



Tulsa Metropolitan Area  
Planning Commission

**Case Number: Z-7734** (Related to CPA-106)  
(Continued from August 16, 2023)

**Hearing Date: September 20th, 2023**

**Case Report Prepared by:**

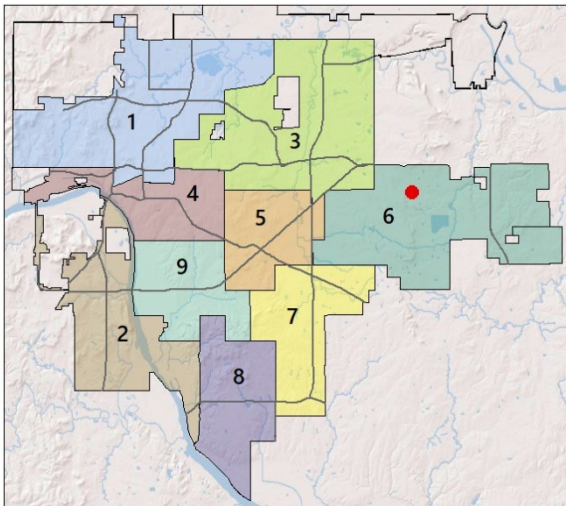
Dylan Siers

**Owner and Applicant Information:**

*Applicant:* Rey Bustos

*Property Owner:* Quality First Cabinetry LLC

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



**Applicant Proposal:**

*Present Use:* Agricultural

*Proposed Use:* Wholesale Shop

*Concept summary:* Rezone the site to CG with an optional development plan to utilize it as a cabinet shop with warehousing elements.

*Tract Size:* 2.5 ± acres

*Location:* East of the southeast corner of East 11th Street South and South 161st East Avenue

**Zoning:**

*Existing Zoning:* AG

*Proposed Zoning:* CG w/ an optional development plan

**Land Use Map:**

*Existing:* Neighborhood

*Proposed:* Multiple Use

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 9411

CZM: 40

**City Council District: 6**

*Councilor Name:* Christian Bengel

**County Commission District: District 1**

*Commissioner Name:* Stan Sallee

## **SECTION I: Z-7734**

**DEVELOPMENT CONCEPT:** The applicant originally submitted a rezoning to change the property from AG to CG with no optional development plan. This rezoning was to utilize the site for their cabinet shop. After the August 2<sup>nd</sup> Planning Commission meeting and working with the neighborhood, the applicant submitted an optional development plan to limit specific uses allowed in the CG zoning district. The allowed uses can be found in section II of this staff report. This rezoning has a related Comprehensive Plan amendment to change the site to a Multiple Use land use designation.

### **EXHIBITS:**

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

### **DETAILED STAFF RECOMMENDATION:**

The uses along with the lot and building regulations are consistent with the Tulsa Comprehensive Plan for a Multiple Use land use designation and,

The CG district is primarily intended to accommodate established commercial uses, while providing protection to adjacent residential area; and accommodate the grouping of compatible commercial and light industrial uses,

The applicants proposed use would be allowed by right in CG.

**Staff recommends Approval of Z-7734 to rezone the property from AG to CG with or without the optional development plan.**

## **SECTION II: OPTIONAL DEVELOPMENT PLAN STANDARDS**

The development plan standards will conform to the provisions of the Tulsa Zoning Code for development in a Commercial Shopping (CG) district with its supplemental regulations except as further refined below. All use categories, subcategories or specific uses and building types that are not listed in the following permitted list are prohibited.

### **PERMITTED USE CATEGORIES SUBCATEGORIES AND SPECIFIC USES:**

#### **RESIDENTIAL** (if in allowed residential building types identified below)

- Single household
- Two households on single lot
- Three or more households on single lot

#### **PUBLIC, CIVIC, AND INSTITUTIONAL**

- Day Care
- Library or Cultural Exhibit
- Parks and Recreation
- Religious Assembly

#### **COMMERCIAL**

- Animal Service
- Boarding or Shelter
- Grooming

- Veterinary
- Broadcast or Recording Studio
- Commercial Service
  - Building service
  - Business support service
  - Consumer maintenance/repair service
  - Personal improvement service
  - Research Service
- Financial Services
- Office
  - Business or professional office
  - Medical, dental or health practitioner office
- Restaurants and Bars
  - Restaurant
- Retail Sales
  - Building supplies and equipment
  - Consumer shopping goods
  - Convenience goods
  - Grocery store
  - Small box discount store
- Self-service Storage Facility
- Studio, Artist, or Instructional Service
- Trade School

#### **WHOLESALE, DISTRIBUTION, & STORAGE**

- Equipment & Materials Storage, Outdoor
- Warehouse
- Wholesale Sales and Distribution

#### **AGRICULTURAL**

- Community Garden
- Farm, Market-or Community-supported

#### **RESIDENTIAL BUILDING TYPES:**

##### **HOUSEHOLD LIVING**

- Single Household
  - Mixed-Use Building
  - Vertical Mixed-Use Building
- Two households on single lot
  - Mixed-Use Building
  - Vertical Mixed-Use Building
- Three or more households on single lot
  - Mixed-Use Building
  - Vertical Mixed-Use Building

#### **SECTION II: Supporting Documentation**

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

**Staff Summary:** *The proposed use is consistent with the proposed Multiple Use land use designation.*

## **Land Use Vision:**

***Land Use Plan map designation:*** Neighborhood

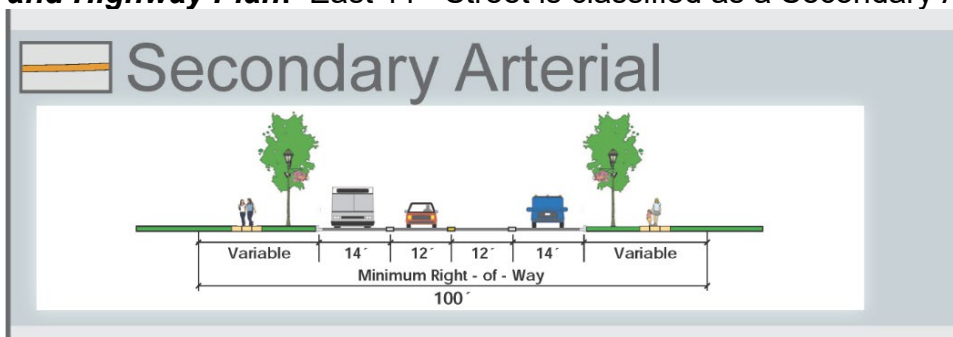
Neighborhoods are “Mostly Residential Uses” which includes detached, missing middle, and multidwelling unit housing types. Churches, schools, and other low-intensity uses that support residents’ daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multidwelling unit housing that takes access off of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multidwelling unit housing property takes access off of a lower order street separated from the arterial, then it would be considered Neighborhood.

***Proposed Land Use Plan map designation:*** Multiple Use

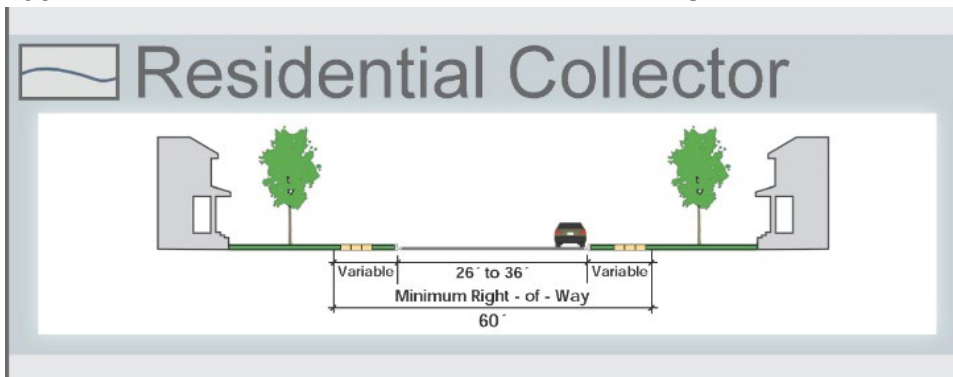
Multiple Use areas are “Mostly Commercial or Retail Uses” which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development patterns, with Local Centers being more commonplace in newer parts of the city.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

## **Transportation Vision:**

***Major Street and Highway Plan:*** East 11<sup>th</sup> Street is classified as a Secondary Arterial Street.



South 169<sup>th</sup> East Avenue is classified as a Residential Collector.



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

**Small Area Plan:** None

**Special District Considerations:** None

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** The subject property currently has a pole barn towards the south of the property. There is a single-family residence directly to the west, as well as to the north. The property to the east is currently being used for agricultural uses.

**Streets:**

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 11 <sup>th</sup> Street	Secondary Arterial	100'	2
South 169 <sup>th</sup> East Avenue	Residential Collector	60'	2

**Utilities:**

The subject tract has municipal water and sewer available.

**Surrounding Properties:**

Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	AG	Neighborhood	Single-family Residential
South	AG	Neighborhood	Vacant
East	AG-R	Multiple Use	Agricultural Uses
West	AG	Neighborhood	Single Family Residential

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 11818 dated 1970, established zoning for the subject property.

8/2/2023 1:00 PM