



**Tulsa Metropolitan Area
Planning Commission**

Z-7805 Staff Report

Hearing Date: January 22, 2025
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918-596-7609

Owner and Applicant Information

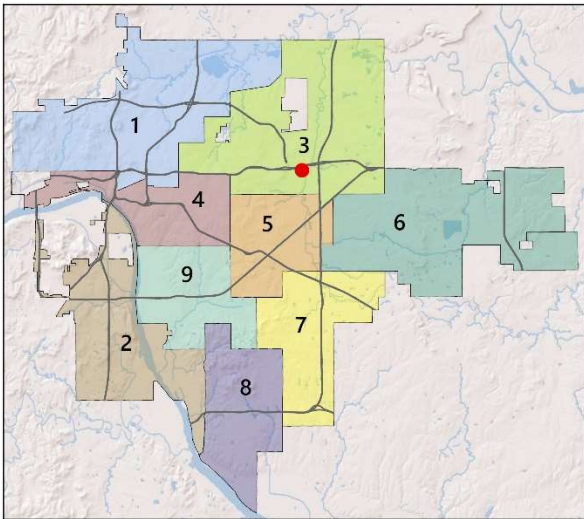
Applicant: Roy Cordoba
Property Owner: Bertoldo & Roy J Cordoba

Property Location

North of the northeast corner of East Admiral Place
North and North 91st East Avenue
Tract Size: ±1.01 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 3, Jackie Dutton
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 property from RS-3 to CS to permit commercial uses.

Zoning

Existing Zoning: Residential Single-Family 3 (RS-3)
Existing Overlays: None
Proposed Zoning: Commercial Shopping (CS)

Use

Current Use: Commercial
Proposed Use: Commercial/Food Truck Park

Comprehensive Plan Considerations

Land Use

Land Use Plan: Employment
Small Area Plans: East Tulsa
Development Era: Late Automobile

Transportation

Major Street & Highway Plan: N/A
planitulsa Street Type: N/A
Transit: Regular Route
Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: Sidewalks

Environment

Flood Area: FEMA 500-year Floodplain
Tree Canopy Coverage: 10-20%
Parks & Open Space: N/A

Detailed Staff Recommendation

The applicant is proposing to rezone the subject property from RS-3 to CS to support the implementation of a food truck park. Food truck parks are considered outdoor assembly and entertainment by the Tulsa Zoning Code and would still require a special exception to operate if the rezoning is approved. The use is prohibited in the RS-3 zoning district.

The property received approval for a religious assembly in 1956. There is an existing commercial building on the property that predates the residential zoning. The RS-3 zoning designation was applied in 1970.

The property is adjacent to existing CH zoning to the east which is a higher intensity commercial district. There is a single industrially zoned property to the north and two residentially zoned properties. Across North 91st East Avenue, there are additional industrial properties.

The requested CS zoning would permit low-intensity commercial uses without having a negative impact on the surrounding properties. The requested zoning is supported by the Tulsa Comprehensive Plan designation of employment.

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 employment. Employment 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.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-3/IL	Employment	Industrial/Residential
East	CH	Employment	Commercial
South	RS-3	Employment	Vacant
West	IL	Employment	Industrial

Small Area Plans

The subject property is located in the East Tulsa Neighborhood Implementation Plan within the Phase 2 area. The plan was adopted in 2005 and provided recommendations on public infrastructure improvements for the Highway 412 corridor. The proposed rezoning does not conflict with any recommendations of the small area plan.

Development Era

The subject property is in an area developed during the Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

Transportation

Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: N/A

Transit: There is regular route service from MetroLink Tulsa available along East Admiral Place North.

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: Sidewalks are planned for all public street frontages.

Environmental Considerations

Flood Area: The subject property is located within the FEMA 500-year floodplain designation.

Tree Canopy Coverage: Tree canopy in the area is 16%. 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 11816, dated June 26, 1970, established zoning for the subject property.

Exhibits

Case map









Aerial (small scale)

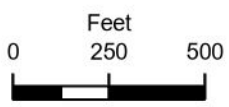
Aerial (large scale)

Tulsa Comprehensive Plan Land Use Map



Land Use Plan Categories

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



 Subject Tract

Z-7805
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