staff also finds that a City Stormwater Facility exists to the west of the subject property.

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

Applicant: "The subject property does not have a connection to the area Employment Centers located to the South. It is separated by floodplain, Blue Line Streams and green space. The land use clearly dictates that the transition from residential to the employment centers needs to follow area floodplain designation. The area between the subject property and the business park is at a lower elevation, has wetlands, and is developed with park uses such as green space and walking trails."

Staff Response:

Staff agrees that the existing watercourse to the south of the subject property provides an appropriate transition from the proposed Neighborhood uses and the more intensive Employment uses to the south, which are better suited nearer the highway corridor. Staff agrees that a Local Center at the northeast of the subject property would provide complementary services to other nearby Neighborhood uses.

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

Applicant:

"Because of the Business Park that is located south of the Creek and the apartments complexes located on both corners on east sides of the intersection of South 129th E Avenue and 41st Street it makes the property ideal to help meet the goals as published by the Mayor Office related to the need for affordable housing. The zoning request will be RS-5 to allow 40 foot wide lots. The local center will be developed with uses that will meet the needs of the Employment Center businesses. Uses such as Restaurants and Lodging are needed for these

businesses. The area is also exploding with new residential developments. The one commercial corner related to the northwest corner of the intersection will not meet the needs of the area residential growth.”

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 3.6 - 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.
 - ACTION LU 5.3.4 - Encourage the preservation, enhancement, and creation of on-site open space that can be used as a buffer between different 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.
 - ACTION LU 7.4.2 - Encourage new subdivisions to include nonresidential uses that serve the residents of the subdivision.

Housing & Neighborhoods

- GOAL HN 3 - Tulsa has a robust housing stock with an adequate mix of housing sizes, types, costs, and locations.
 - STRATEGY HN 3.2 - Ensure housing is well connected to basic services and land uses that support residents' daily needs.
 - ACTION HN 3.2.1 - Incentivize property owners to pursue zoning that permits residential density and infill in well-connected centers and corridors that is consistent in scale with surrounding property.

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.

The Comprehensive Plan contains Goals, Strategies, and Actions that support increasing the housing supply, varying new housing types, and promoting neighborhood amenities within walking distance. Furthermore, the subject property is at a sufficient distance from the highway to allow for more sensitive land uses, such as Neighborhoods,

and the existing watercourse provides a natural buffer area between the Employment uses to the south and the proposed Neighborhood and Local Center uses to the north.

Concluding Statement:

With consideration given to the factors listed herein, staff recommends **approval** of the proposed comprehensive plan amendments.

Land Use Plan Designation

Existing:

Employment is intended to accommodate offices, warehousing and storage, manufacturing and assembly, and industrial processes. The Industrial Site Suitability map corresponds to the Employment land use designation and indicates where uses that are potentially incompatible with sensitive land uses are best suited to locate. This directs industrial uses to particular areas of the city while discouraging industrial in close proximity to Neighborhood areas.

Proposed:

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.

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	CH, CS, RM-1, RD, RS-3	Neighborhood, Local Center	Residential/Commercial
East	CS, RM-1, RD	Neighborhood	Residential/Open Space
South	SR	Employment	Scientific Research/Open Space
West	SR	Employment	Open Space

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 Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

Transportation

No planitulsa street types

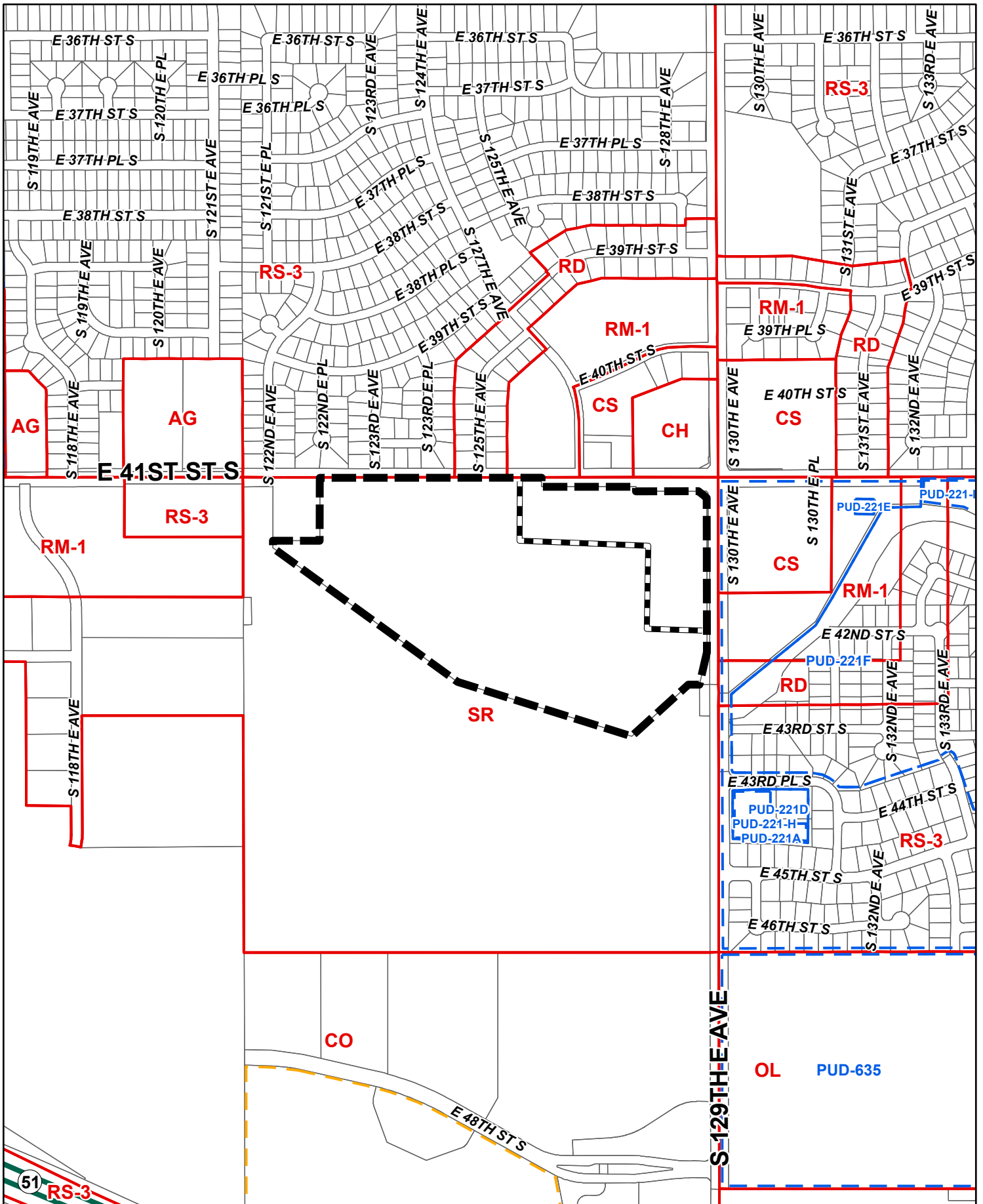
Exhibits

Case map

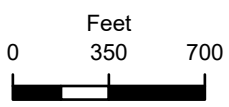
Aerial (small scale)

Aerial (large scale)

Land Use Plan Map



51 RS-3



 Subject Tract

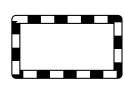
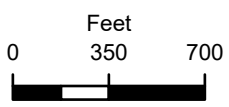
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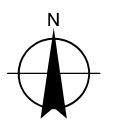
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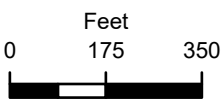
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2025



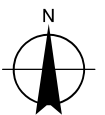


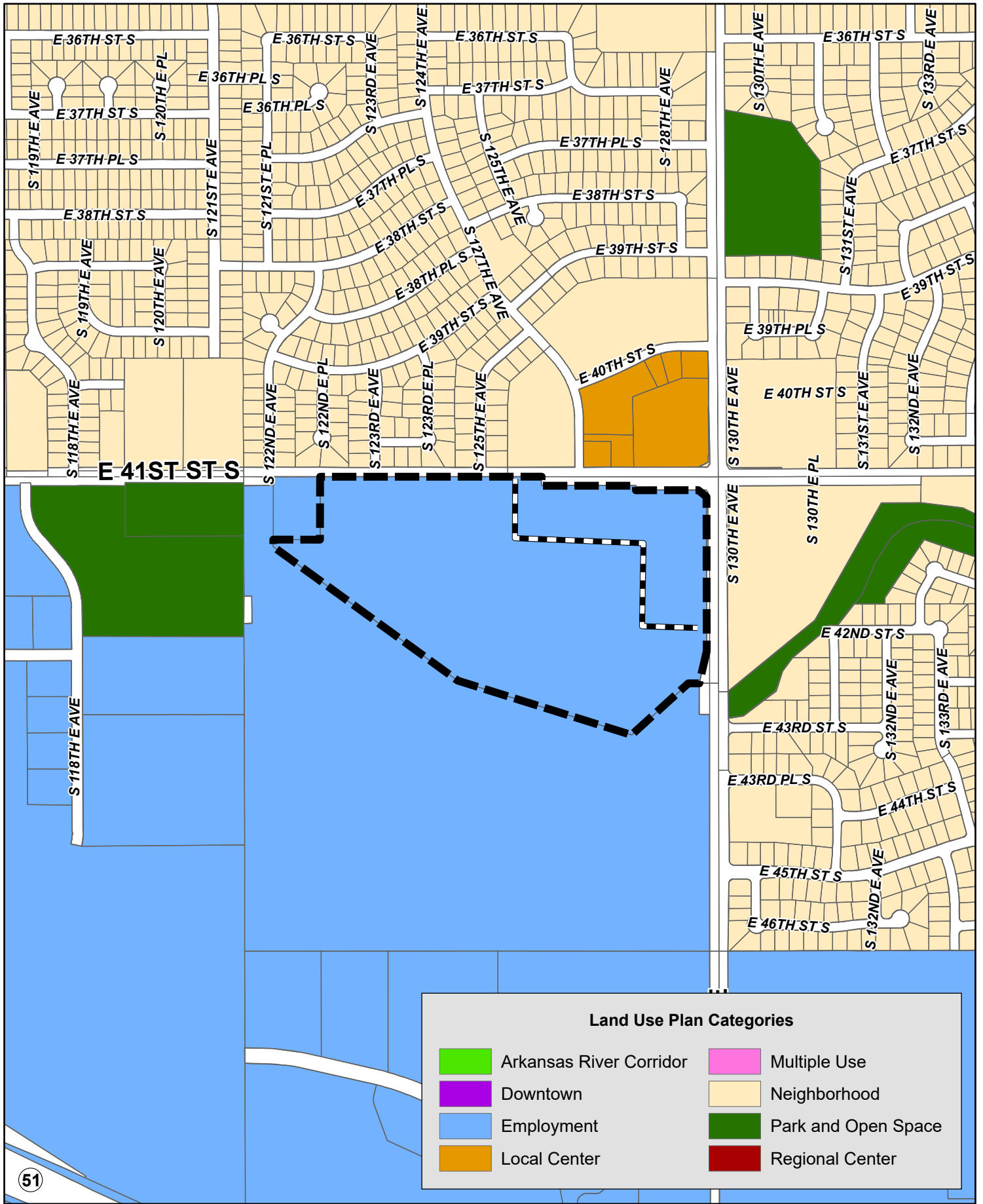
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






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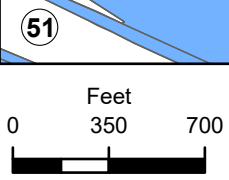
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Aerial Photo Date: 2025





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



 Subject Tract

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