



Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7612

**Hearing Date:** July 7, 2021

**Case Report Prepared by:**

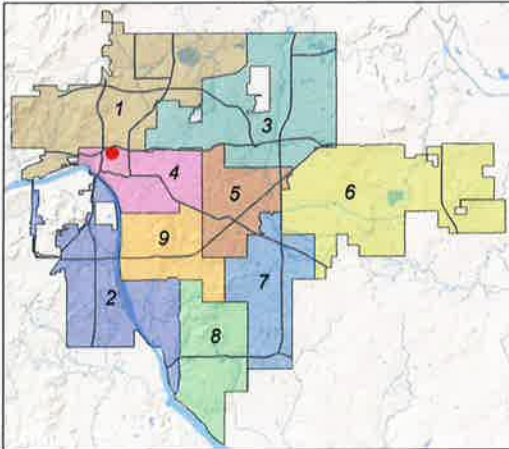
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* City of Tulsa

*Property Owner:* Tulsa Parking Authority

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



**Applicant Proposal:**

*Present Use:* Parking

*Proposed Use:* Mixed-Use

*Concept summary:* Rezone from IL to CBD to support broad range of development opportunities.

*Tract Size:* 0.96 + acres

*Location:* Northwest corner of West Cameron Street and North Main Street

**Zoning:**

*Existing Zoning:* IL

*Proposed Zoning:* CBD

**Comprehensive Plan:**

*Land Use Map:* Downtown Neighborhood

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 9202

CZM: 36

**City Council District:** 4

*Councilor Name:* Kara Joy McKee

**County Commission District:** 2

*Commissioner Name:* Karen Keith

15.1

## SECTION I: Z-7612

**DEVELOPMENT CONCEPT:** Rezoning to support a mixed-use development that is consistent with the downtown neighborhood concept identified in the comprehensive plan.

### EXHIBITS:

INCOG Case map  
INCOG Aerial (small scale)  
INCOG Aerial (large scale)  
Tulsa Comprehensive Plan Land Use Map  
Tulsa Comprehensive Plan Areas of Stability and Growth Map  
Applicant Exhibits:  
None included.

### **DETAILED STAFF RECOMMENDATION:**

The CBD district is primarily intended to accommodate and encourage the most desirable, most productive, most intense use of land, without regard to the regulation of building height, floor area, land coverage and parking requirements, within the central core area of the city and encourages a diversity of high-intensity uses that mutually benefit from close proximity to, and from the available services of, the high transportation carrying capacity afforded by locations within the boundaries of the Inner Dispersal Loop and reserve and promote the public and private investment of the existing central core area.

The request to change zoning from IL to CBD is consistent with the downtown neighborhood land use designation and,

The uses, building height and density allowed in a CBD zoning classification are consistent with the expected development of this area therefore,

Staff recommends Approval of Z-7612 to rezone property from IL to CBD.

## **SECTION II: Supporting Documentation**

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

**Staff Summary:** Rezoning to CBD zoning will support future opportunities for a mixed-use development that is consistent with the downtown neighborhood concept identified in the comprehensive plan.

### Land Use Vision:

*Land Use Plan map designation:* Downtown Neighborhood

Downtown Neighborhoods are located outside but are tightly integrated with the Downtown Core. These areas are comprised of university and higher educational campuses and their attendant housing and retail districts, former warehousing and manufacturing areas that are evolving into areas where people both live and work, and medium- to high-rise mixed use residential areas. Downtown Neighborhoods are primarily pedestrian-oriented and are well connected to the Downtown Core via local transit. They feature parks and open space, typically at the neighborhood scale.

*Areas of Stability and Growth designation: 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.

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.”

Transportation Vision:

*Major Street and Highway Plan: None*

*Trail System Master Plan Considerations: None*

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *Surface parking.*

Environmental Considerations: None that would affect site redevelopment

Streets:

| <u>Exist. Access</u> | <u>MSHP Design</u>   | <u>MSHP R/W</u> | <u>Exist. # Lanes</u>    |
|----------------------|----------------------|-----------------|--------------------------|
| East Cameron Street  | -NA-                 | 50 feet         | 2 with on street parking |
| North Main Street    | Commercial Collector | 80 feet         | 2 with on street parking |
| East Boulder         | Commercial Collector | 80 feet         | 2 with on street parking |

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

| Location | Existing Zoning | Existing Land Use Designation | Area of Stability or Growth | Existing Use                   |
|----------|-----------------|-------------------------------|-----------------------------|--------------------------------|
| North    | CBD             | Downtown Neighborhood         | Growth                      | Non-conforming surface parking |
| East     | CBD             | Downtown Neighborhood         | Growth                      | Industrial                     |
| South    | IL              | Downtown Neighborhood         | Growth                      | Mixed use                      |
| West     | IL              | Downtown Neighborhood         | Growth                      | Industrial                     |

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 11814 dated June 26, 1970 established zoning for the subject property.

***Subject Property:***

No Relevant History.

***Surrounding Property:***

**BOA-22747 September 2019:** The Board of Adjustment **approved** a *Special Exception* to allow Low-impact Manufacturing and Industry uses in the CBD District. The use is to be limited to those uses shown on the handout from the applicant and uses shown on page 16.22 of the agenda packet, on property located at 320 North Boston Avenue East.

**BOA-22613 April 2019:** The Board of Adjustment **approved** a *Special Exception* to allow an Industrial/Low-impact Manufacturing and Industry for medical marijuana processing in the CBD District, subject to conceptual plans 7.11 and 7.13 of the agenda packet, on property located at 15 East Mathew Brady Street North.

**BOA-22500 August 2018:** The Board of Adjustment **denied** a *Special Exception* to permit low-impact manufacturing and industry in a CBD District, on property located at 9 West Mathew Brady Street North.

**BOA-22056 April 2016:** The Board of Adjustment **approved** a *Special Exception* to allow an outdoor commercial assembly and entertainment use in a CBD district, subject to conceptual plan 9.10, on property located at 421 North Boulder Avenue.

**BOA-21833 January 2015:** The Board of Adjustment **accepted** a *Verification of Spacing* for an Adult Entertainment Establishment from a public park, school, or church and R districts, on property located at 209 North Boulder Avenue West.

**BOA-21694 April 2014:** The Board of Adjustment **accepted** a *Verification of Spacing* for an Adult Entertainment Establishment from a public park, school, or church and R districts, on property located at 402 North Boulder Avenue West.

**BOA-21647 October 2013:** The Board of Adjustment **accepted** a *Verification of Spacing* for an Adult Entertainment Establishment from a public park, school, or church and R districts, on property located at 421 North Boulder Avenue West.

**BOA-21389 February 2012:** The Board of Adjustment **accepted** a *Verification of Spacing* for an Adult Entertainment Establishment from a public park, school, or church and R districts, on property located at 13 East Brady Street North.

**BOA-20207 February 2006:** The Board of Adjustment **accepted** a *Verification of Spacing* for a bar/nightclub- public entrance doors located at least 50 feet from R district and use located a minimum 300 feet from public park, school, or church as submitted, on property located at 222 North Main Street.

**BOA-20144 November 2005:** The Board of Adjustment **accepted** a *Verification of Spacing* for an Adult Entertainment Establishment from a public park, school, or church and R districts, on property located at 409 North Main Street.

**Z-6598 December 1997:** All concurred in **approval** of a request for *rezoning* a 14+ acre tract of land from IL to CBD for various uses, on property located east of North Boulder Avenue, south to the Burlington Railroad and bounded on the north by the IDL.

**Z-6607 November 1997:** All concurred in **approval** of a request for *rezoning* a 6+ acre tract of land from IL to CBD for various uses, on property located between North Main Street and North Denver; East Archer to East Cameron Street.

**Z-5977 September 1984:** All concurred in **approval** of a request for *rezoning* a 650+ acre tract of land from CH to CBD for various commercial and office uses, on all CH zoned properties located within the Inner Dispersal Loop (IDL).

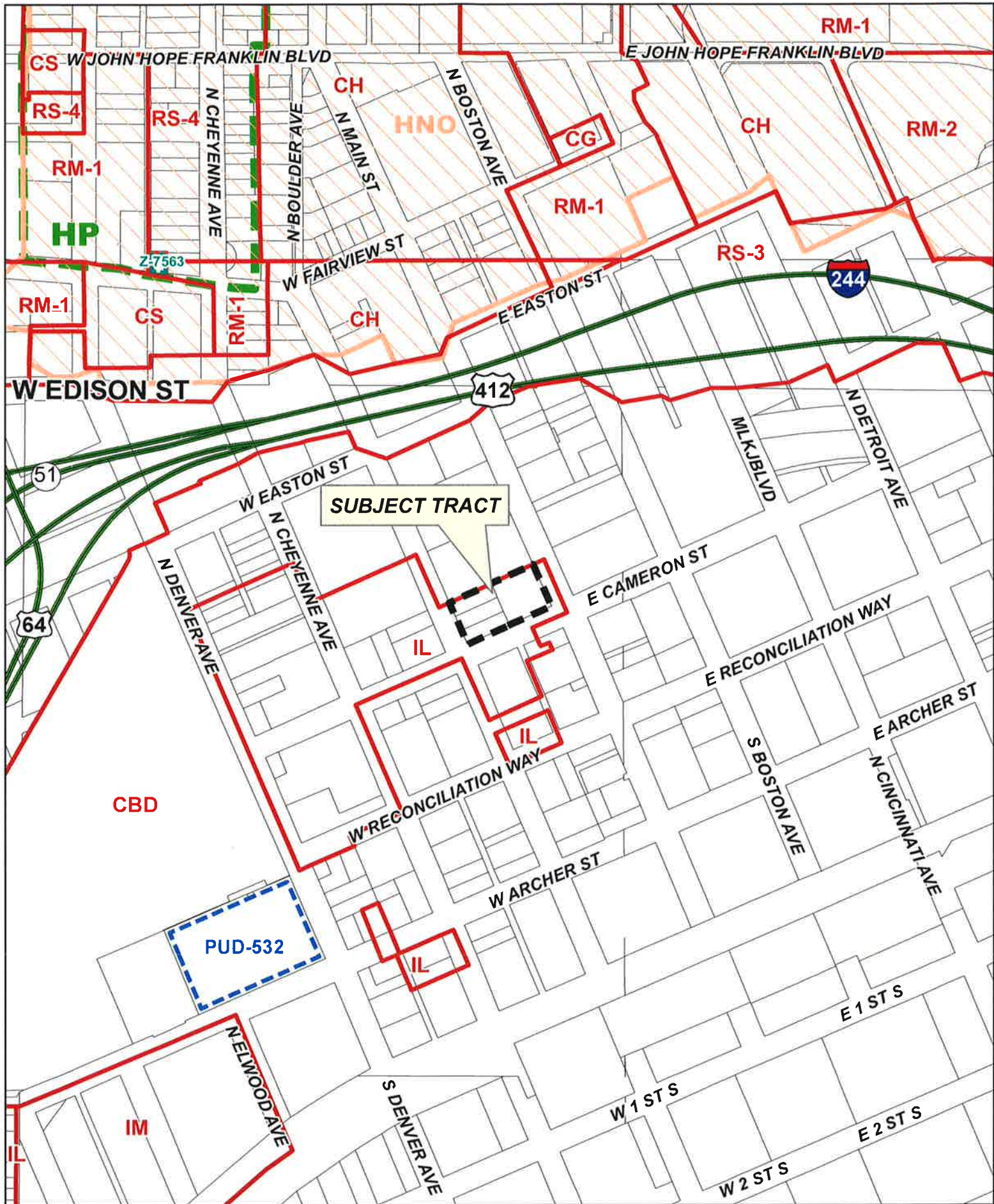
**BOA-11777 January 1982:** The Board of Adjustment **approved** an *Exception* to manufacture pump parts for oil well pumpers in a CH District as presented, on property located at 223 North Main Street.

**BOA-10018 June 1978:** The Board of Adjustment **approved** an *Exception* for permission to use property for a restaurant, dance hall, night club, cabaret, special entertainment, dancing and private club in an IL District, on property located on the northwest corner of Brady Street and Boulder Avenue.

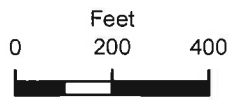
**BOA-07007 May 1971:** The Board of Adjustment **approved** an *Exception* to permit light manufacturing (fabrication of basically 10-gauge metal into panel bands that involve the use of a Shear, Press Brake, Punch Presses, Welding and Painting equipment), subject to a plot plan (Exhibit "J-1"), on property located at the southwest corner of the M.K. & T. railroad and Boston Avenue.

**BOA-06902 February 1971:** The Board of Adjustment **approved** a *Variance* to permit a dance hall, a self-service laundry, and a restaurant in an IL district, on property located at 218-224 North Main Street.





SUBJECT TRACT



Z-7612

19-12 2







W JOHN HOPE FRANKLIN BLVD

E JOHN HOPE FRANKLIN BLVD

N CHEYENNE AVE

N BOSTON AVE

W FAIRVIEW ST

E EASTON ST



W EDISON ST



N DETROIT AVE



W EASTON ST

N MAIN ST

MLK BLVD



N DENVER AVE

N CHEYENNE AVE

N BOULDER AVE

E CAMERON ST

E RECONCILIATION WAY

E ARCHER ST

W RECONCILIATION WAY

W ARCHER ST

S BOSTON AVE

N CINCINNATI AVE

N ELWOOD AVE

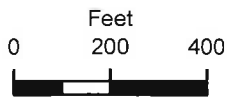
S DENVER AVE

W 1 STS

W 2 STS

E 1 STS

E 2 STS



Subject Tract

**Z-7612**

19-12 2

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

Aerial Photo Date: February 2018



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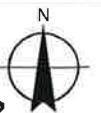
Subject Tract

**Z-7612**

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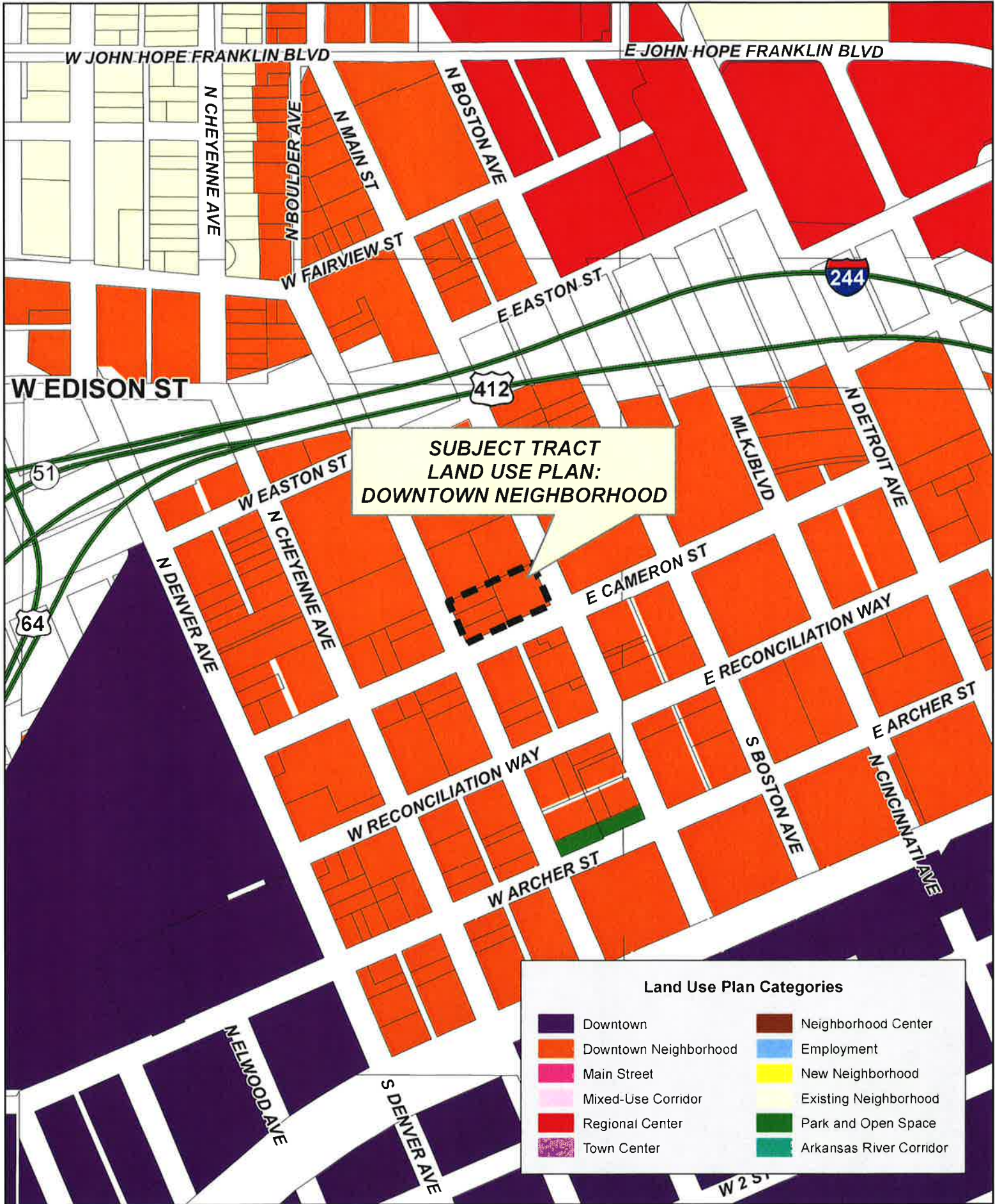
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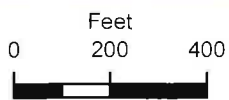
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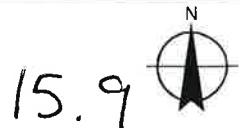
**Land Use Plan Categories**

|  |                       |  |                         |
|--|-----------------------|--|-------------------------|
|  | Downtown              |  | Neighborhood Center     |
|  | Downtown Neighborhood |  | Employment              |
|  | Main Street           |  | New Neighborhood        |
|  | Mixed-Use Corridor    |  | Existing Neighborhood   |
|  | Regional Center       |  | Park and Open Space     |
|  | Town Center           |  | Arkansas River Corridor |



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