



**Tulsa Metropolitan Area
Planning Commission**

Z-7804 Staff Report

Hearing Date: January 8, 2025
Prepared by: Nathan Foster
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918-596-7609

Owner and Applicant Information

Applicant: Tony Popp
Property Owner: Masterworks Studios LLC

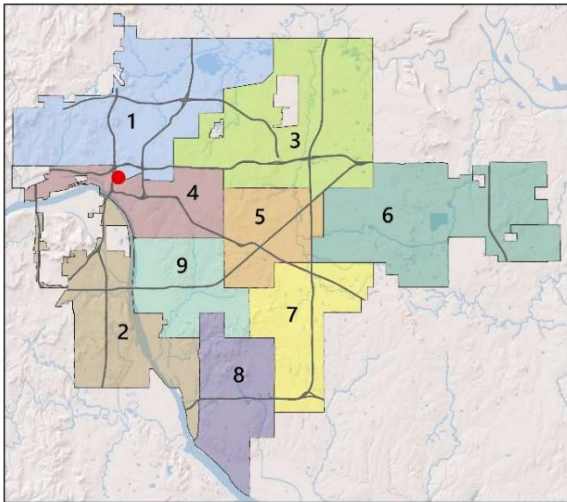
Property Location

Southwest of the intersection of West Archer Street
and North Guthrie Avenue

Tract Size: ±0.47 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 1, Vanessa Hall-Harper
County Commission: District 2, Lonnie Sims

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 IM to CBD to permit
redevelopment of the site for an art gallery/studio.

Zoning

Existing Zoning: Industrial Moderate (IM)
Existing Overlays: None
Proposed Zoning: Central Business District (CBD)

Use

Current Use: Storage
Proposed Use: Art Gallery/Studio

Comprehensive Plan Considerations

Land Use

Land Use Plan: Downtown
Small Area Plans: Downtown
Development Era: Downtown

Transportation

Major Street & Highway Plan: N/A
Planitulsa Street Type: N/A
Transit: N/A
Existing Bike/Ped Facilities: Sidewalks, Bike Lanes
Planned Bike/Ped Facilities:

Environment

Flood Area: N/A
Tree Canopy Coverage: 0-10%
Parks & Open Space: N/A

Detailed Staff Recommendation

The applicant is proposing to rezone the property from IM to CBD to permit redevelopment of the building as an art gallery and studio. There is an existing building on the property that was built in 1925, per the Tulsa County Assessor.

Per the Tulsa Zoning Code, Central Business District (CBD) zoning is primarily intended to accommodate and encourage the most desirable, most productive use of land, without regard to the regulation of building height, floor area, land coverage, and parking requirements, within the central core area of the city. It is also intended to encourage a diversity of land uses that benefit from proximity to, and from transportation and services that are located within the downtown area.

The subject property is designated as "Downtown" on both the land use map and the development era map. CBD zoning is consistent with the recommendations of the comprehensive plan and the adopted small area plan for the downtown area. CBD is the primary zoning designation for downtown properties. There are a few small pockets of industrial zoning remaining.

The rezoning would allow redevelopment of the existing building while avoiding conflicts with setbacks and parking regulations generally applied to other zoning districts. Permitted uses in the CBD district are more consistent with the goals for the downtown area by allowing a wider range of commercial/office/residential uses while prohibiting higher intensity industrial uses permitted by the existing zoning.

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

Comprehensive Plan Considerations

Land Use Plan

Downtown is generally understood to be the area within the Inner Dispersal Loop (IDL) highway. 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 the street, behind buildings, or in structured parking garages.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	IM	Downtown	Residential Single Family
East	IM	Downtown	Family Center for Juvenile Justice
South	IM	Downtown	Vacant
West	IL	Downtown	Office

Small Area Plans

The subject properties are in the Downtown Small Area Plan. The requested CBD zoning is consistent with the recommendations of the small area plan.

Development Era

The subject property is in the Downtown Development Era (late 1800s-1910s), which was developed prior to streetcars and automobiles. Land uses are fully integrated and include a vertical mix of uses among high-density residential development, with major employers and destinations drawing large numbers of visitors. Priorities in these areas include walkability, urban design, revitalization of historic properties, housing type variety, mixed-use and high-rise development, major employment and headquarters uses, parking lot infill, and parking strategies.

Transportation

Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: N/A

Transit: Bus service is available throughout downtown.

Existing Bike/Ped Facilities: Sidewalks and bike lanes are present along South Guthrie Avenue.

Planned Bike/Ped Facilities: None

Environmental Considerations

Flood Area: The subject properties are not located within a floodplain.

Tree Canopy Coverage: Tree canopy in the area is 6%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: N/A

Zoning History

Ordinance 11814, dated June 26, 1970, established zoning for the subject property.

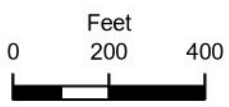
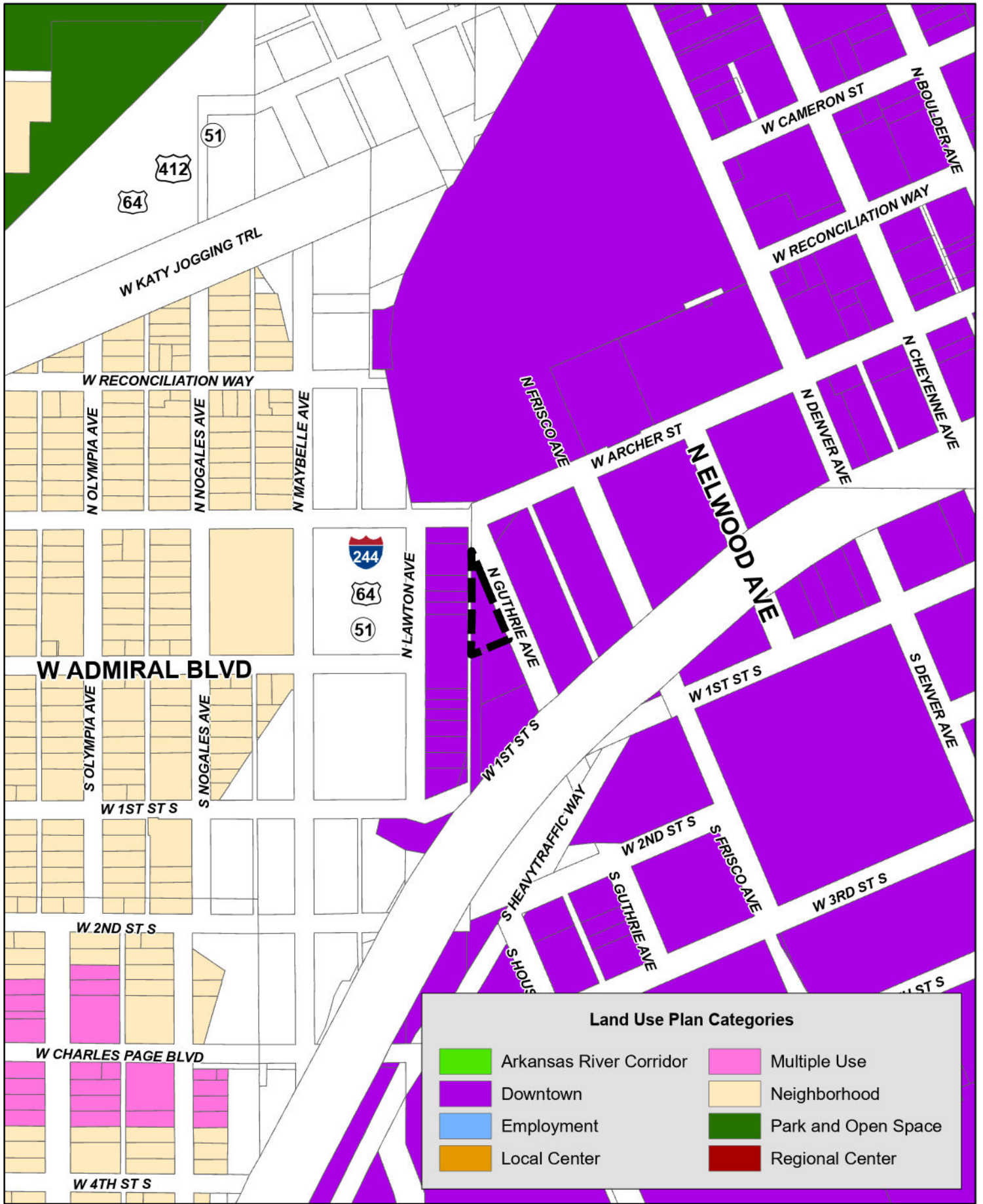
Exhibits

Case map

Aerial (small scale)

Aerial (large scale)

Tulsa Comprehensive Plan Land Use Map



Subject Tract

Z-7804
19-12 02

