



Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7728

**Hearing Date:** July 19<sup>th</sup>, 2023

**Case Report Prepared by:**

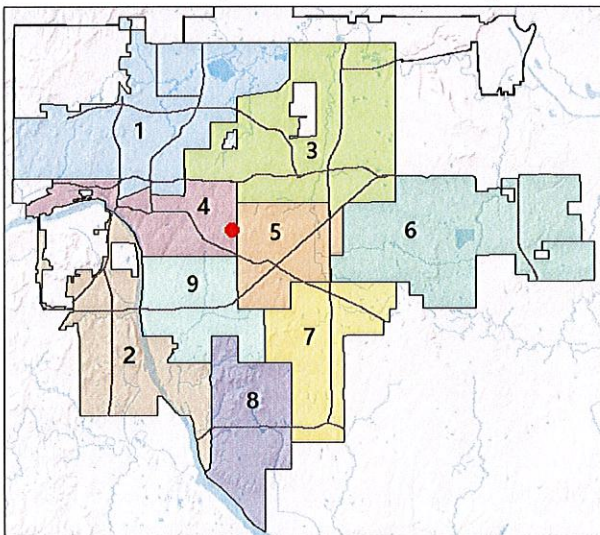
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Justin DeBruin

*Property Owner:* Nidiffer Shopping Centers Inc

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



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Coffee Shop

*Concept summary:* Rezone small portion of existing lot from RS-3 to CS.

*Tract Size:* 0.19 ± acres

*Location:* West of the southwest corner of South Yale Avenue and East 21<sup>st</sup> Street South

**Zoning:**

*Existing Zoning:* RS-3

*Proposed Zoning:* CS

**Comprehensive Plan:**

*Land Use Map:* Regional Center

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 9316

CZM: 37

**City Council District:** 4

*Councilor Name:* Laura Bellis

**County Commission District:** 2

*Commissioner Name:* Karen Keith

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## SECTION I: Z-7728

### DEVELOPMENT CONCEPT:

#### EXHIBITS:

INCOG Case map  
INCOG Aerial (small scale)  
INCOG Aerial (large scale)  
Tulsa Comprehensive Plan Land Use Map  
Applicant Exhibits: None

### DETAILED STAFF RECOMMENDATION:

The subject property includes half of a vacated right-of-way formerly dedicated as East 21<sup>st</sup> Place South by the Mayo Meadow Extended subdivision plat. Following vacation of the right-of-way, the property previously included was conveyed to the property owner of Lot 1 Block 1, Mayo Meadow Extended. The Mayo Meadow Extended subdivision was filed in January of 1953, zoning was applied to the property in 1970.

The CS zoning is consistent with the surrounding zoning pattern.

CS zoning is consistent with the Regional Center land use designation.

**Staff recommends approval of Z-7728 to rezone property from RS-3 to CS.**

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

**Staff Summary:** CS zoning is consistent with the Regional Center land use designation of the City's Comprehensive Plan.

#### Land Use Vision:

***Land Use Plan map designation:*** Regional Center

Existing regional trip generators define the Regional Centers in contrast to Local Centers. These centers should be the most connected land use pockets outside of downtown for public transit access and high-capacity arterial streets. New regional trip generators should be permitted in the area with special consideration given to the transportation access and circulation. Regional trip generators include universities, malls, large medical campuses, casinos, big-box shopping centers, and very large churches.

#### Transportation Vision:

***Major Street and Highway Plan:*** East 21<sup>st</sup> Street South is designated as a secondary arterial by the Major Street and Highway Plan. Secondary arterials are considered main thoroughfares which anticipate high traffic volume and larger right-of-way widths.

***Trail System Master Plan Considerations:*** None.

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**Small Area Plan:** None

**Special District Considerations:** None

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** The area under application is a minor portion of a larger commercial tract located at the southwest corner of East 21<sup>st</sup> Street South and South Yale Avenue. The area was included in a previously dedicated right-of-way that has since been vacated. There are commercial developments to the north and east of the larger subject property with single-family residential development to the south and west.

**Environmental Considerations:** None related to the area under application.

**Streets:**

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 21 <sup>st</sup> Street South	Secondary Arterial	100'	4
South Vandalia Avenue	None	60'	2

**Utilities:**

The subject tract has municipal water and sewer available.

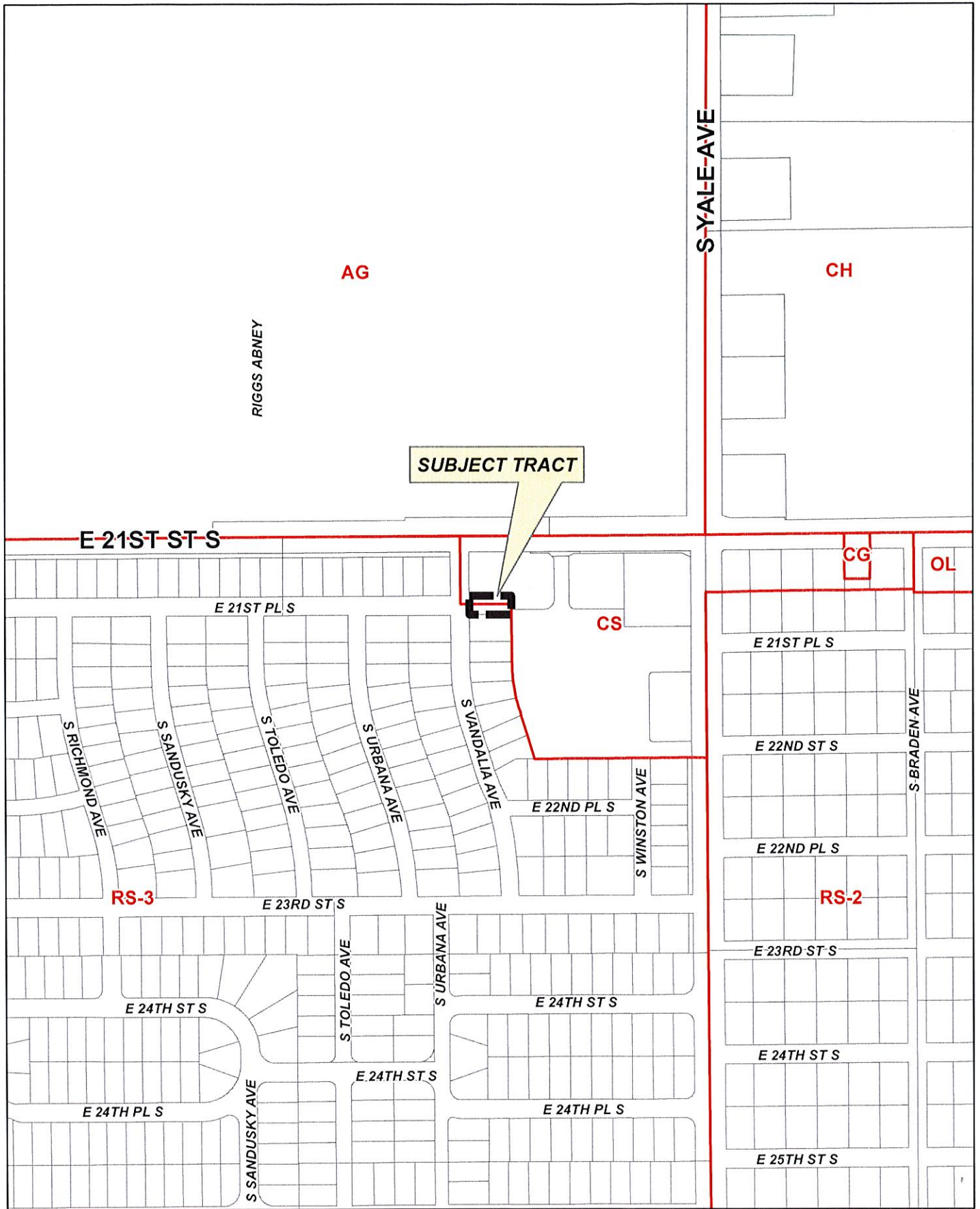
**Surrounding Properties:**

Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	CS	Regional Center	Vacant
East	CS	Regional Center	Commercial/Retail
South	RS-3	Neighborhood	Single-Family Residential
West	RS-3	Neighborhood	Single-Family Residential

**SECTION III: Relevant Zoning History**

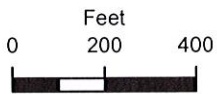
**ZONING ORDINANCE:** Ordinance number 11815 dated June 26, 1970, established zoning for the subject property.

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**SUBJECT TRACT**

**Z-7728**



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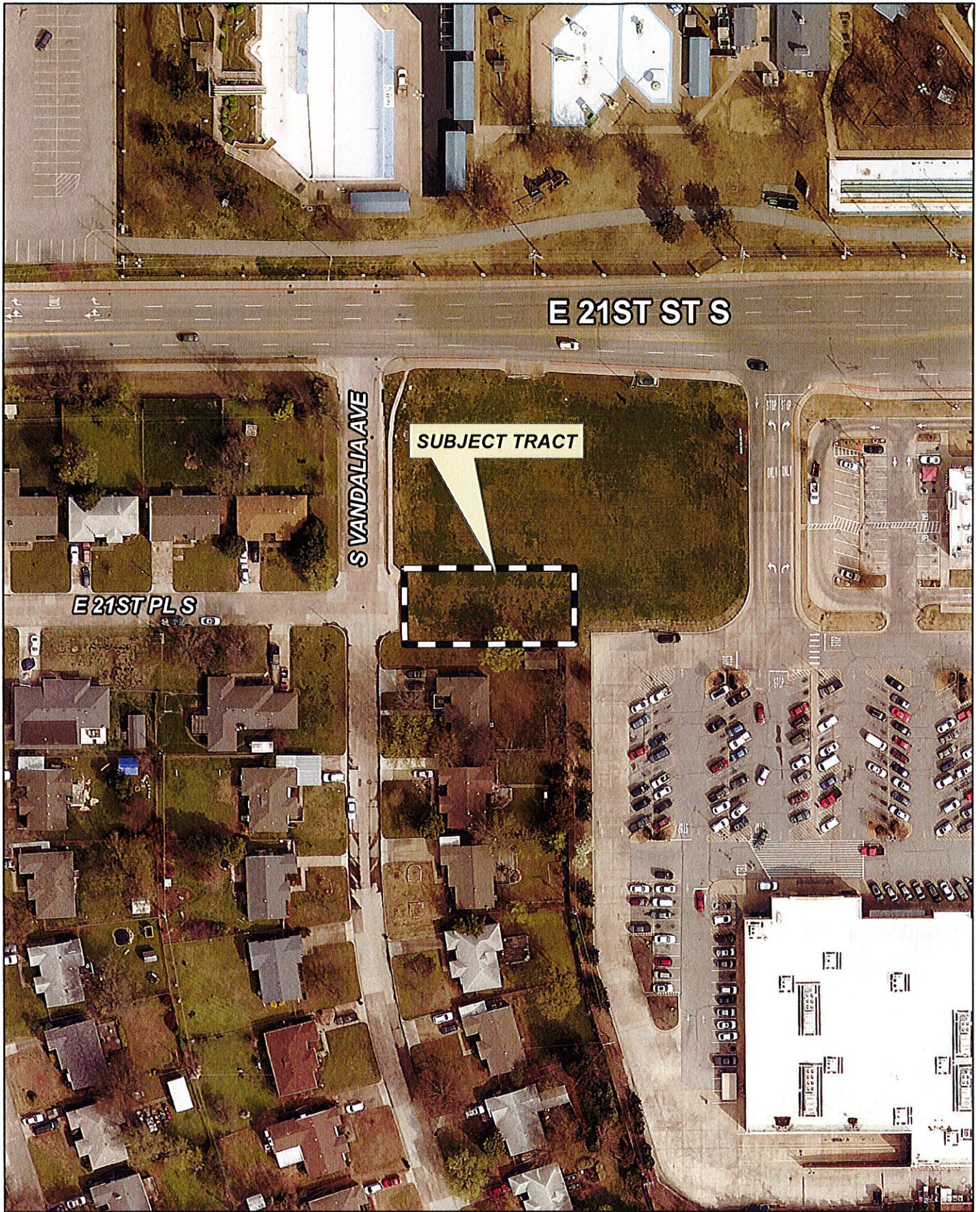
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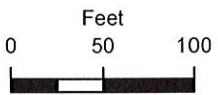


E 21ST ST S

S VANDALIA AVE

SUBJECT TRACT

E 21ST PLS



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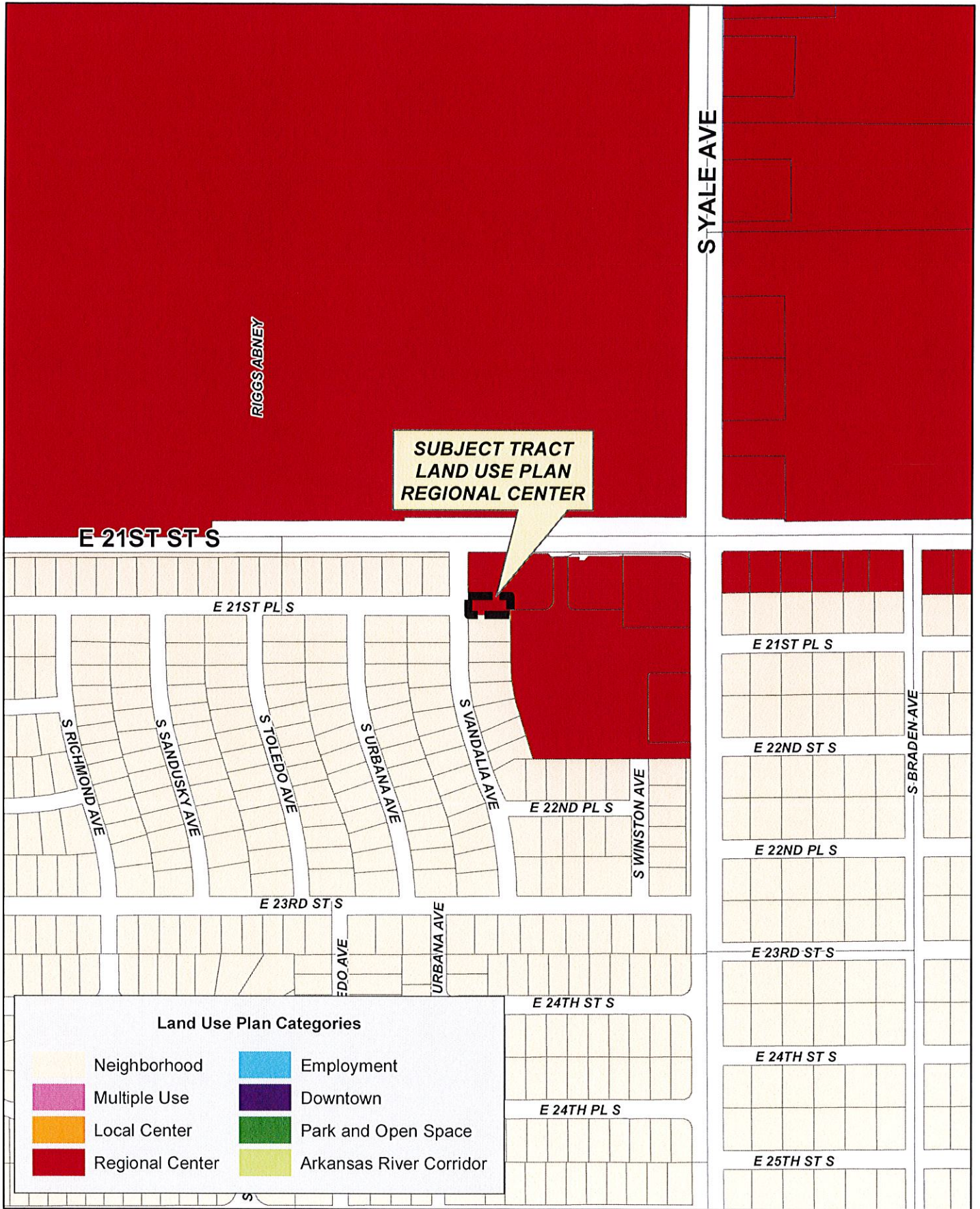
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2023










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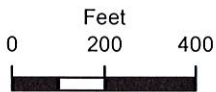




**SUBJECT TRACT  
LAND USE PLAN  
REGIONAL CENTER**

**Land Use Plan Categories**

- |   |   |
|---|---|
|  Neighborhood    |  Employment              |
|  Multiple Use    |  Downtown                |
|  Local Center    |  Park and Open Space     |
|  Regional Center |  Arkansas River Corridor |



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