



Tulsa Metropolitan Area  
Planning Commission

**Case Number:** CPA-91  
**Comprehensive Plan Amendment**

**Hearing Date:** March 17, 2021  
(Originally heard and adopted by TMAPC on January 20, 2021. In a 9-0-0 vote, Council voted to return CPA-91 to TMAPC for further consideration.)

**Case Report Prepared by:**

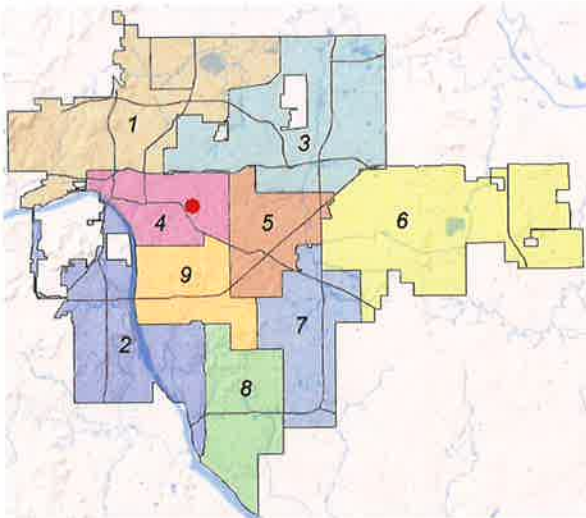
Jani Wertin/Susan Miller

**Owner and Applicant Information:**

Applicant: Ricky Powell

Property Owner: Peace of Mind Investments

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



**Applicant Proposal:**

Land Use Map change from ***Existing Neighborhood*** to ***Main Street***

Tract Size: 0.16 + acres

Location: North of Northwest corner of East 15th Street South & South Evanston Avenue

**Comprehensive Plan:**

**Land Use Map**

Existing: *Existing Neighborhood*

Proposed: *Main Street*

**Stability and Growth Map**

Existing: *Area of Growth*

**Zoning**

Existing Zoning: RS-3

Proposed Zoning: OL

**Staff Recommendation:**

**Staff recommends *approval* of the proposed *Main Street* land use designation.**

**City Council District:** 4

Councilor Name: Kara Joy McKee

**County Commission District:** 2

Commissioner Name: Karen Keith

**TMAPC Staff Report**  
**CPA-91**  
**Comprehensive Plan Amendment**

**Property Information and Land use Request**

The applicant has submitted the following Comprehensive Plan amendment request to amend the land use designation of the 0.16 ± acre subject property from *Existing Neighborhood* to *Main Street*. This request is accompanied by a concurrent re-zoning request (Z-7576), which proposes a zoning change from RS-3 to OL for a vertical mixed-use building.

**Background**

The parcel involved in this Comprehensive Plan amendment request is located east of Downtown, north of the northeast corner of East 15<sup>th</sup> Street South and South Evanston Avenue, and abuts residential to the north and west, an autobody paint shop to the east, and parking to the south. While the property directly abutting the subject property to the south is zoned RS-3, only one of the properties between the subject property and East 15<sup>th</sup> Street South is currently being utilized for residential purposes and it is zoned OL. All properties in this strip carry an Area of Growth designation. According to the applicant, the subject property has been utilized since the 1920s as a vertical mixed-use building with a wiring repair service and living quarters sharing the building, which can be seen in the pictures provided.

As there are no other plans that cover this area that offer land use recommendations, the 2010 Tulsa Comprehensive Plan solely provides guidance regarding land use for this area.

CPA-91 was originally heard and adopted by TMAPC on January 20, 2021. In a 9-0-0 vote, Council voted to return CPA-91 to TMAPC for further consideration. When initially submitted by the applicant in October 2020, the CPA was concurrent with a rezoning request (Z-7576) for this property from RS-3 to OL in order to permit vertical mixed-use building. The Council voted to deny the rezoning request, but do not have authority to deny Comprehensive Plan amendment requests, per OK Stat § 19-863.7: *The council and/or board may approve the plan in whole or in part, or return the plan or any portion thereof to the commission for further consideration.* Therefore, the TMAPC is now asked to consider adoption of this Comprehensive Plan amendment, absent a concurrent rezoning request on this property.

## **Existing Land Use and Growth Designations**

An *Existing Neighborhood* land use designation was assigned to the area subject to the amendment request at the time of the adoption of the Tulsa Comprehensive Plan in 2010:

“The Existing Neighborhood category is intended to preserve and enhance Tulsa’s existing single-family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.”

When the Tulsa Comprehensive Plan was developed and adopted in 2010, the subject tract was designated as an *Area of Growth*:

“The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.”

## **Proposed Land Use Designation (Tulsa Comprehensive Plan)**

The applicant is proposing the *Main Street* land use designation for the subject property:

“Main Streets are Tulsa’s classic linear centers. They are comprised of residential, commercial, and entertainment uses along a transit-rich street usually two to four lanes wide and includes much lower intensity residential neighborhoods situated behind. Main Streets are pedestrian-oriented places with generous sidewalks, storefronts on the ground floor of buildings, and street trees and other amenities. Visitors from outside the surrounding neighborhoods can travel to Main Streets by bike, transit, or car. Parking is provided on street, small private off street lots, or in shared lots or structures.”

## Zoning and Surrounding Uses

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-3	Existing Neighborhood	Growth	Residential
East	RS-3	Existing Neighborhood	Growth	Auto paint shop
South	RS-3	Main Street	Growth	Parking
West	RS-3	Existing Neighborhood	Stability	Single-family Detached

## 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.

"It is my understanding conditions in the subject area are planned to receive road upgrades soon in the 15<sup>th</sup> street corridor which would facilitate office light zoning. There are currently no single-family zoned properties between the subject and 15<sup>th</sup> street that are being used as SFR's. The lot immediately to the south is zoned RS3 and is currently being used as a parking lot. The lots across Evanston are also RS3 and being used for parking. The only residential property between the subject and 15<sup>th</sup> street is a multifamily dwelling 2 lots to the south.

The current use of the surrounding property would be better suited as an office due to the surrounding properties not being used for residential purposes. The subject property has previously been used as a commercial building as shown in provided photos.

The proposed change will enhance the surrounding area and city due to renovations that will take place if office zoning is approved. The city will benefit with new office that meets the business needs of today and is not functionally obsolete. The new office building will have very light traffic and will be an open space on the ground floor with an apartment loft upstairs."

## Staff Summary & Recommendation

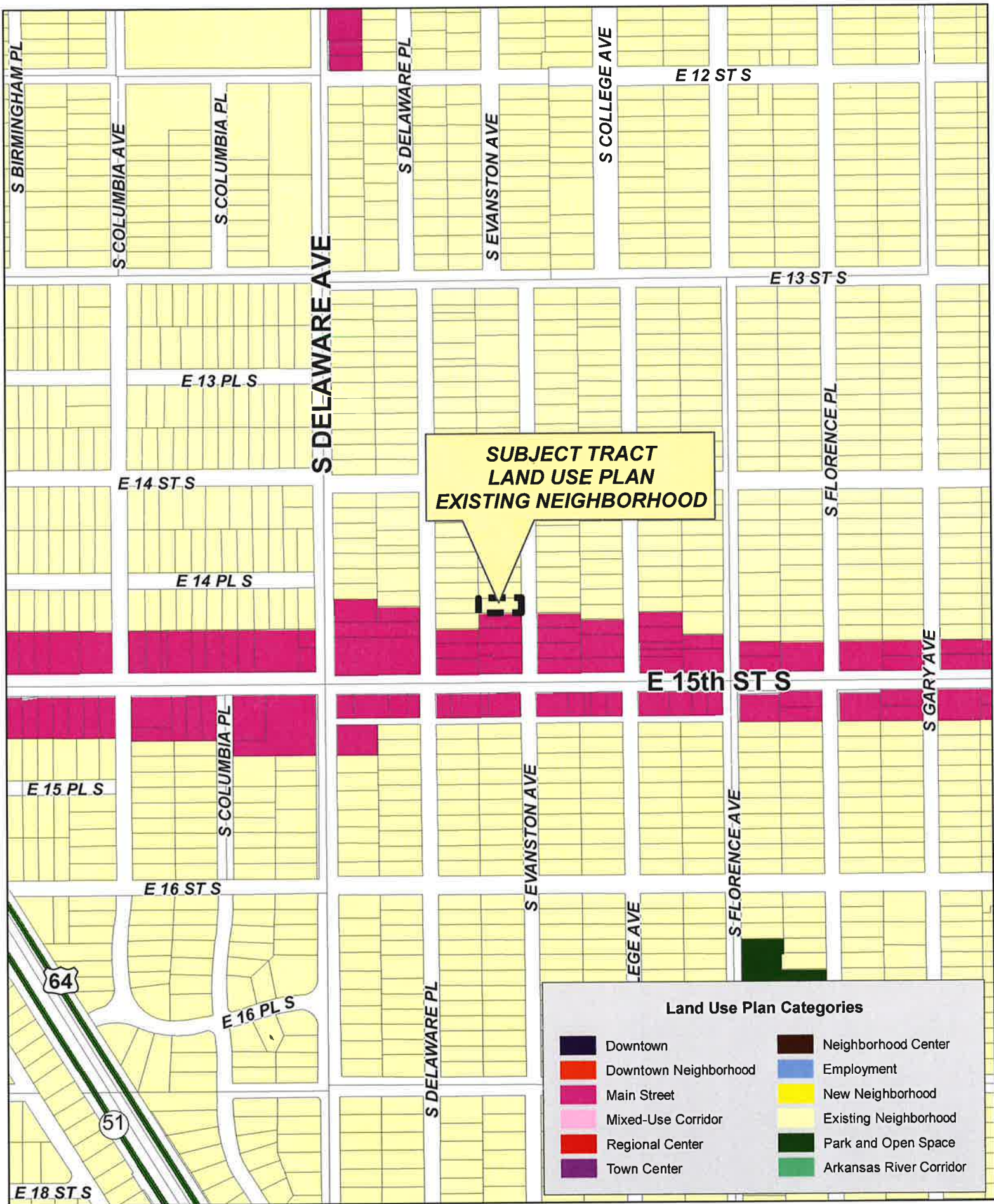
The 0.16 + acre subject parcel is located east of Downtown, north of the northeast corner of East 15<sup>th</sup> Street South and South Evanston Avenue, and abuts residential to the north and west, an autobody paint shop to the east, and parking to the south. The applicant has requested both a Comprehensive Plan amendment ~~and a concurrent re-zoning (Z 7576)~~ to change the land use designation from *Existing Neighborhood* to *Main Street*, ~~as well as change the zoning from RS-3 to OL in order to permit vertical mixed-use building.~~

According to the applicant, the subject property has been utilized since the 1920s as a vertical mixed-use building, which can be seen in the pictures provided by the applicant. The site's history, the infrastructure improvements and the transitional location of this property, make the site well suited for a Main Street land use designation. The Area of Growth designation on the property indicates that it was envisioned this be redeveloped and an OL zoning district with a vertical mixed-use building is an appropriate transition between the commercial to the south and the neighborhood to the north.

Despite the absence of a concurrent rezoning application on this site, due to the existing structure on the site, resulting character and Area of Growth designation, an extension of the Main Street land use designation remains appropriate at this location.

Given the existing fabric and mix of uses in the area, staff recommends **approval** of the *Main Street* land use designation as requested by the applicant.



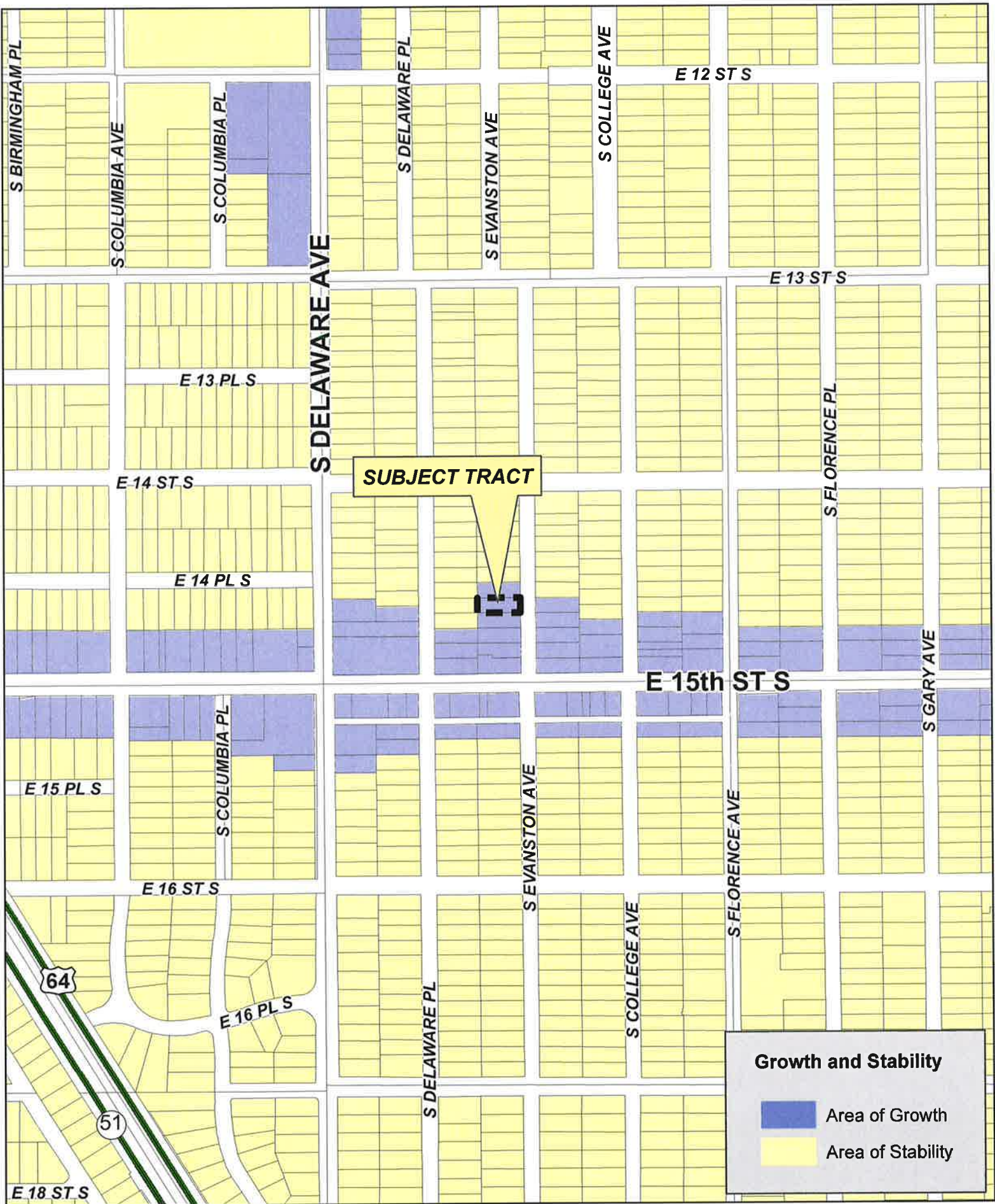


**CPA-91**

19-13 08











Subject  
Tract

**CPA-91**

19-13 08

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

Aerial Photo Date: February 2018







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Subject  
Tract

**CPA-91**

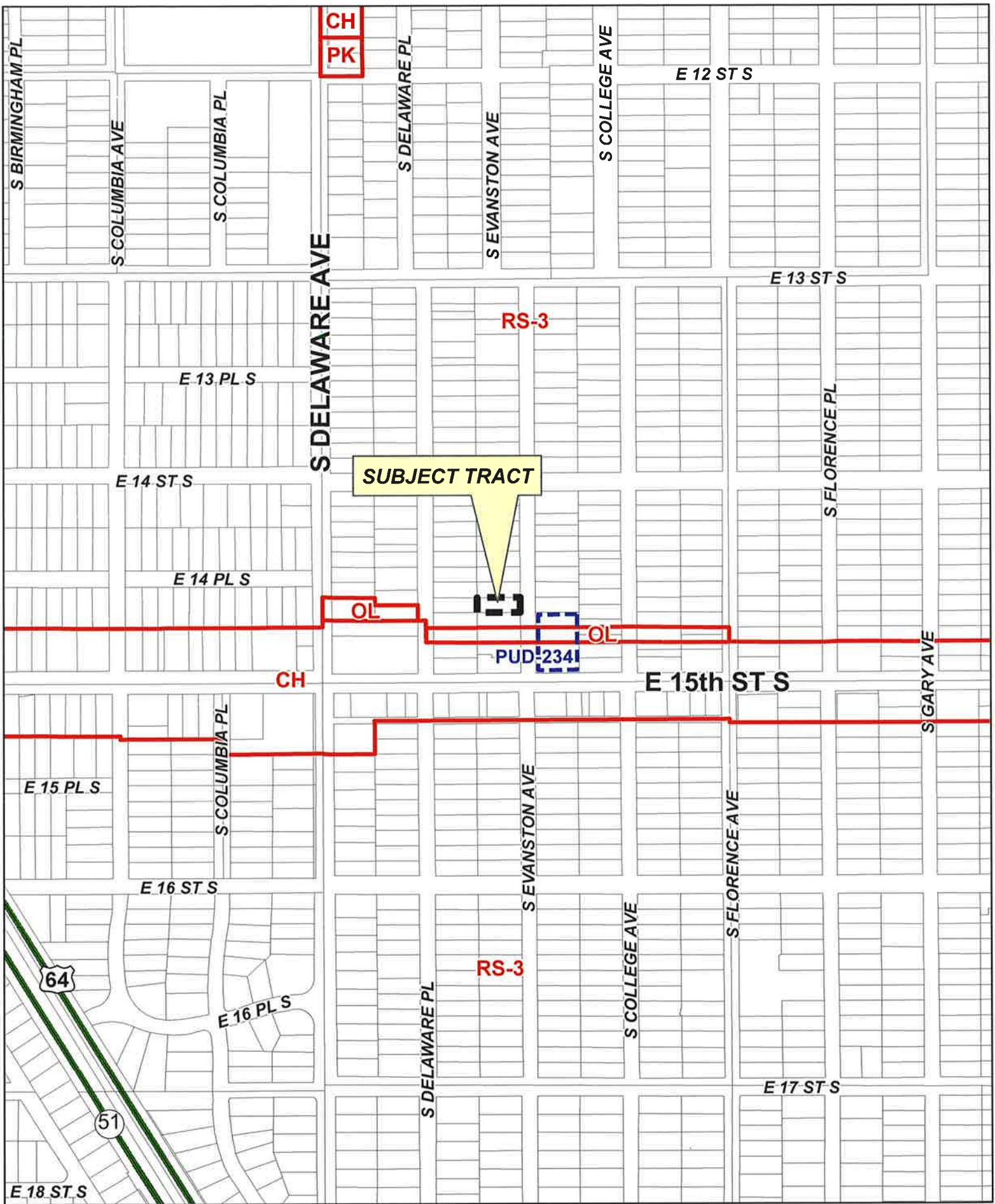
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**CPA-91**

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