



**Tulsa Metropolitan Area  
Planning Commission**

**Z-7768 Staff Report**

**Hearing Date:** April 17, 2024  
**Prepared by:** Nathan Foster  
nathanfoster@cityoftulsa.org  
918-596-7609

**Owner and Applicant Information**

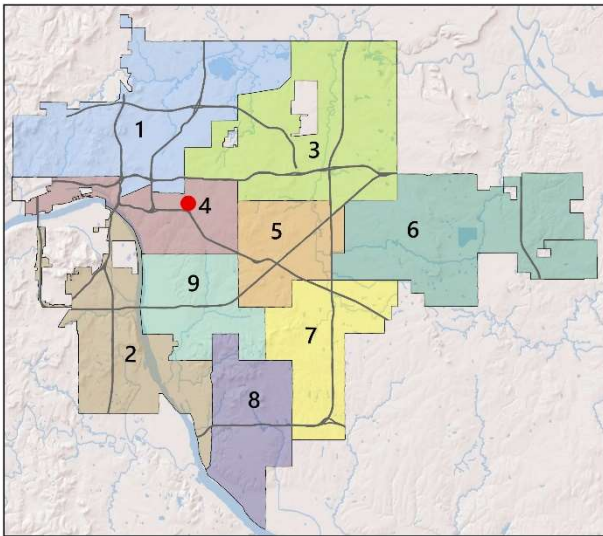
Applicant: Matt Ingle, Route 66 Engineering  
Property Owner: Concept Builders, INC

**Property Location**

South of the southwest corner of South Lewis Avenue  
and East 12<sup>th</sup> Place South  
Tract Size: ± 2,782 square feet

**Location within the City of Tulsa**

*(shown with City Council districts)*



**Elected Representatives**

City Council: District 4, Laura Bellis  
County Commission: District 2, Karen Keith

**Public Notice Required**

Newspaper Notice – min. 20 days in advance  
Mailed Notice to 300’ radius – min. 20 days in advance  
Posted Sign – min. 20 days in advance

**Staff Recommendation**

Staff recommends approval.

**Request Summary**

Rezone subject properties from OM to MX1-U-45 to permit a townhouse development.

**Zoning**

Existing Zoning: Office – Medium (OM)  
Existing Overlays: None  
Proposed Zoning: MX1-U-45 (Mixed-Use)

**Use**

Current Use: Parking  
Proposed Use: Townhouses

**Comprehensive Plan Considerations**

**Land Use**

Land Use Plan: Multiple Use  
Small Area Plans: Utica Midtown  
Development Era: Streetcar

**Transportation**

Major Street & Highway Plan:  
South Lewis Avenue – Urban Arterial  
planitulsa Street Type: Main Street  
Transit: Regular Route  
Existing Bike/Ped Facilities: N/A  
Planned Bike/Ped Facilities: South Lewis – Planned Bike Lane

**Environment**

Flood Area: N/A  
Tree Canopy Coverage: 10-20%  
Parks & Open Space: N/A

**Detailed Staff Recommendation**

The applicant is proposing to rezone a portion of an existing OM (Office – Medium) lot to MX1-U-45 to permit a townhouse development. This request is an extension of a previously approved rezoning request immediately north of the subject property to the same MX1-U-45 designation. The additional property is planned to be platted in conjunction with the proposed development occurring at the southwest corner of East 12<sup>th</sup> Place South and South Lewis Avenue.

The MX1-U-45 district is consistent with the multiple use land use designation in this area and compliments the Main Street designation of South Lewis adjacent to the subject property. MX zoning will prescribe certain building placement and design standards that align with the goals of the multiple use district adjacent to main streets.

The applicant is proposing a new townhouse development that will assist with the high demand for housing in the City of Tulsa.

With consideration given to the factors listed herein, staff recommends **approval** of the application.

**Comprehensive Plan Considerations**

**Land Use Plan**

The subject property is designated as 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.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	MX1-U-45	Multiple Use	Vacant
East	IL	Multiple Use	Industrial
South	OM	Multiple Use	Offices
West	MX1-U-45	Neighborhood	Residential

**Small Area Plans**

The subject properties are located within the Utica Midtown Corridor small area plan. The MX1-U-45 designation is consistent with the recommendations of the small area plan by accommodating a variety of housing types while permitting neighborhood-level commercial uses in mixed-use buildings.

**Development Era**

The subject property is in an area developed during the Streetcar Era (1910s-30s), prior to the proliferation of automobiles, when streetcars facilitated growth beyond downtown. Land uses range from fully integrated to somewhat separated, on a half-mile grid, with a mix of housing options. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, transit-oriented development, commercial districts, and well-designed streetscapes.

**Transportation**

Major Street & Highway Plan: South Lewis Avenue is designated as an Urban Arterial which requires an ultimate right-of-way width of 70 feet. Right-of-way dedications, if needed, will be required during the platting process.

Comprehensive Plan Street Designation: Main Streets are the streets whose land uses have maintained their historic or urban characteristics. Buildings have minimal setbacks, pedestrian infrastructure is safe and comfortable, and many

buildings have a mix of uses, whether multiple storefronts, or a combination of retail and residential on different floors of the building. On-street parking, bicycle lanes, pedestrian islands, and curb extensions are used to slow traffic to a speed that is safe for pedestrians and cyclists. These streets are prime candidates for economic development and community development investment efforts.

New construction and renovations of existing properties should be consistent with the existing character of the Main Street, and maintain a high degree of pedestrian accessibility. Setbacks should be minimal, and parking should be located on the street, on the side of a building, or behind the building. Uses should be predominantly mixed-use, commercial, or higher density residential. Connectivity should be maintained to surrounding neighborhoods, but transitions between Main Street and Neighborhood areas should be considerate of potential compatibility issues, such as noise, light, and parking. Interactions between Main Streets and neighborhoods should be identified and mitigated, but should not cause a decrease in quality of either environment.

Transit: South Lewis Avenue is a regular route for the Tulsa Transit bus system.

Existing Bike/Ped Facilities: Sidewalks exist along South Lewis Avenue. New development will be required to improve sidewalks and ensure ADA compliance along all streets. There are no existing bicycle facilities.

Planned Bike/Ped Facilities: The GO Plan calls for additional on-street bike lanes along South Lewis. New development should ensure compatibility by designing projects with adequate bicycle parking and connectivity.

### **Environmental Considerations**

Flood Area: The subject properties do not contain any floodplain.

Tree Canopy Coverage: Tree canopy in the area is 12%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: N/A

### **Zoning History**

Ordinance 11815, dated June 26, 1970, established zoning for the subject property.

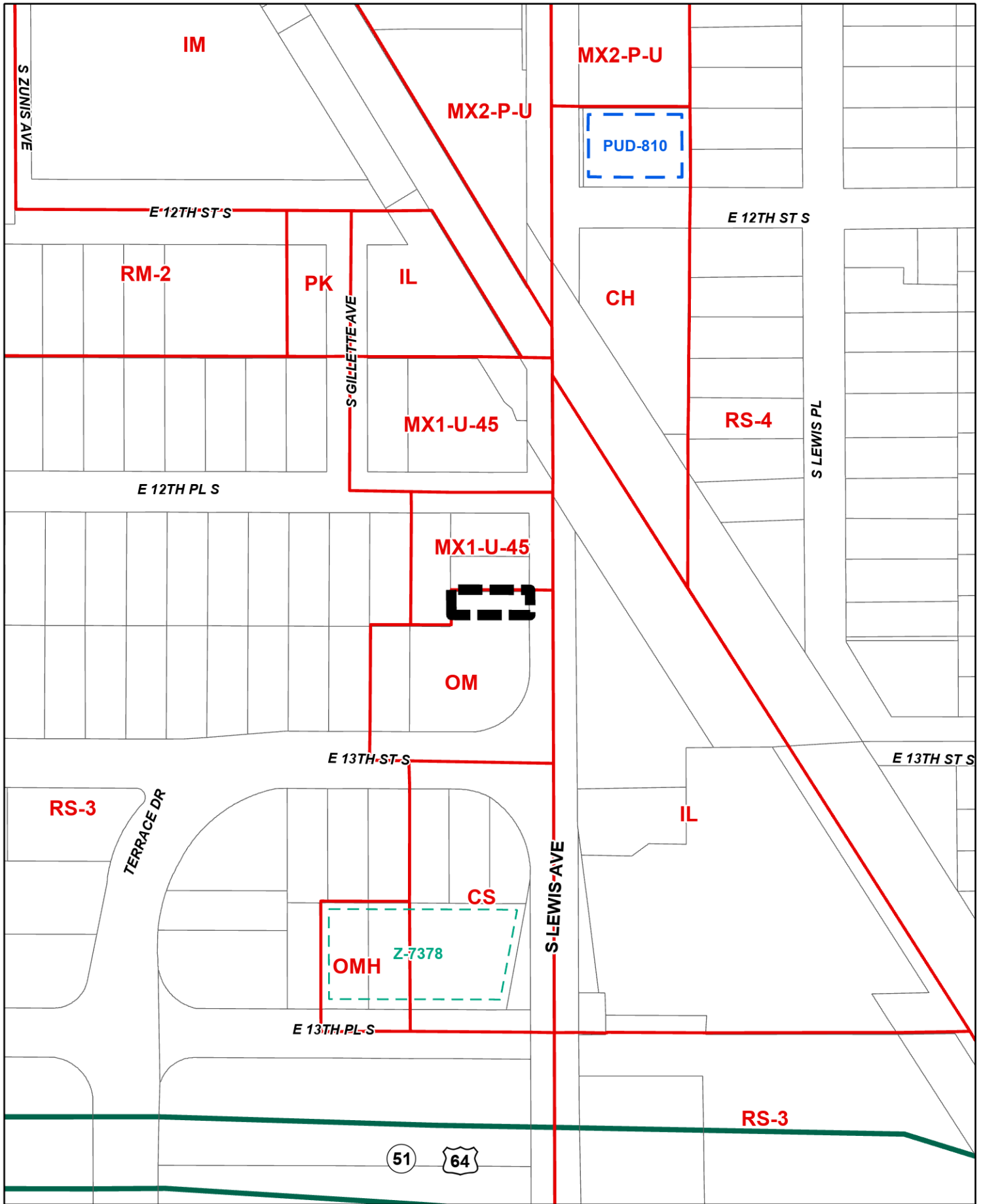
### **Exhibits**

Case map

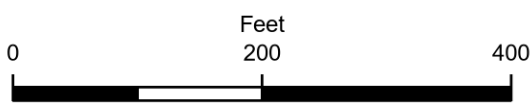
Aerial (small scale)

Aerial (large scale)

Tulsa Comprehensive Plan Land Use Map



# Z-7768



51

64

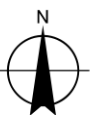


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Subject Tract

Feet  
0 200 400

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



Aerial Photo Date: 2021



S GILLETTE AVE

E 12TH PLS

S LEWIS AVE

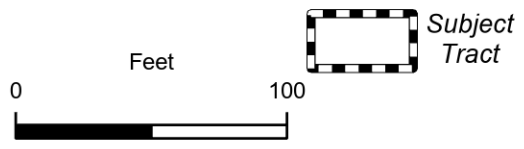
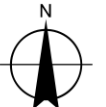
E 13TH ST S



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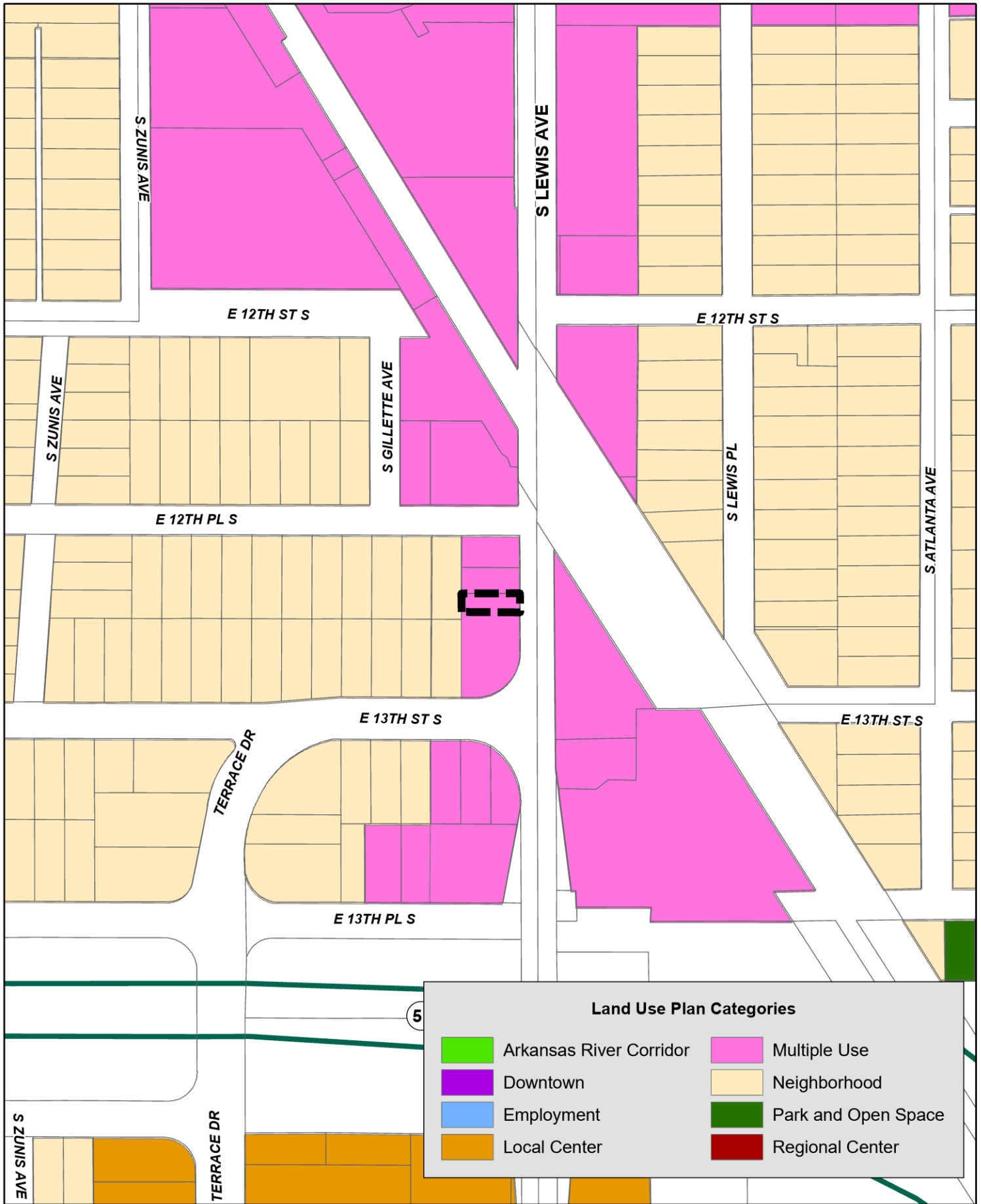
Aerial Photo Date: 2021



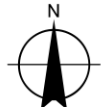
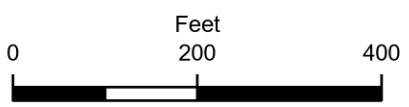
Feet

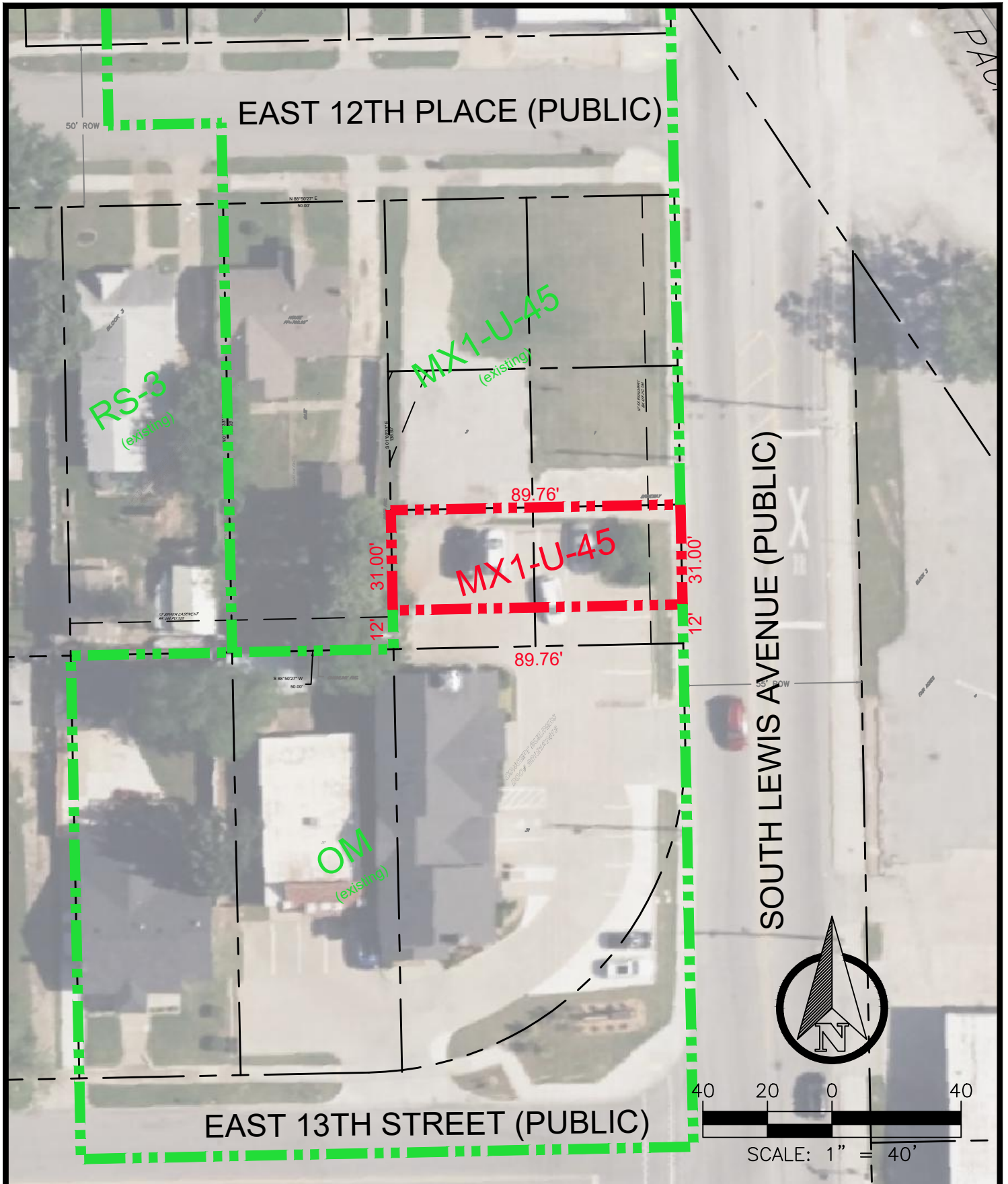
100

Subject Tract



**Z-7768**





**route 66  
engineering**  
5 SOUTH MAIN STREET, SAPULPA, OK 74066

**ZONING EXHIBIT**  
CONCEPT BUILDERS  
1236 SOUTH LEWIS AVE TULSA, OK