



**Tulsa Metropolitan Area
Planning Commission**

Z-7822 Staff Report (Related to CPA-121)

Hearing Date: July 16, 2025
Prepared by: Austin Chapman
achapman@cityoftulsa.org
918-596-7597

Owner and Applicant Information

Applicant: Nathan Cross
Property Owner: Quapaw Investments, LLC

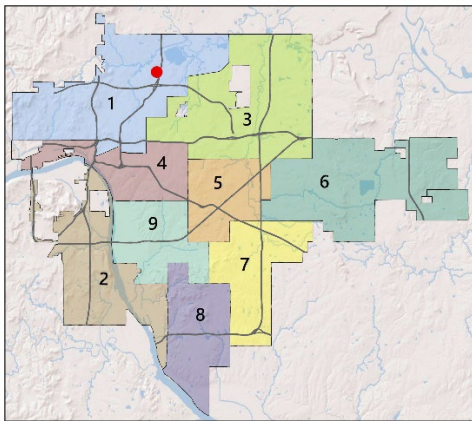
Property Location

West of the southwest corner of Highway 75 and East Mohawk Boulevard

Tract Size: ±15.03 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 1, Vannesa Hall-Harper
County Commission: District 1, Stan Sallee

Public Notice Required

Newspaper Notice – min. 20 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

Request Summary

Rezone subject properties from RS-3 and CS to IL w/ an optional development plan (ODP) to permit an industrial park and prohibit certain uses.

Zoning

Existing Zoning: Residential Single-family 3 (RS-3) and Commercial-Shopping (CS)

Existing Overlays: None

Proposed Zoning: Industrial-Light (IL) w/ODP

Use

Current Use: Vacant

Proposed Use: Industrial Park

Comprehensive Plan Considerations

Land Use

Existing: Multiple Use

Proposed: Employment

Small Area Plans: None

Development Era: Early Automobile

Transportation

Major Street & Highway Plan:

East Mohawk Boulevard: Residential Collector

East 36th Street North: Secondary Arterial

Highway 75: Freeway

planitulsa Street Type: N/A

Transit: N/A

Existing Bike/Ped Facilities: None.

Planned Bike/Ped Facilities: None.

Environment

Flood Area: Property has a significant amount of Regulatory Floodplain.

Tree Canopy Coverage: 10-20%

Parks & Open Space: N/A

Detailed Staff Recommendation

The applicant is proposing to rezone the subject property from RS-3 and CS to IL w/ODP to permit an industrial park and prohibit a Low-impact Medical Marijuana Processing Use. The subject property is near the right-of-way for Highway 75 and has access to both Mohawk Boulevard and East 36th Street North.

The western boundary of the property abuts warehousing use, vehicle repair use and a retirement home and the northeastern boundary abuts property with a single detached house. A mix of floodplain and industrial building setbacks would provide a buffer between the retirement home and the detached house.

IL is the lowest intensity industrial zoning district and requires all industrial activities to take place within enclosed buildings. Off-site impacts such as noise, odors, and dust are prohibited in the IL district. Approval of the comprehensive plan amendment (CPA-121) would establish an appropriate land use for the proposed IL zoning.

With consideration given to the factors listed herein, staff recommends **approval** of the application subject to the conditions included in the optional development plan outlined below.

Z-7822 Development Standards

Property included within the Z-7822 development plan shall be developed in accordance with the IL zoning district with the additional provisions outlined herein.

Z-7822 shall prohibit the following Use within the Industrial/Low-impact Manufacturing and Industry Use Category/Subcategory:

- Low-impact Medical Marijuana Processor

Comprehensive Plan Considerations

Land Use Plan

Existing:

Multiple Use areas are mostly commercial or retail uses, which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development patterns, with Local Centers being more commonplace in newer parts of the city. For single properties that are commercial but surrounded by Neighborhood, Multiple Use is the preferred designation.

Proposed:

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.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-3	Neighborhood	Industrial
East	RS-3	Neighborhood	US Highway 75, Residential
South	RS-3	Neighborhood	Safety Service
West	RS-3, RM-2, CS	Multiple Use	Elderly/Retirement Center, Vehicle Repair Maintenance

Small Area Plans

The subject property is not included in a Small Area Plan.

Development Era

The subject property is in an area developed during the Early Automobile Era (1930s-50s), which retained a high degree of connectivity from neighborhood streets to the arterial network, with mostly commercial, office, industrial, and other active uses along major streets and a mix of housing options and neighborhood-based uses like schools, churches, and libraries in the interior sections. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, commercial revitalization, compatibility of scale for neighborhood development, and transitions between commercial corridors and residential areas.

Transportation

Major Street & Highway Plan: All right-of-way is in place to serve the following street designations:

East Mohawk Boulevard: Residential Collector.

East 36th Street North: Secondary Arterial

Highway 75: Freeway.

Comprehensive Plan Street Designation: N/A

Transit: Not Served.

Existing Bike/Ped Facilities: None.

Planned Bike/Ped Facilities: None.

Arterial Traffic per Lane:

- North** (Mohawk Blvd - 674 Vehicles per Lane)
- East** (N Harvard Ave - 618 Vehicles per Lane)
- South** (E 36th St N - 2,477 Vehicles per Lane)
- West** (N Lewis Ave - 2,198 Vehicles per Lane)

Environmental Considerations

Flood Area: The subject properties has significant amount of Regulatory flood plain and include tributaries of Flat Rock Creek. This limit the intensity of development on the site, the graphic below taken from the City of Tulsa Engineering Atlas approximate the developable area on the site.



Tree Canopy Coverage: Tree canopy in the area is 12%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: N/A.

Zoning History

Ordinance 11802, dated June 26th, 1970, established zoning for the subject property.

Exhibits

- Applicant's Optional Development Plan
- Case map
- Aerial (small scale)
- Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map

EXHIBIT “B”

OPTIONAL DEVELOPMENT PLAN

I. Background

The parcel at issue in the application (the “Subject Property”) is a vacant parcel currently zoned RS-3 that is largely surrounded by Commercial and Industrial-zoned property, including a newly IM-zoned parcel slated to be the site of an industrial park. The Subject Property is bordered entirely by the Gilcrease Expressway along its eastern side.

II. Rezoning Request

The applicant desires to rezone the Subject Property IL for the purpose of leasing to potential Low-Impact Manufacturing and Industry, including all uses allowed by right pursuant to the City of Tulsa Zoning Code, except that use excluded by the proposed Optional Development Plan detailed in the Statement of Interest below.

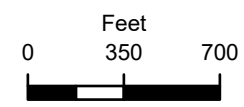
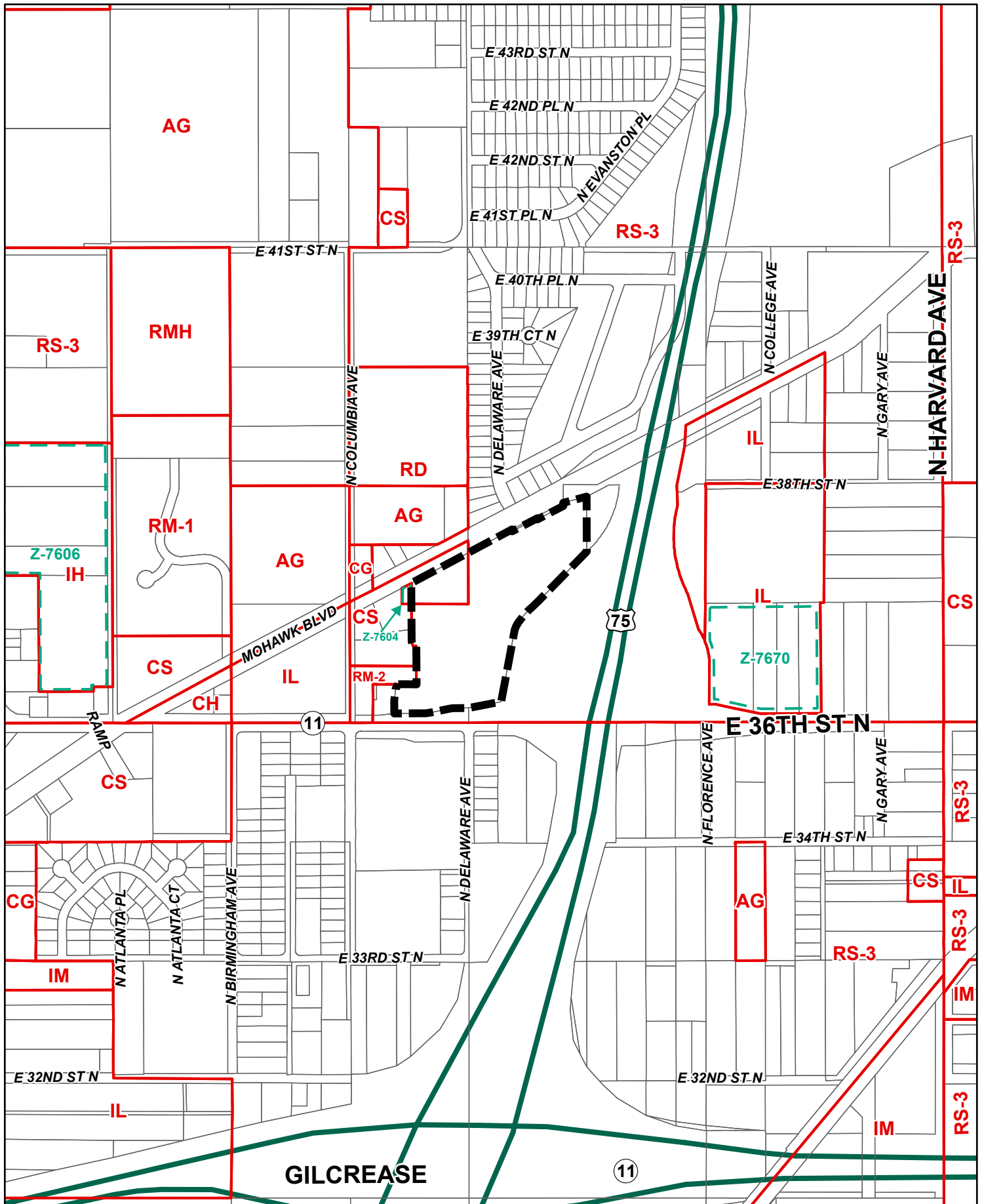
III. Statement of Interest to Support the Optional Development Plan

Low-impact Medical Marijuana Processing is allowed by right under the Low-impact Manufacturing and Industry use category. The applicant does not wish to pursue this use on the Subject Property now or in the future.

To prevent the actual or speculative use of the Subject Property as a Medical Marijuana Processor, applicant requests an Optional Development Plan that would modify the Low-impact Manufacturing and Industry subcategory to specifically exclude the Low-impact Medical Marijuana Processor use.

The Subject Property is currently categorized as a Multiple Use area under the City of Tulsa Comprehensive Plan. A Multiple Use area is appropriate for “mostly commercial” uses and allows “smaller format employment uses.” The Employment designation accommodates industrial processes, among other uses. Accordingly, the Multiple Use designation would allow Low-Impact Manufacturing and Industry zoning.

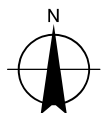
The exclusion of the Low-impact Medical Marijuana Processor use provides the public benefit of preventing medical marijuana processing, which has been a wildly unpopular light-industrial use of property in the City of Tulsa, now and in the future.

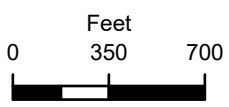


Subject Tract

Z-7822

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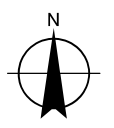




 Subject Tract

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Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2025





MOHAWK BLVD

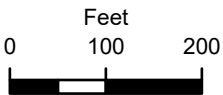
N DELAWARE AVE

E 36TH ST N

N DELAWARE AVE

75

11



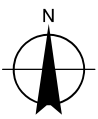
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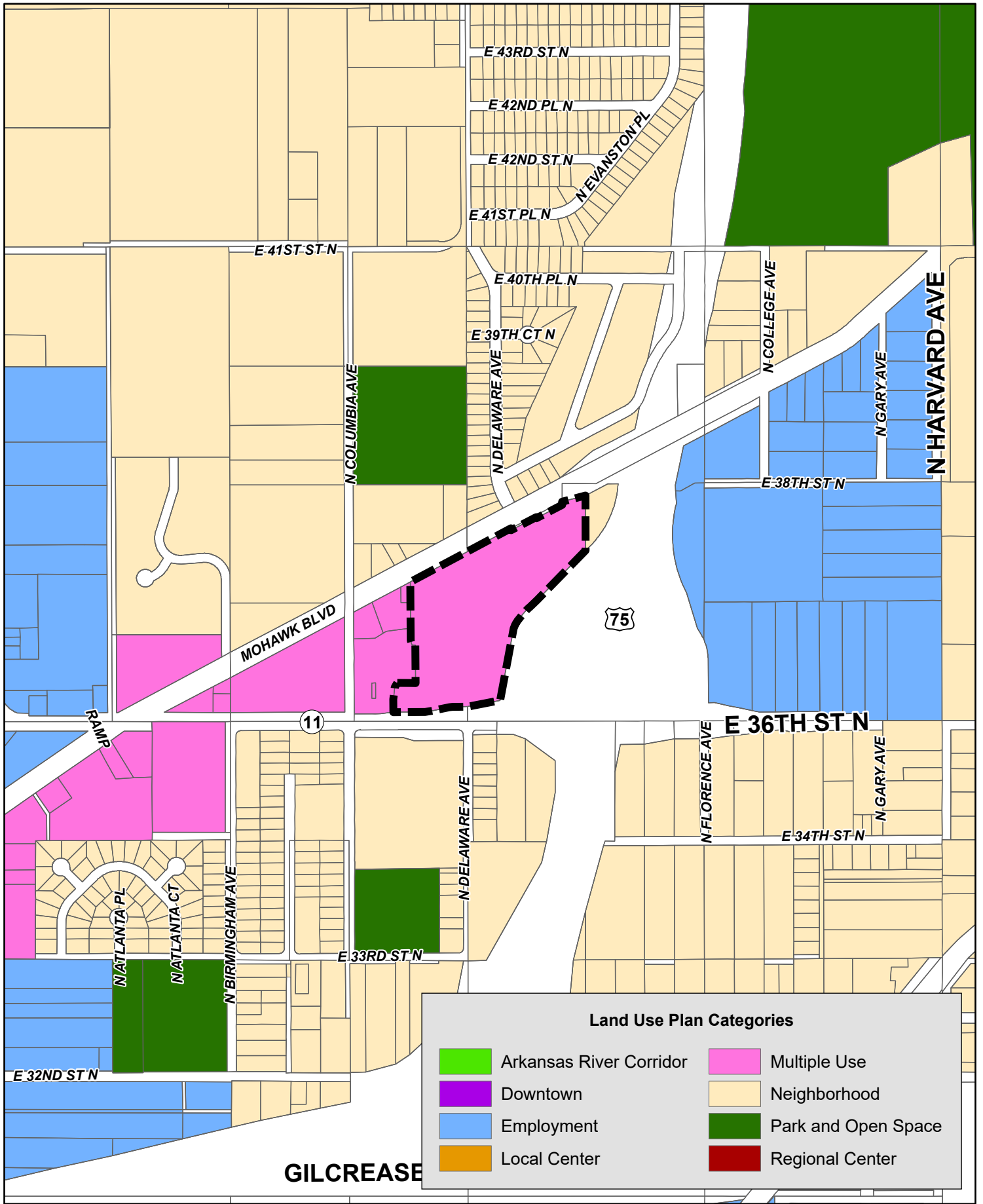
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





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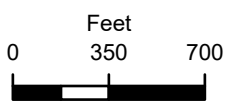
Aerial Photo Date: 2025



4.8



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



 Subject Tract

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