



Tulsa Metropolitan Area
Planning Commission

Case Number: CPA-95
(related to Z-7614)

Hearing Date: September 1, 2021

Case Report Prepared by:

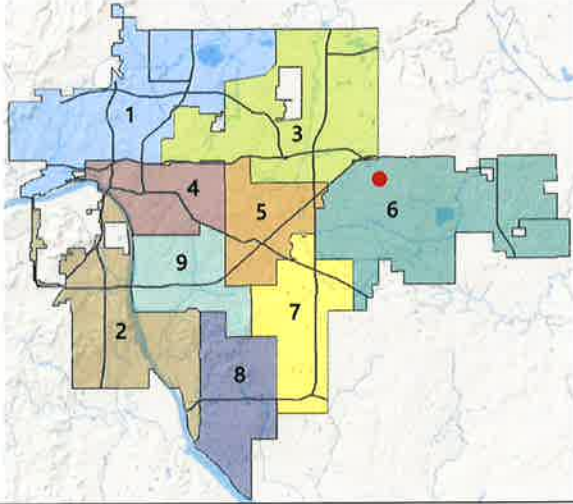
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Greg Norris

Property Owner: Myers Property Management LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Construction and Equipment Rental with outdoor storage, Convenience Store

Concept summary: Increase Mixed Use Corridor on 145th to support business expansion opportunities.

Tract Size: 14.89 ± acres

Location: Northeast corner of East 11th Street South at South 145th East Avenue

Zoning:

Existing Zoning: CS, AG

Proposed Zoning: Z-7614 requests CG with an optional development plan.

Comprehensive Plan:

Existing Land Use: New Neighborhood, Mixed-Use Corridor

Proposed Land Use: Mixed-Use Corridor

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9403
CZM: 40, 39

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: Stan Sallee

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TMAPC Staff Report
CPA-95
Comprehensive Plan Amendment

Property Information and Land use Request

The subject property is a 14.89-acre, unplatted tract of land on the northeast corner of South 145th East Avenue and East 11th Street. The applicant has submitted the following Comprehensive Plan amendment request to amend the land use designation of the of the subject property from *New Neighborhood & Mixed-Use Corridor* to *Mixed-Use Corridor*. This request is accompanied by a concurrent re-zoning request (Z-7614), which proposes a zoning change on the subject tract from AG and CS to CG in order to permit a mixture of businesses including Construction and Equipment Rental with Outdoor Storage and a Convenience Store.

Background

The parcel subject to this Comprehensive Plan amendment request is located in east Tulsa and surrounded by vacant agricultural land to the north and east with New Neighborhood designations and a zoning designation of AG. The property to the west is zoned RS-3 with a church and residential uses, with the exception of the northwest corner of South 145th East Avenue and East 11th Street South which appears to have a residential use but is zoned CS. The property to the south is vacant and zoned CS. The land use designation for the subject property and abutting parcels were put in place with the adoption of the 2010 Tulsa Comprehensive Plan.

The southern portion of this parcel falls within The Route 66 Overlay which was adopted for development of a sign code than allows historic style neon signage along 11th Street. Allowable uses identified in the zoning districts included in that overlay are not affected by that overlay.

The Major Street and Highway Plan designates S. 145th East Avenue as a primary arterial street and East 11th Street South as a Secondary Arterial as well as a multi-modal corridor, indicating that any future street improvements should follow the multi-modal street cross sections and will focus expanding travel choices for pedestrians, bicyclists, and transit users, making these choices attractive through design and proximity to mixed-use commercial, retail and residential areas with substantial pedestrian activity.

Existing Land Use and Growth Designations

A *New Neighborhood* land use designation was assigned to the northern portion of the parcel subject to the amendment request at the time of the adoption of the Tulsa Comprehensive Plan in 2010:

“The **New Neighborhood** is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity and shall be paired with an existing or new Neighborhood or Town Center.”

A *Mixed-Use Corridor* land use designation was assigned to a portion of the parcel located in the southern third subject to the amendment request at the time of the adoption of the Tulsa Comprehensive Plan in 2010:

“**Mixed-Use Corridors** are Tulsa’s modern thoroughfares that pair high-capacity transportation facilities with housing, commercial, and employment uses. Off the main travel route, land uses include multifamily

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housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods. Mixed-Use Corridors usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind.”

Proposed Land Use Designation (Tulsa Comprehensive Plan)

The applicant is proposing the *Mixed-Use Corridor land* use designation for the entirety of the subject property:

Zoning and Surrounding Uses

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
N	AG	New Neighborhood	Growth	Agriculture
S	CS	Mixed-Use Corridor Neighborhood	Growth	Vacant
E	AG	New Neighborhood	Growth	Agriculture
W	RS-3 & CS	New Neighborhood & Mixed-Use Corridor	Growth	Church & Residential

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.

The applicant submitted the following responses:

1. How Conditions of the subject property have changed
 - A gradual movement of businesses along the 145th Street corridor has changed the dynamics of the area.
 - The subject property has been included in the current commercial zoning and the request is to rezone the other continuous acreage
2. How those changes have impacted the subject area to warrant the proposed amendment.
 - Development of the 145th & 11th Street will continue to be a magnet to businesses who want to be close to Tulsa and major arterial expressways.
3. How the proposed change will enhance the surrounding area and the City of Tulsa.

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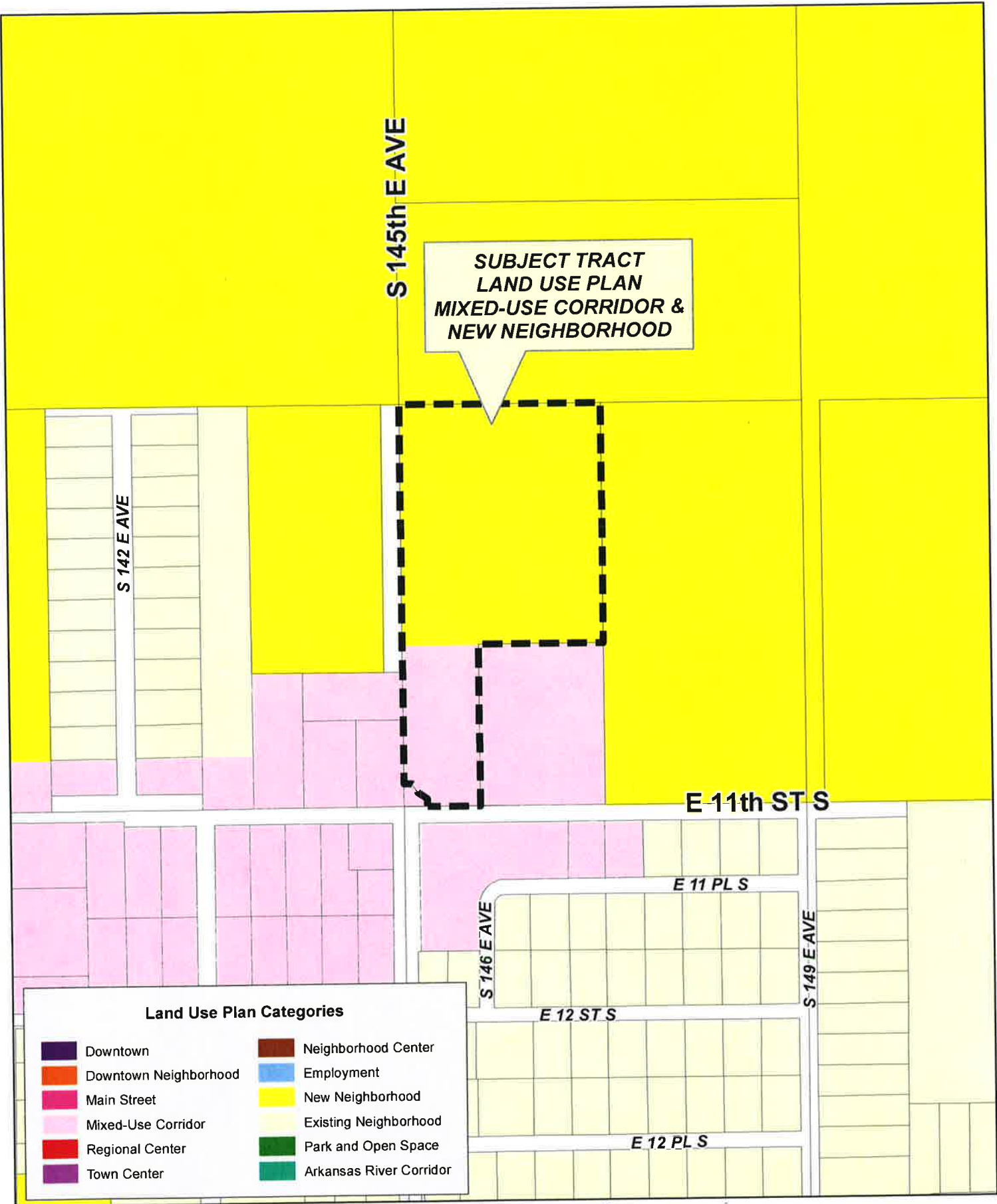
- Current services are limited in the area and this zoning change will meet those needs for the Tulsa area residents for and The City of Tulsa. From AG Property Taxes to CG will increase of tax revenue to The City of Tulsa.
- The usual benefits Jobs, Services, and Increased Tax Base.

Staff Summary & Recommendation

The applicant is currently requesting expansion of the Mixed-Use Corridor land use designation along the east side of South 145th East Avenue. The proposed expansion will increase an opportunity for a more significant mix of development opportunities in this area where future residential development is expected. The vision identified in Planitulsa encourages building placement close to the street so future zoning designations should include development plans or MX districts to accomplish that goal.

The limited north south dimension of the existing Mixed-Use Corridor land use designation along 11th Street will only perpetuate small strip development in an area that can reasonably be expected significant development opportunities and provide services for a much larger undeveloped residential area north and east of the site. Carving out a portion of that future neighborhood area and encouraging commercial development will have little impact on the expected neighborhood development north and east of this site.

Staff recommends **approval** of the Mixed-Use Corridor land use designation as requested by the applicant.



S 145th E AVE

**SUBJECT TRACT
LAND USE PLAN
MIXED-USE CORRIDOR &
NEW NEIGHBORHOOD**

S 142 E AVE

E 11th ST S

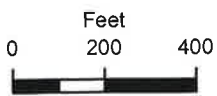
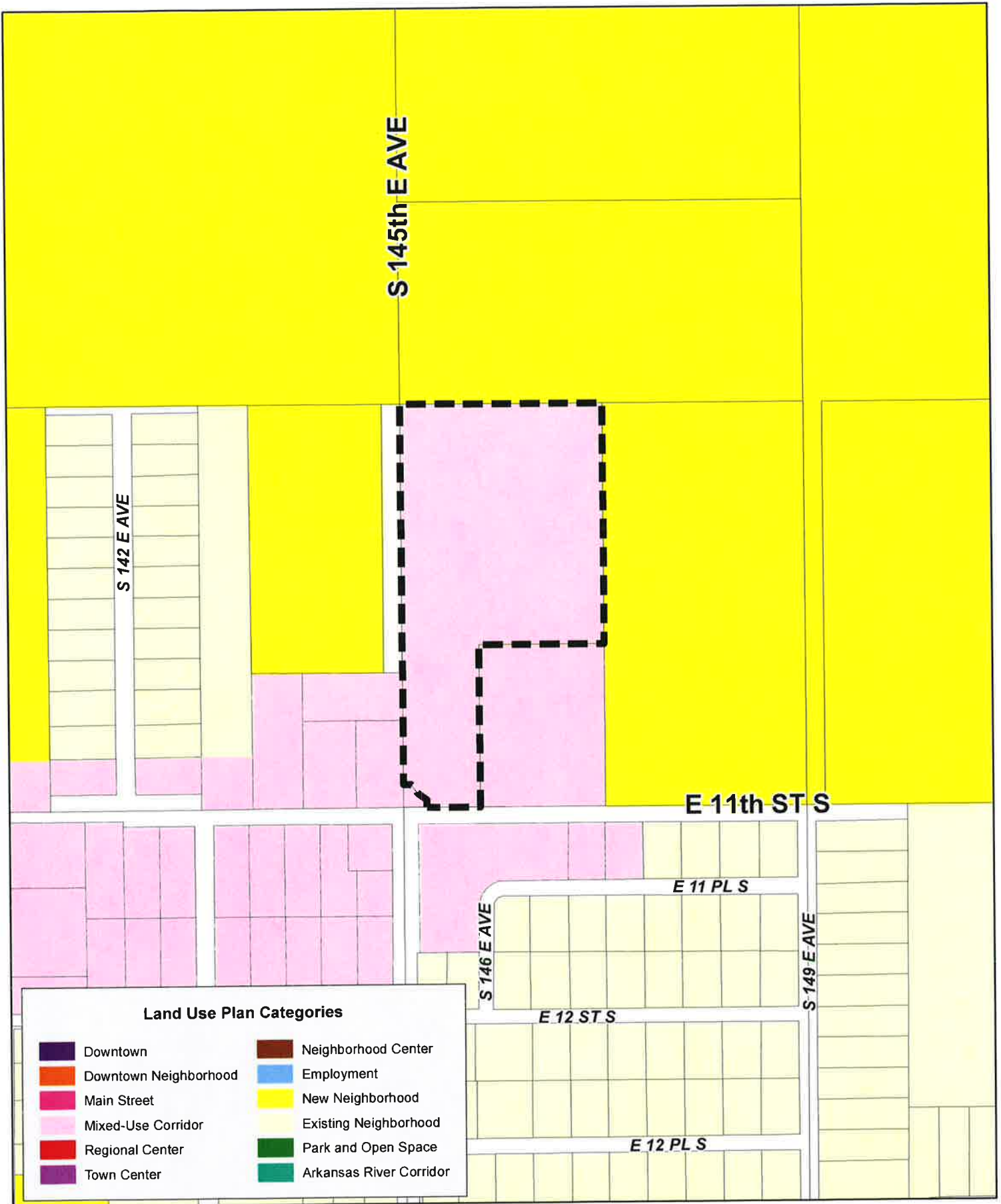
E 11 PL S

S 146 E AVE

E 12 ST S

E 12 PL S

S 149 E AVE



CPA-95

(Proposed)

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S 145th E AVE

S 142 E AVE

E 11th ST S

E 11 PL S

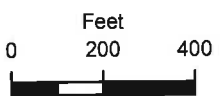
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S 149 E AVE

E 12 ST S

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E 12 PL S



 Subject Tract

CPA-95

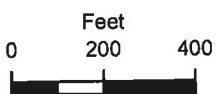
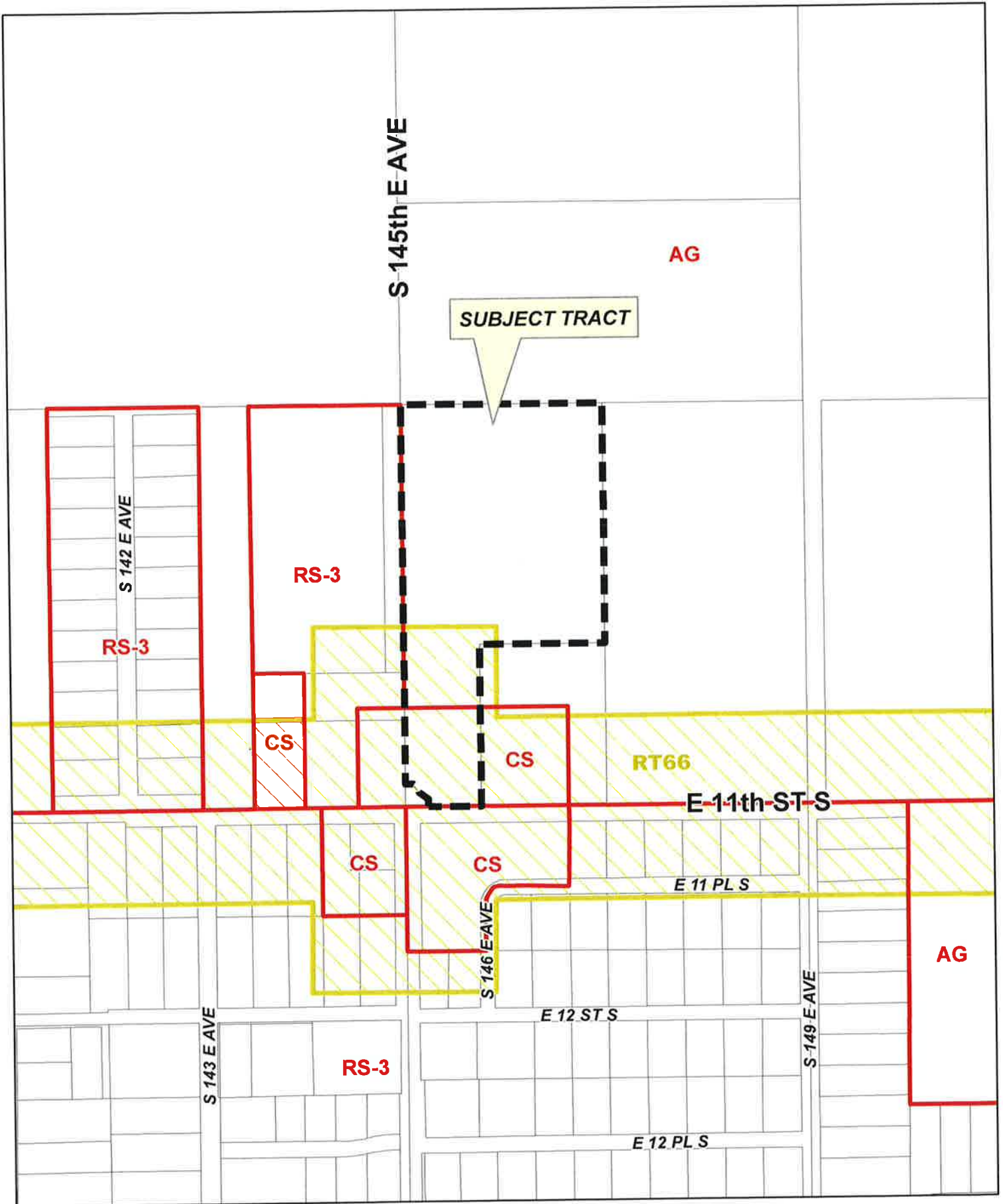
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021

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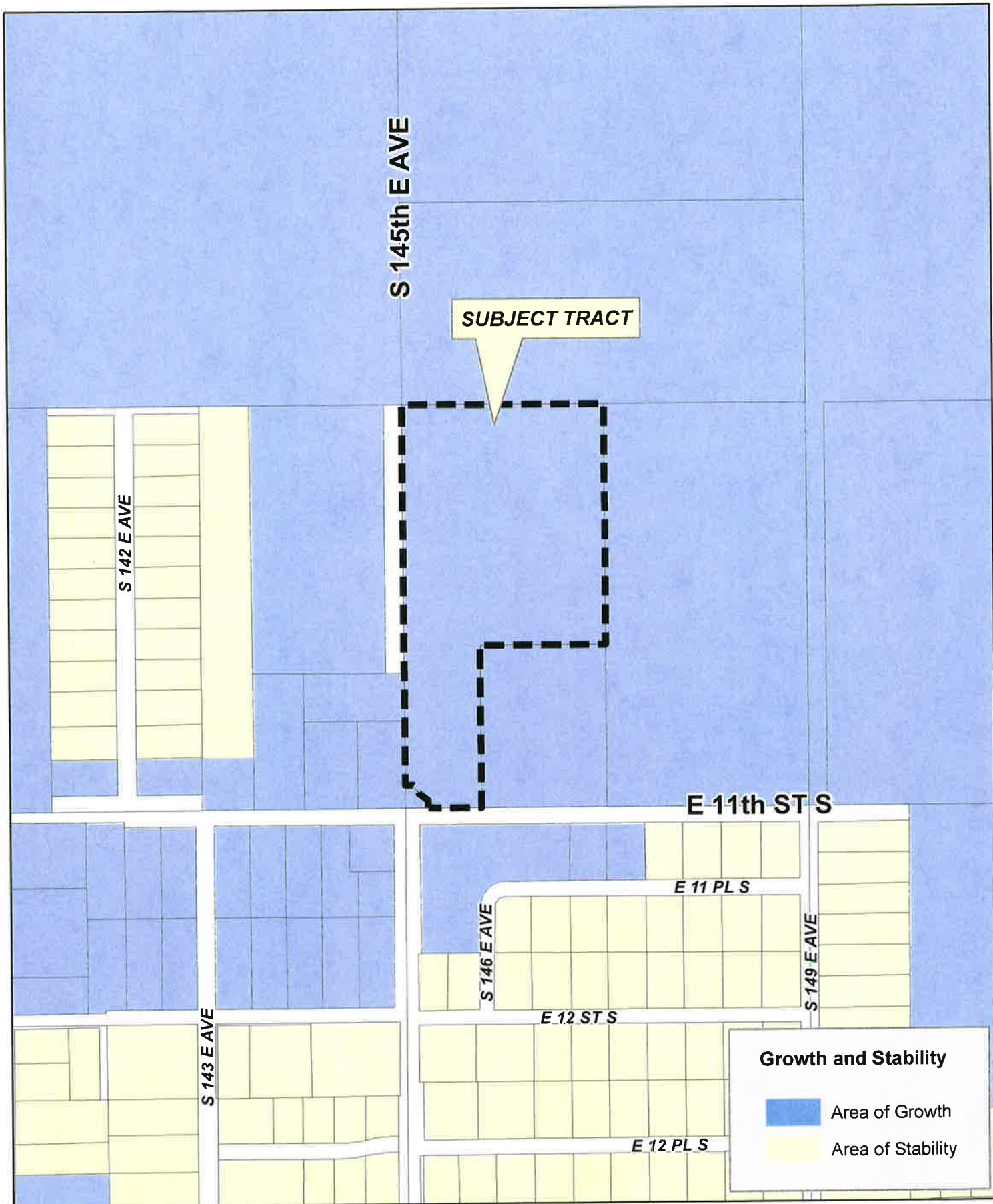


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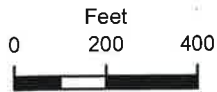
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Growth and Stability

- Area of Growth
- Area of Stability



CPA-95

19-14 03

