



Tulsa Metropolitan Area  
Planning Commission

**Case Number: Z-7730**  
Continued from 7/19/2023.

**Hearing Date: August 16, 2023**  
*Amended 8/14/2023*

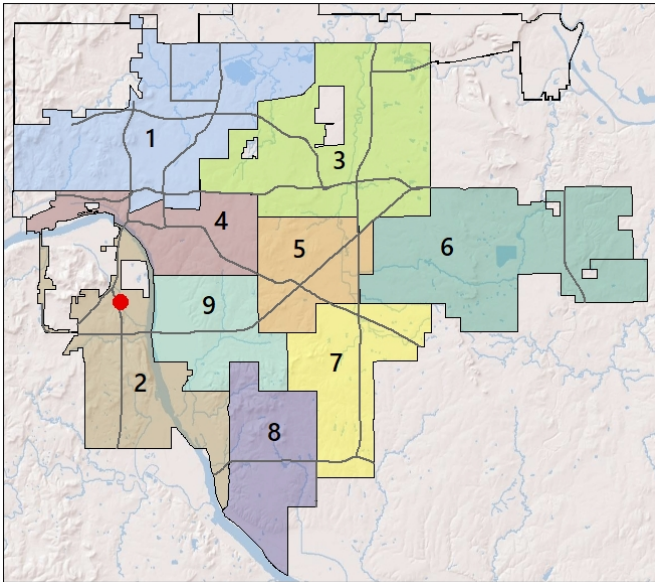
**Case Report Prepared by:**

Dylan Siers

**Owner and Applicant Information:**

*Applicant:* Ryan Strode  
*Property Owner:* Can't Holdings LLC

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



**Applicant Proposal:**

*Present Use:* vacant  
*Proposed Use:* commercial office building  
*Concept summary:* Rezoning to allow for an office building with light industrial uses  
*Tract Size:* 2.28 ± acres  
*Location:* Northeast corner of Highway 75 and West 41st Street South

**Zoning:**

*Existing Zoning:* IL, CS

*Proposed Zoning:* IL

**Comprehensive Plan:**

*Land Use Map:* Employment

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 9223  
CZM: 46

**City Council District: 2**

*Councilor Name:* Jeannie Cue

**County Commission District: 2**

*Commissioner Name:* Karen Keith

## **SECTION I: Z-7730**

**DEVELOPMENT CONCEPT:** The applicant is requesting a rezoning from CS and IL to IL to accommodate for an office building with light industrial uses. The IL district is primarily intended to provide areas suitable for manufacturing wholesaling, warehousing, and other industrial activities that have few if any adverse land use or environmental impacts. There is IL to the north of the subject property as well as part of the subject property is zoned IL currently.

### **EXHIBITS:**

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map

### **DETAILED STAFF RECOMMENDATION:**

The uses along with the lot and building regulations defined in the IL zoning district are consistent with the Tulsa comprehensive plan for an Employment land use designation and,

The property to the north is currently zoned IL with an Employment land use designation. There is also IM zoning to the East. The uses allowed in IL seem to be consistent with the surrounding neighborhood patterns therefore,

**Staff recommends Approval of Z-7730 to rezone the property from IL, CS to IL.**

### **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

***Staff Summary:*** Uses and building types allowed in the IL district are consistent with the goals outlined in the Employment land use designation.

### **Land Use Vision:**

***Land Use Plan map designation:*** Employment

The employment designation 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.

### **Transportation Vision:**

***Major Street and Highway Plan:*** None

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

**Small Area Plan:** Southwest Tulsa Neighborhood Plan

The Southwest Tulsa Neighborhood Plan has recommendations on how Southwest Tulsa should be developed. For the site near the subject property they referenced the comprehensive plan at the time, which has an employment land use designation.

**Special District Considerations:** None

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** Currently the site is vacant. Photo is on West 41<sup>st</sup> Street looking North towards the subject property.



**Environmental Considerations:** None

**Streets:**

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
West 41 <sup>st</sup> Street South	Secondary Arterial	100'	2

**Utilities:**

The subject tract has municipal water and sewer available.

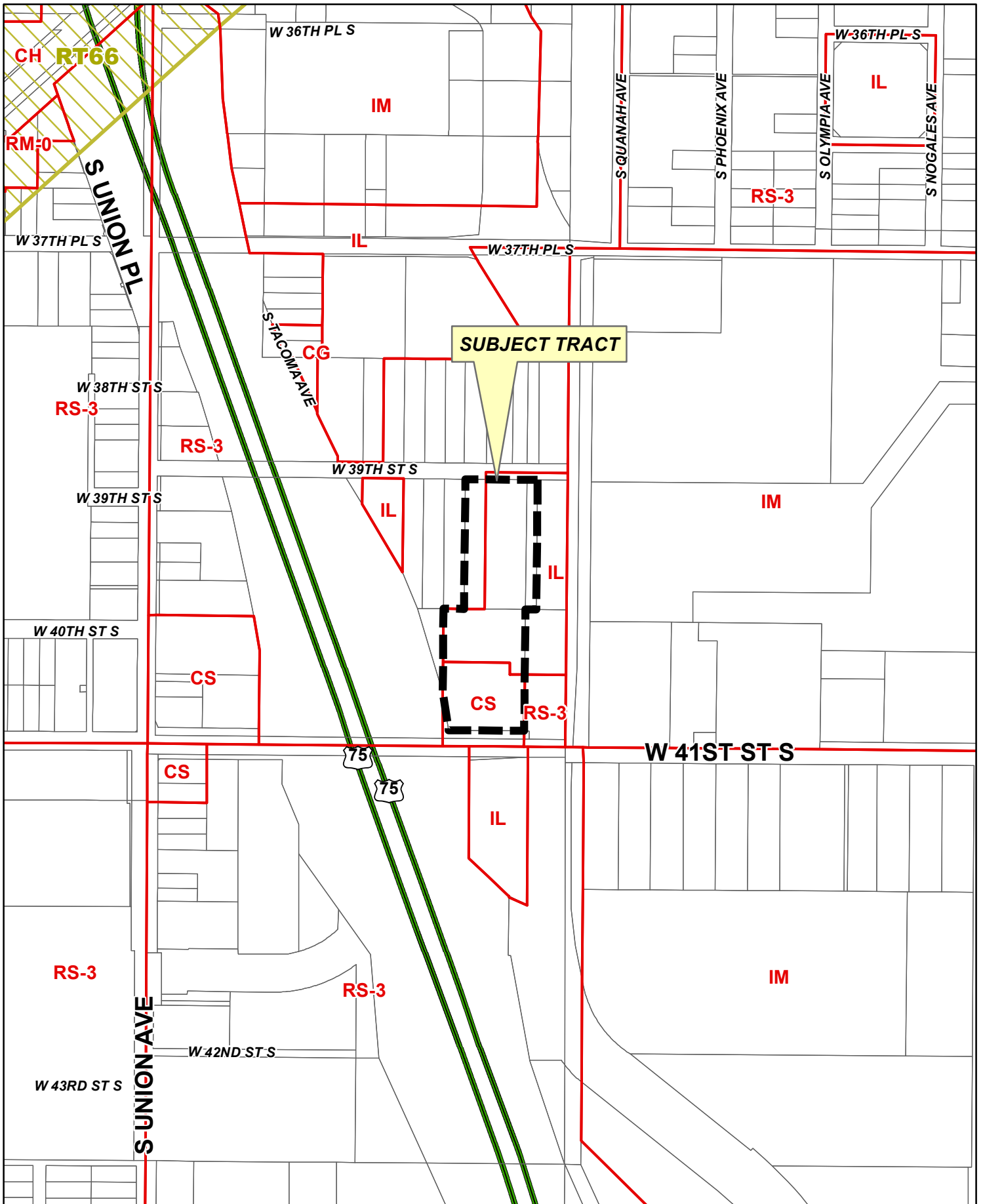
**Surrounding Properties:**

<b>Location</b>	<b>Existing Zoning</b>	<b>Existing Land Use Designation</b>	<b>Existing Use</b>
North	IL/RS-3	Employment	Vacant/Single Family Home
East	IM	Employment	Industrial Uses
South	IL	Employment	Auto Sales
West	RS-3	N/A	Highway 75

**SECTION III: Relevant Zoning History**

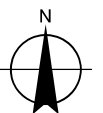
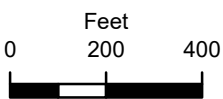
**ZONING ORDINANCE:** Ordinance number 11822 dated June 26<sup>th</sup>,1970, established zoning for the subject property.

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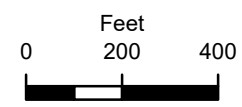
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**SUBJECT TRACT**



 Subject Tract

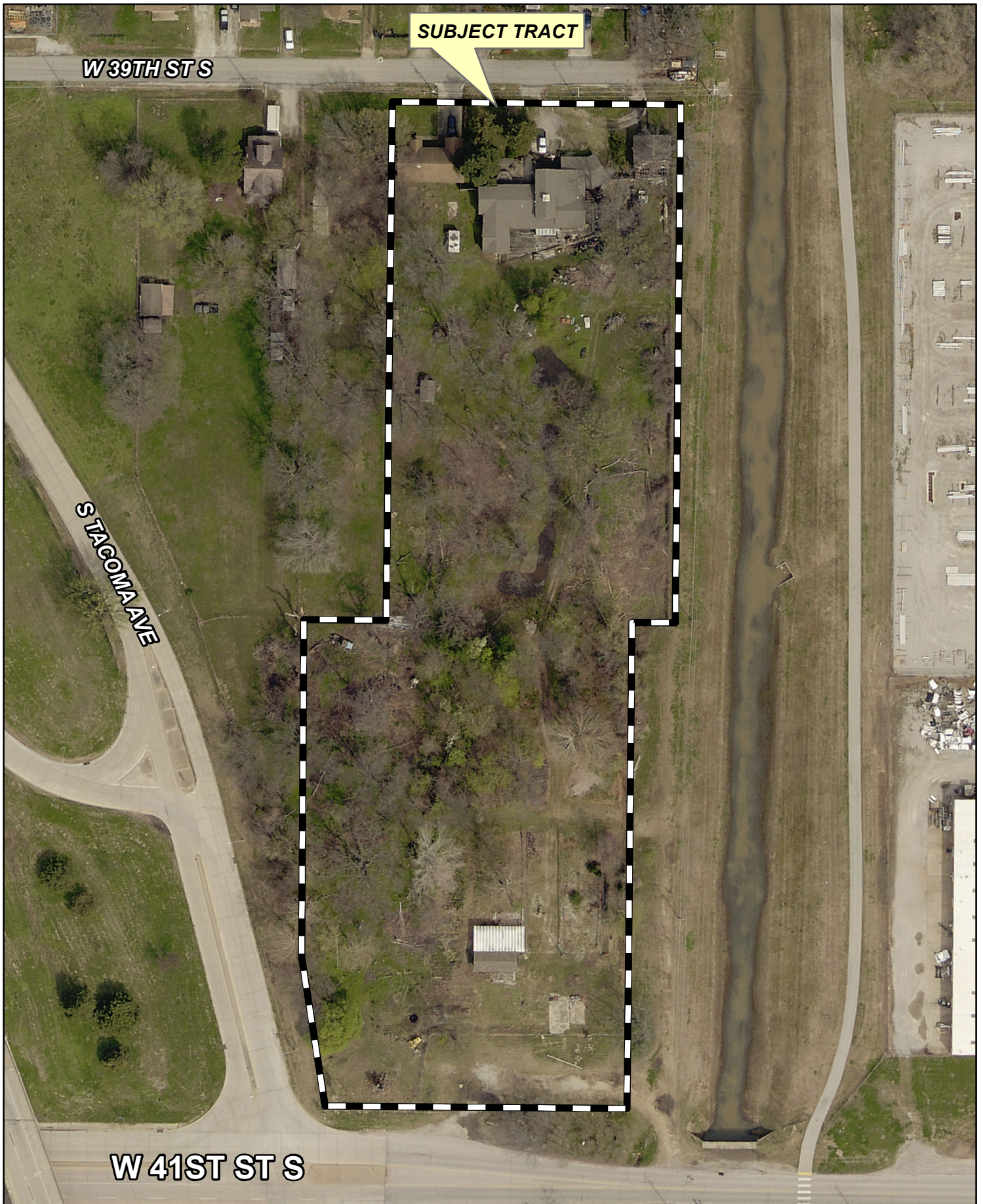
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2021



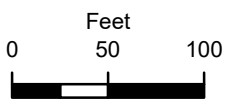


W 39TH ST S

SUBJECT TRACT

S TACOMA AVE

W 41ST ST S



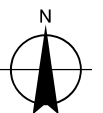
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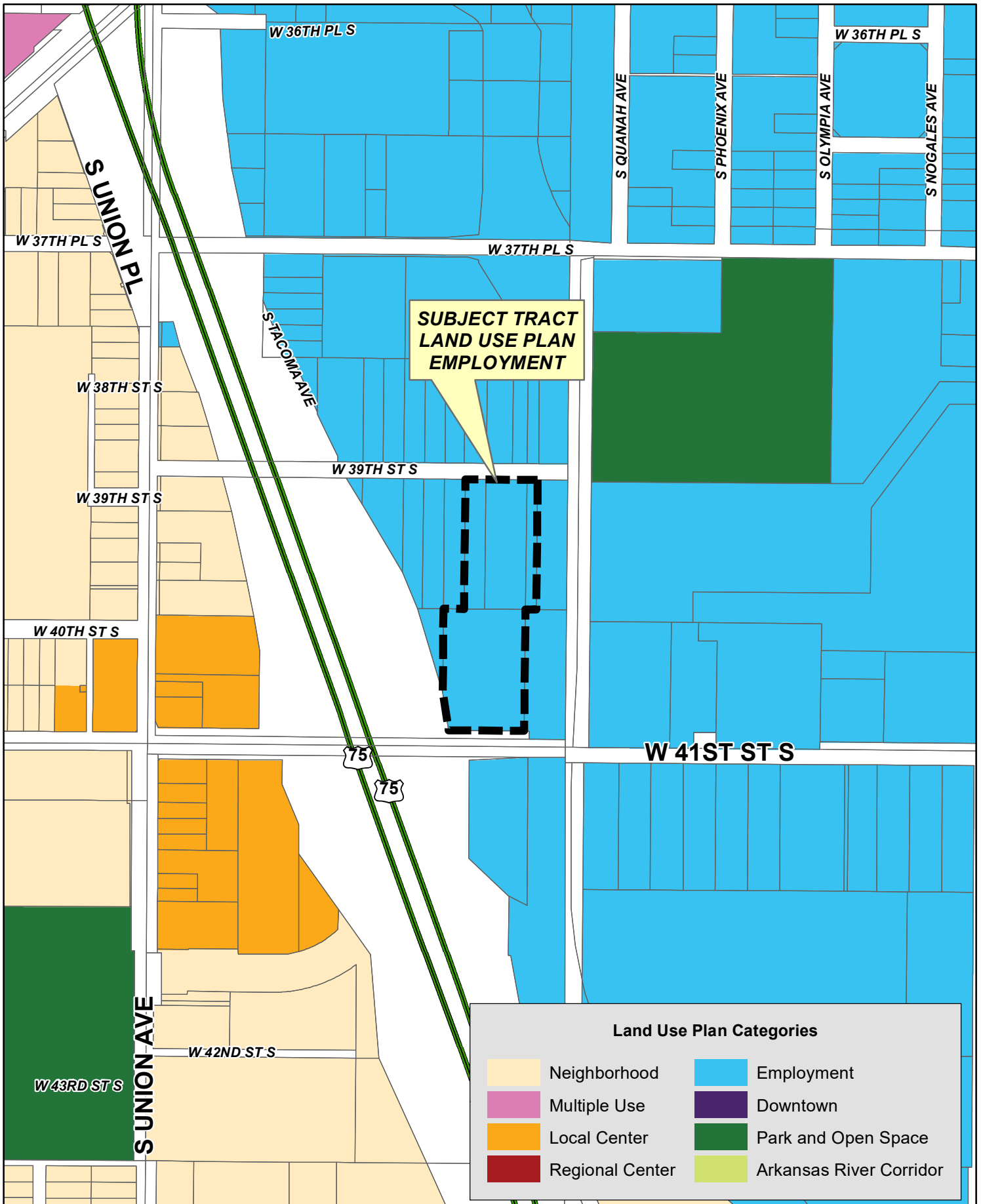
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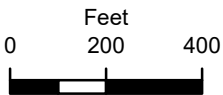
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**SUBJECT TRACT  
LAND USE PLAN  
EMPLOYMENT**

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



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