



Tulsa Metropolitan Area
Planning Commission

Case Number: CPA-97
Comprehensive Plan Amendment
(Related to Z-7659)

Hearing Date: July 20, 2022
(Staff requested continuance from July 6th to July 20th)

Case Report Prepared by:

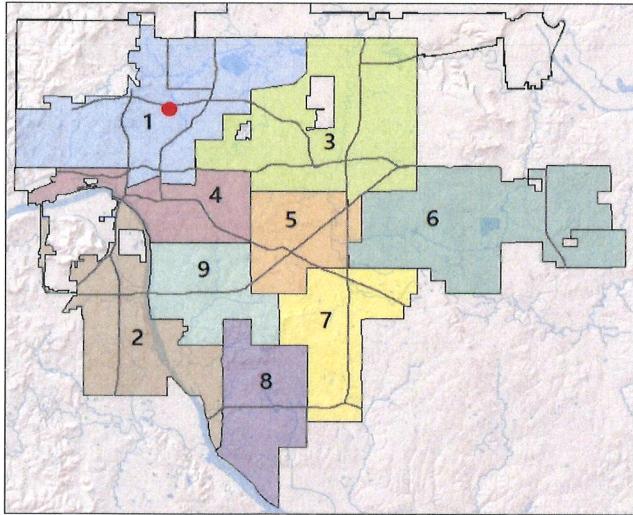
Roshita Taylor

Owner and Applicant Information:

Applicant: Fayetta Willis

Property Owner: Willou Properties LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Small scale commercial and business uses that support the surrounding neighborhood

Concept summary: Increase to allow a neighborhood scale development.

Tract Size: 0.7+ acres

Location: South of the Gilcrease Expressway, east side of N. Peoria Ave. and west of N. Quaker Ave.

Comprehensive Plan:

Land Use Map

Existing: Existing Neighborhood, Regional Center
Proposed: Neighborhood Center

Stability and Growth Map

Existing: Area of Growth
Proposed: Area of Growth

Zoning

Existing Zoning: RS-3 & CS
Proposed Zoning: CS

Staff Recommendation:

Staff recommends **approval** of the Neighborhood Center land use designation as submitted by the applicant.

City Council District: 1

Councilor Name: Vanessa Hall-Harper

County Commission District: 1

Commissioner Name: Stan Sallee

13.1

TMAPC Staff Report
CPA-97
Comprehensive Plan Amendment

Property Information and Land use Request

The subject property is 0.7+acres of land located south of the Gilcrease Expressway, on the east side of North Peoria Avenue and west of North Quaker Avenue. The applicant has submitted a Comprehensive Plan amendment request to amend the land use designation of the subject property from *Existing Neighborhood and Regional Center* to *Neighborhood Center*. This request is accompanied by a concurrent rezoning request (Z-7659), which proposes a zoning change from RS-3 to CS in order to accommodate convenience, neighborhood, subcommunity, community, and regional shopping centers providing a range of retail and personal service uses.

Background

The applicant submitted a concurrent rezoning application (Z-7659) from RS-3 to CS on the eastern 0.34+ acre portion of the site to support development of a commercial shopping use. This site and the immediate surrounding area were designated as an *Existing Neighborhood and Regional Center* when the Comprehensive Plan was adopted in 2010. This site is also in the Sector Plan, which was adopted in 2016.

The parcel subject to this Comprehensive Plan amendment request is located in north Tulsa in an area south of the Gilcrease Expressway and east of North Peoria Ave. Currently the property is vacant and undeveloped with a Dollar General store and self-service storage facility to the north, which is zoned CS, and a RS-3 single family residential neighborhood is located to the south and east. The area falls into the Healthy Neighborhoods Zoning Overlay. The purpose of the Healthy Neighborhoods overlay (HNO) is to modify and supplement regulations in a specified area where there is a desire for greater diversity in retail options and convenient access to fresh meats, fruits, and vegetables.

North Peoria Avenue is a designated route for the Peoria Bus Rapid Transit (BRT). It is also designated as a Multi-modal Corridor and future development should emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multi-modal streets are located in high intensity mixed-use commercial, retail, and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Existing Land Use and Growth Designations: *Existing Neighborhood, Regional Center, Area of Growth*

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.”

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

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.”

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the *Areas of Growth* are in or near downtown. *Areas of Growth* provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.”

Proposed Land Use Designation: *Neighborhood Center*

The applicant is proposing the *Neighborhood Center* land use designation for the entirety of the subject property. Neighborhood Centers are small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to number of destinations.

Zoning and Surrounding Uses

The applicant is proposing the *Neighborhood Center* land use designation for the entirety of the subject property:

| Location | Existing Zoning | Existing Land Use Designation | Area of Stability or Growth | Existing Use |
|----------|-----------------|-------------------------------|-----------------------------|---|
| N | CS | Regional Center | Area of Growth | Small Box discount store and self-storage |
| S | RS-3 | Existing Neighborhood | Area of Growth | Single-family Residential |
| E | RS-3 | Existing Neighborhood | Area of Growth | Single-family Residential |
| W | RS-3 | Regional Center | Area of Growth | Vacant |

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:

"To Whom It May Concern,

I, Fayetta M. Willis, the owner of 2800 N Peoria Ave, Lots 23 & 24 and 2800 N Quaker Ave Lots 1 & 2. I have had the lots combined into one official lot. The lots on 2800 N. Quaker are zoned residential lots. I would like the residential lots re-zoned to commercial lots to go along with the other lot combination, to be used as one commercial lot.

I plan to build retail spaces that will provide the residents in the surrounding neighborhood with more goods and services that are not afforded to them at this time. My retail space will offer opportunities for more jobs for individuals in the surrounding neighborhood. The residents in the area would not have to go far from home to get to work, especially if transportation is an issue. Entrepreneurs can acquire a retail spot for their businesses in north Tulsa rather than traveling to farther locations to rent a unit and providing economic growth in the area. Salons, restaurants, or office space can be opened closer to the surrounding neighborhood. Individuals would not have to travel to a further distance to get to those good and services."

Staff Summary & Recommendation

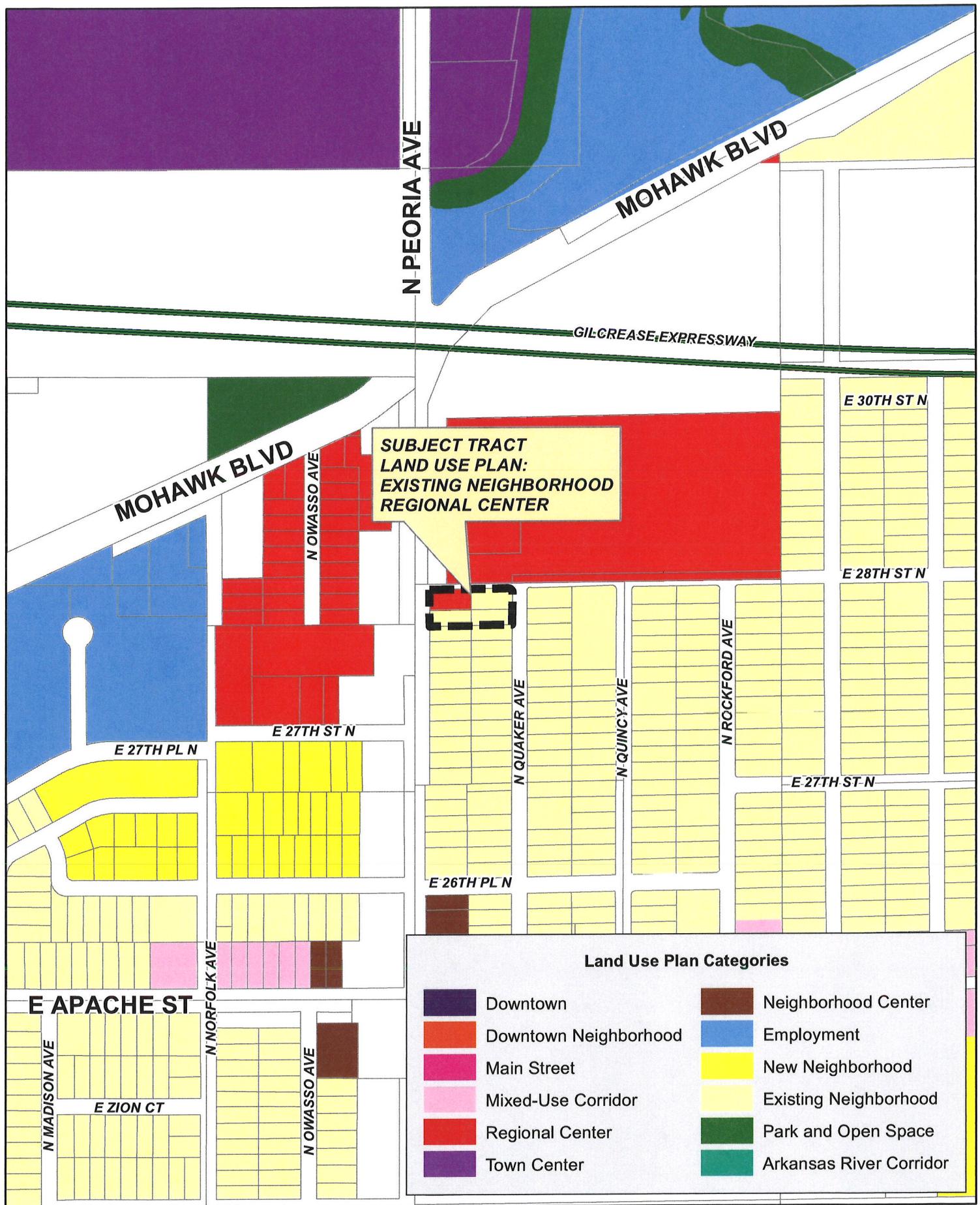
The applicant is currently requesting a *Neighborhood Center* land use designation along the east side of North Peoria Avenue. The proposed expansion will increase an opportunity for mixed-use areas for small-scale employment, retail, dining, and services. The vision identified in Planitulsa encourages accommodating convenience, neighborhood, subcommunity, community, and regional shopping centers providing a range of retail and personal service uses so future zoning designations should include CS districts to accomplish that goal.

The Unity Heritage Neighborhoods Sector Plan was adopted in 2016 and states that there may be opportunities for appropriately size and scale neighborhood retail throughout the district. This project area anticipated with this development is partially included in a *Regional Center* land use designation. Residents in the area spend roughly \$67 million annually, most of it outside of the area. While it is not expected that the full leakage amount could be translated into retail shops within the area, it does suggest there may be market opportunities for appropriately sized and scale neighborhood retail.

The proposed *Neighborhood Center* land use designation will increase an opportunity for a more significant mix of development opportunities in this area. A small strip commercial development could provide development opportunities and services for surrounding residents.

Staff recommends **approval** of the *Neighborhood Center* land use designation as requested by the applicant.

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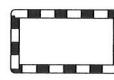
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Feet



Subject
Tract

CPA-97

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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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 Subject Tract

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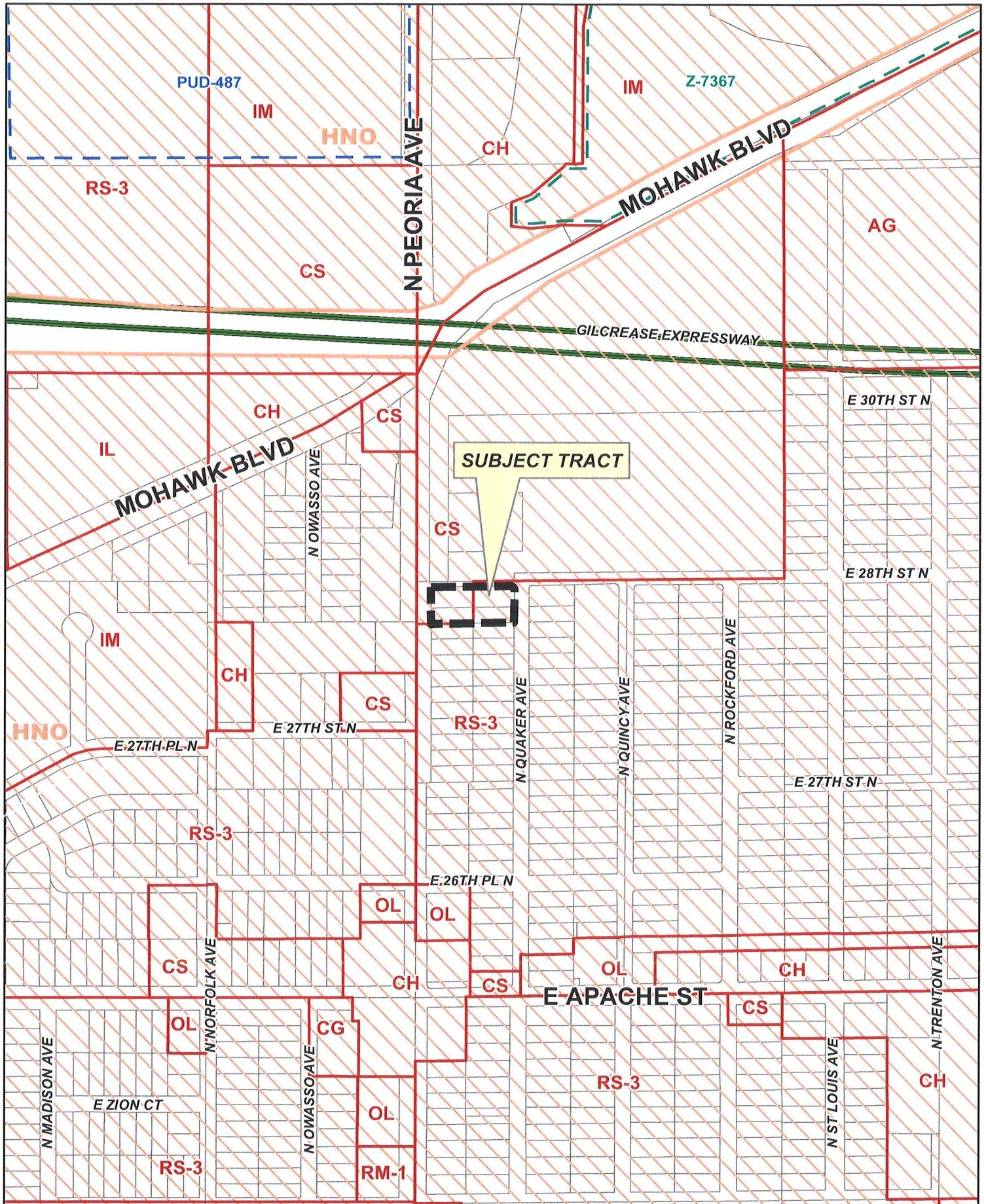
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021

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