
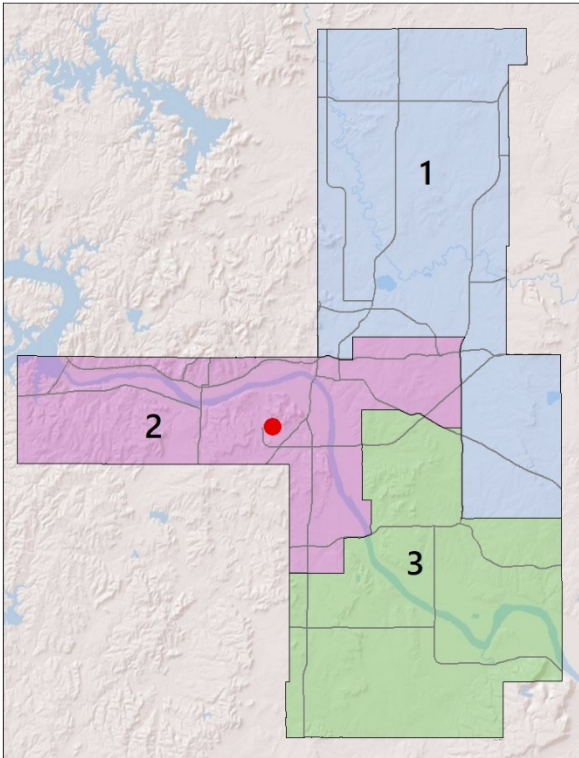


<div>Tulsa Metropolitan Area Planning Commission</div>	<div></div>	<div>Case CZ-551 Staff Report Hearing Date: April 3, 2024</div> <div>Prepared by: Jay Hoyt jhoyt@incog.org 918-579-9476</div>
<div><div>Owner and Applicant Information</div><div>Applicant: Cody/Morgan LLC Property Owner: Cody Morgan LLC</div><div>Property Location</div><div>Northwest Corner of South 48<sup>th</sup> West Avenue and West 41<sup>st</sup> Street South Tract Size: ±1.23 acres</div><div>Location within Tulsa County</div><div>(shown with County Commission districts)</div><div></div><div>Elected Representatives</div><div>County Commission: District 2, Karen Keith</div><div>Staff Recommendation</div><div>Staff recommends <b>approval</b>.</div></div> <div><div>Request Summary</div><div>Rezone subject properties from RS to CS to permit commercial development.</div><div>Zoning</div><div>Existing Zoning: Residential Single-Family (RS) Proposed Zoning: Commercial Shopping (CS)</div><div>Use</div><div>Current Use: Residence Proposed Use: Commercial</div><div>Comprehensive Plan Considerations</div><div>Land Use</div><div>Land Use Plan: Neighborhood Center (Berryhill)</div><div>Transportation</div><div>Major Street &amp; Highway Plan: W 41<sup>st</sup> St S: Secondary Arterial Transit: None Existing Bike/Ped Facilities: None Planned Bike/Ped Facilities: A sidewalk gap is shown on the GO Plan along W 41<sup>st</sup> St S. A signed on-street bike route is recommended.</div><div>Environment</div><div>Flood Area: None Parks &amp; Open Space: None</div></div>		



### **Detailed Staff Recommendation**

The applicant is proposing to rezone from RS to CS to permit Commercial Development on the subject tracts.

The applicant intends to develop the subject tracts into a commercial development that will be leased to various businesses. The site is located within the Neighborhood Center designation of the Tulsa County Comprehensive Plan. Neighborhood Center designated tracts exist to the West, East and South of the subject tracts. The proposed commercial development would be compatible with the Neighborhood Center Land Use designation.

Staff has reviewed the request and finds that it is non-injurious to the surrounding proximate properties and consistent with the Tulsa County Comprehensive Plan and the anticipated future development pattern of the surrounding area, therefore;

With consideration given to the factors listed herein, staff recommends **approval** of the application.

### **Comprehensive Plan Considerations**

#### **Land Use Plan**

The subject property is designated as Neighborhood Center. Defined as *"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."*

#### Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS	Existing Neighborhood	Single-Family
East	RS	Neighborhood Center	Single-Family
South	CS	Neighborhood Center	Single-Family
West	CS	Neighborhood Center	Commercial

#### **Small Area Plans**

None

#### **Transportation**

Major Street & Highway Plan: W 41<sup>st</sup> St S is designated as a Secondary Arterial, which includes a proposed 100 ft Right-Of-Way.

Transit: None

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: A sidewalk gap is shown on the GO Plan along W 41<sup>st</sup> St S. A signed on-street bike route is recommended.



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### **Environmental Considerations**

Flood Area: None

Parks & Open Space: None

### **Zoning History**

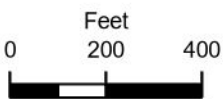
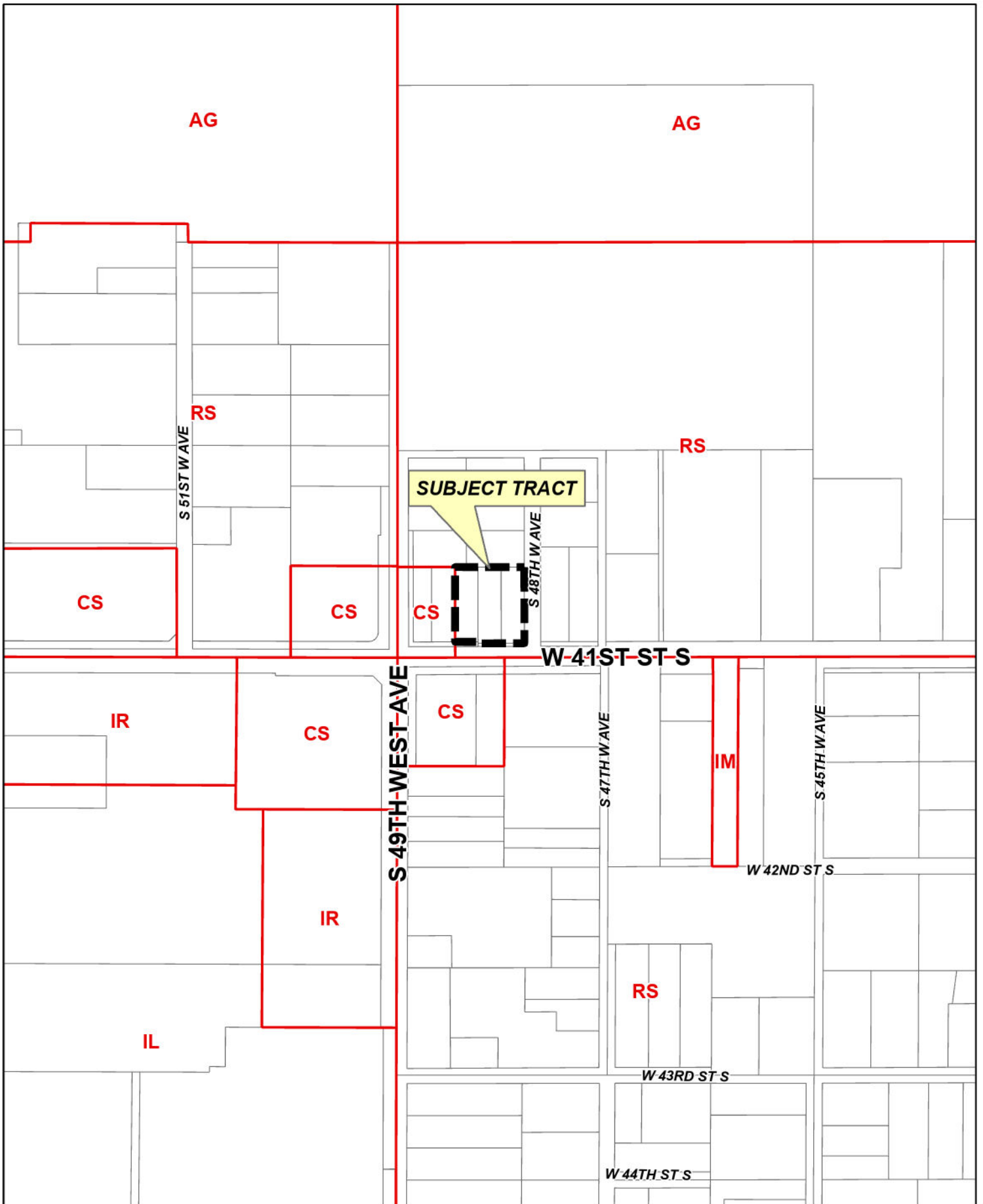
Resolution 98254, dated September 15 1980, established zoning for the subject property.

### **Exhibits**

Case map

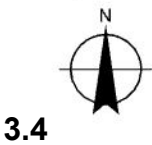
Aerial

Tulsa County Comprehensive Plan Land Use Map



**CZ-551**

19-12 21







0 Feet 200 400



Subject  
Tract

**CZ-551**

19-12 21

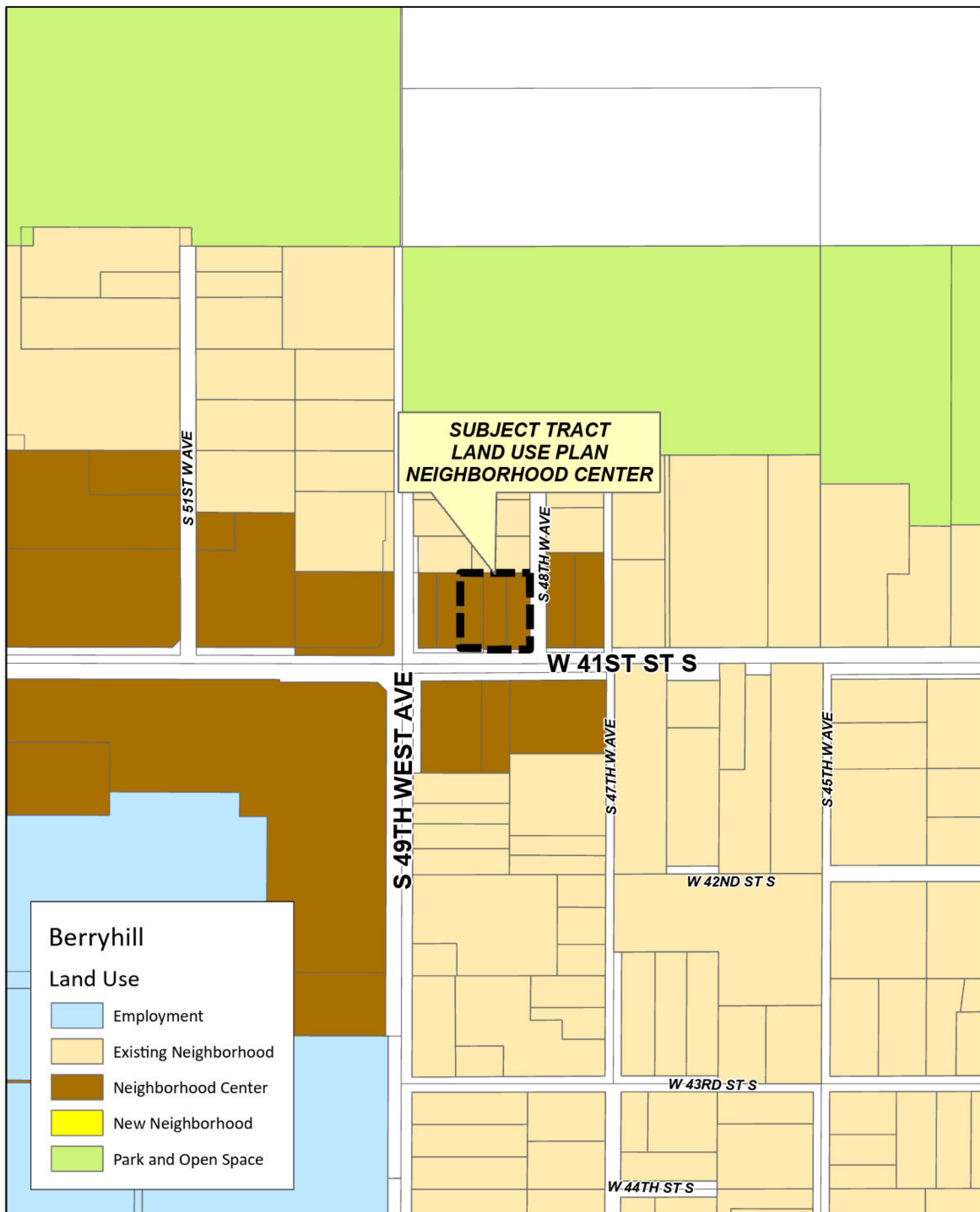
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2023



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**CZ-551**

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