



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7732

Hearing Date: September 20, 2023

Case Report Prepared by:

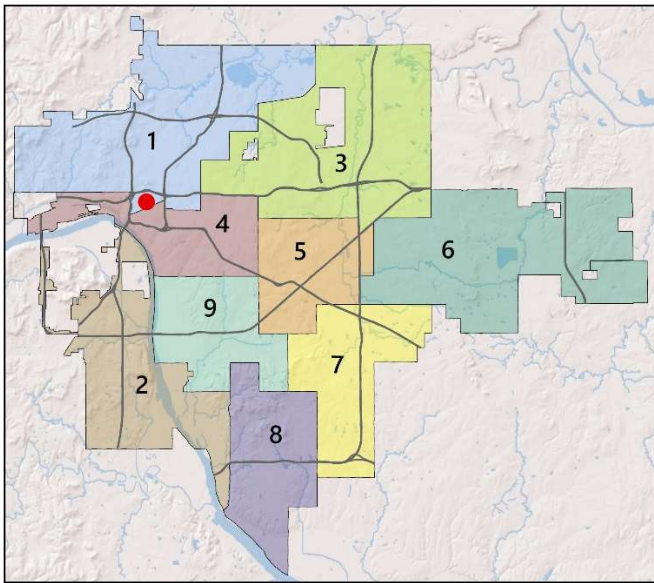
Austin Chapman

Owner and Applicant Information:

Applicant: Nathan Cross

Property Owner: AMTRA Enterprises, LLC

Location Map:
(shown with City Council districts)



Applicant Proposal:

Present Use: Warehouse

Proposed Use: Commercial

Concept summary: Rezoning of industrially zoned property currently used for warehousing to CBD.

Tract Size: 0.56 ± acres

Location: Southeast corner of W. Cameron St. and N. Boulder Ave.

Zoning:

Existing Zoning: IL

Proposed Zoning: CBD

Comprehensive Plan:

Existing Land Use: Downtown

Staff Recommendation:

Staff recommends **approval** of CBD zoning.

Staff Data:

TRS: 9202

CZM: 36

City Council District: 1

Councilor Name: Vanessa Hall-Harper

County Commission District: 3

Commissioner Name: Karen Keith

SECTION I: Z-7732

DEVELOPMENT CONCEPT: Applicant is seeking rezoning of the property from IL to CBD to allow for greater commercial uses.

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

Staff recommends **approval** of CBD zoning on the site and finds that CBD conforms to the Comprehensive Plan.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Land Use Vision:

Downtown:

The area within the Inner Dispersal Loop (IDL) highway is generally understood to be the downtown area of Tulsa. This area has fewer development limitations than most areas of the city, and a high density of employment, residential, mixed-use, commercial, retail, and institutional uses. Land uses and transportation infrastructure in this area should be primarily pedestrian-oriented, with parking either on street, behind buildings, or in structured parking garages.

Transportation Vision:

Major Street and Highway Plan:

Both W. Cameron St. and N. Boulder Ave. are classified as “Commercial/CBD/Industrial Collectors” and the ultimate right-of-way is in place for the Major Street and Highway plan at this location.

Trail System Master Plan Considerations: None.

Development Era:

Downtown Era: Downtown Tulsa began as a small town that sprung up around the Frisco railroad. This is evident in the orientation of the street grid within downtown that is not aligned by compass directions, as the rest of the city is, but by the orientation of the railroad corridor. Throughout Tulsa’s history, the downtown area has remained the primary location for intensive development, major employment uses, and tourism destinations. While the downtown area originally developed during the first few decades of Tulsa’s existence, there are many more structures that were built during the 1970s and 1980s, corresponding to the clearing of city blocks during Urban Renewal and the fluctuations of the oil and gas industry. Over the decades, the infrastructure of downtown has been retrofit to accommodate commuter traffic, with the introduction of the Interstate Highway System, one-way streets, and large areas of surface parking. In recent years, however, there have been efforts to return the downtown to a more pedestrian and bicycle friendly condition by converting one-way streets to two-way streets, promoting infill development of underutilized blocks, and the enhancement of pedestrian and bicycle infrastructure.

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: Property is currently used a warehouse and is located inside the center of the Tulsa Arts District.

Environmental Considerations: None.

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
W. Cameron St.	Commercial/CBD/Industrial Collectors	80-feet	2 lanes w/ on street parking on the North Side.
N. Boulder Ave.	Commercial/CBD/Industrial Collectors	80-feet	2 lanes w/ on street parking on both sides and a bike lane on the West side.

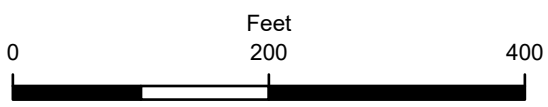
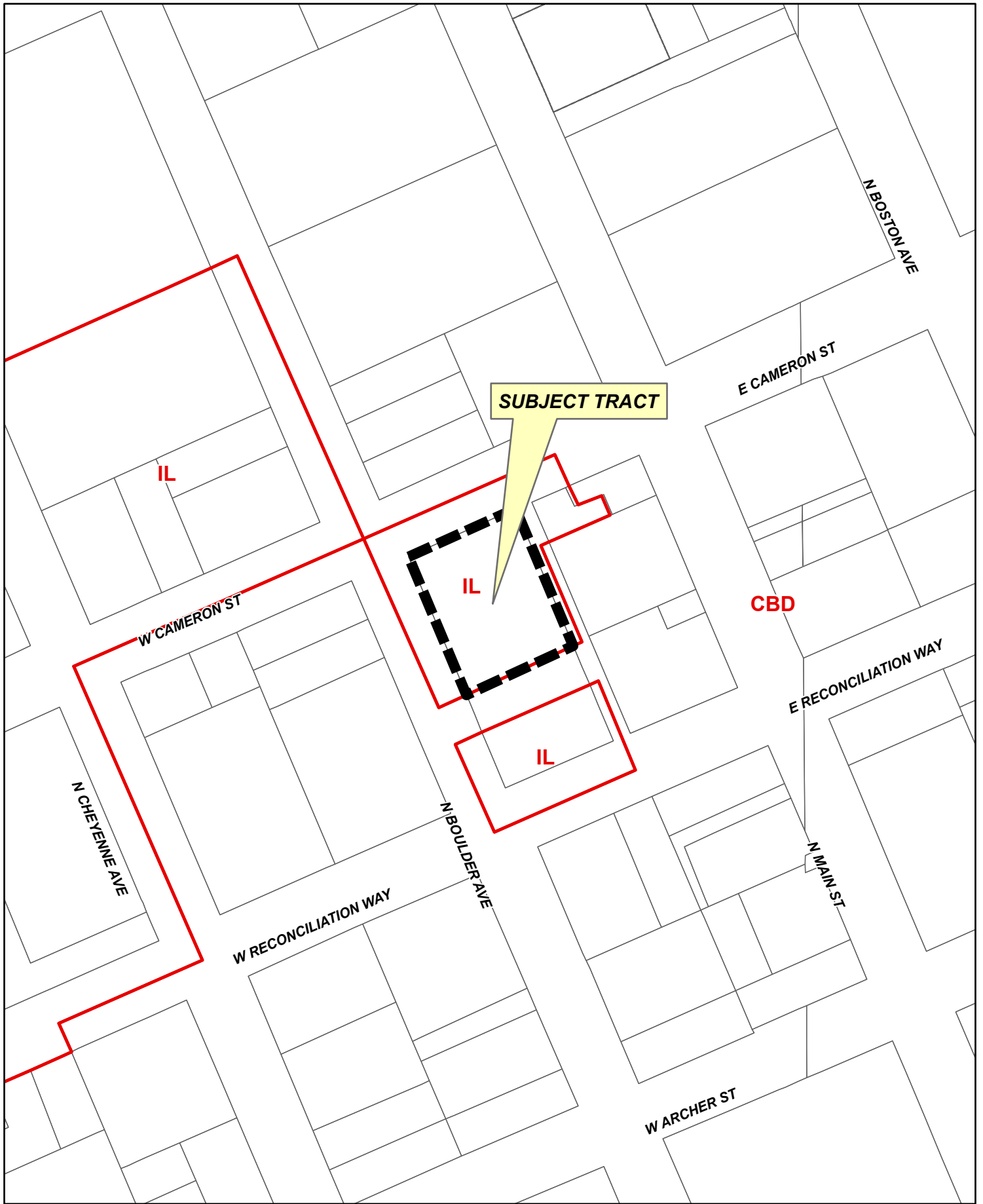
Utilities: City utilities are available to the subject site.

Zoning and Surrounding Uses:

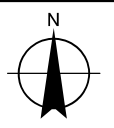
Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	CBD	Downtown	Parking Lot.
West	CBD	Downtown	Warehouse.
South	CBD	Downtown	Bar
East	CBD	Downtown	Warehouse.

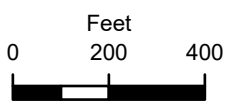
Relevant Zoning History:

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



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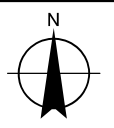


 Subject Tract

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

Aerial Photo Date: 2021





Feet
0 100 200

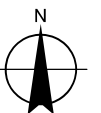


Subject
Tract

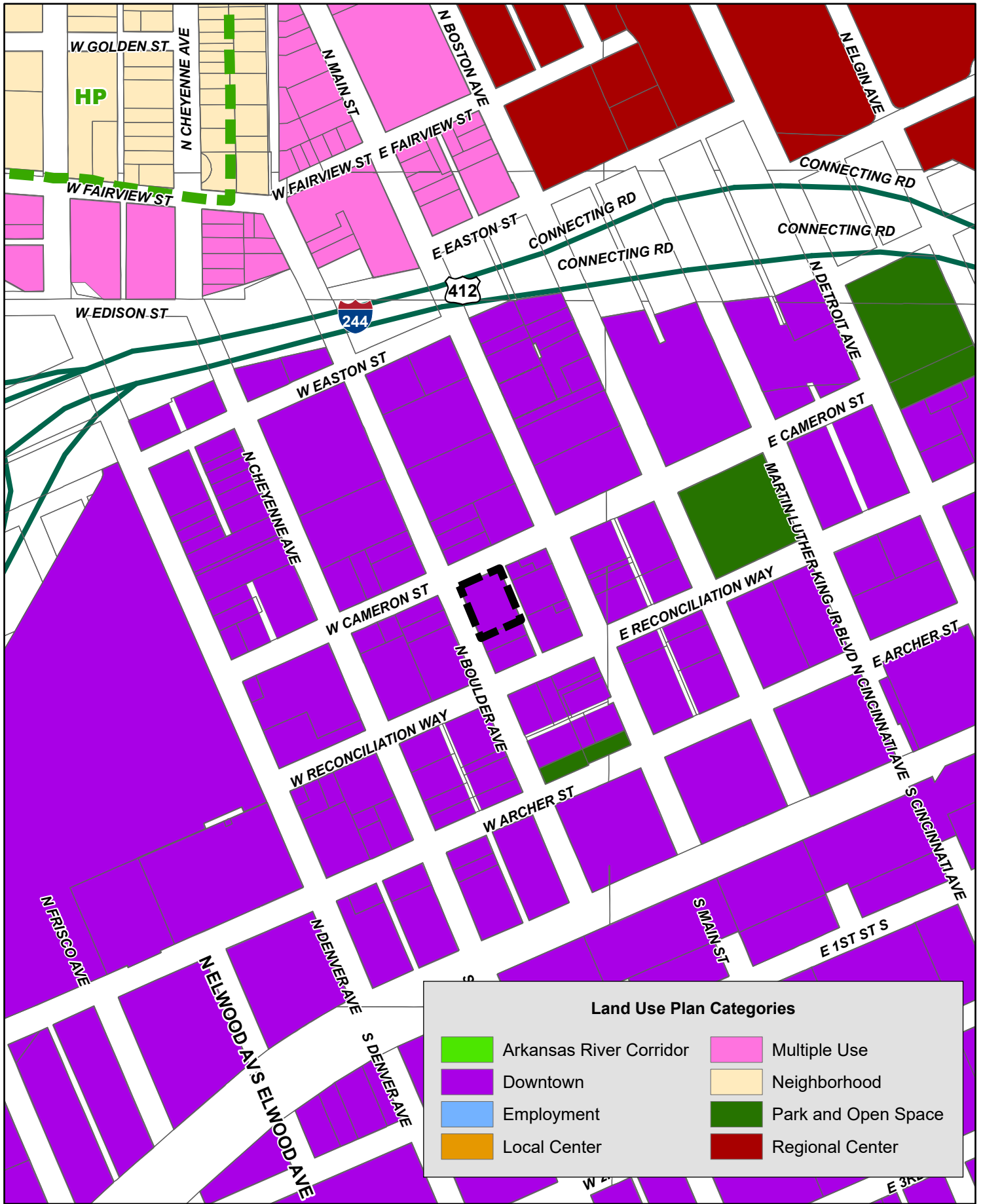
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







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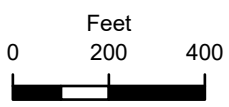
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Land Use Plan Categories			
	Arkansas River Corridor		Multiple Use
	Downtown		Neighborhood
	Employment		Park and Open Space
	Local Center		Regional Center



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