



**Tulsa Metropolitan Area  
Planning Commission**

**Z-7858 Staff Report**

**Hearing Date:** May 6, 2026  
**Prepared by:** Nathan Foster  
nathanfoster@cityoftulsa.org  
918-596-7609

**Owner and Applicant Information**

Applicant: Anna Sanger  
Property Owner: Brady Residential Properties LLC

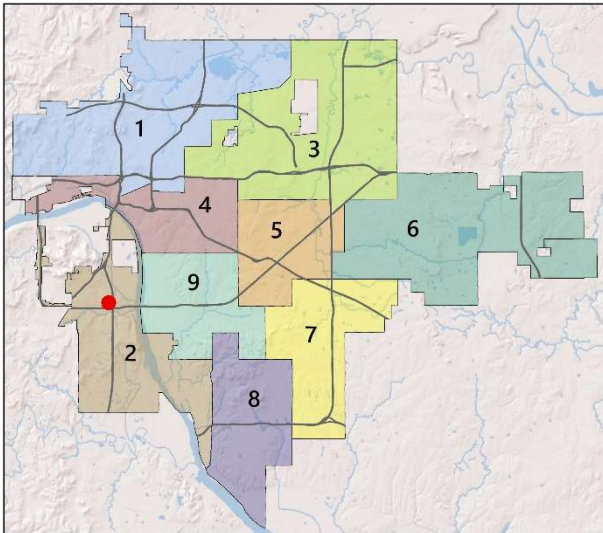
**Property Location**

Southeast corner of West 49<sup>th</sup> Street South and South Tacoma Avenue

Tract Size: ±2.67 acres

**Location within the City of Tulsa**

*(shown with City Council districts)*



**Elected Representatives**

City Council: District 2, Anthony Archie  
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 property from OL and RS-3 to CG with an optional development plan to accommodate existing commercial uses.

**Zoning**

Existing Zoning: Office-Low (OL) and Residential Single-Family 3 (RS-3)

Existing Overlays: None

Proposed Zoning: Commercial General (CG) with an optional development plan

**Use**

Current Use: Business support service & outdoor storage.

Proposed Use: Business support service & outdoor storage.

**Comprehensive Plan Considerations**

**Land Use**

Land Use Plan: Multiple Use

Small Area Plans: Southwest Tulsa

Development Era: Late Automobile

**Transportation**

Major Street & Highway Plan: W 49<sup>th</sup> St – Residential Collector

planitulsa Street Type: N/A

Transit: N/A

Existing Bike/Ped Facilities: Sidewalk

Planned Bike/Ped Facilities: N/A

**Environment**

Flood Area: N/A

Tree Canopy Coverage: 30-50%

Parks & Open Space: N/A

## **Detailed Staff Recommendation**

The applicant is proposing to rezone the subject property from OL and RS-3 to CG to accommodate commercial uses. The property is 2.6 acres with existing commercial uses. The applicant is requesting the CG zoning to permit a business support service with outdoor storage of equipment and materials. The applicant has also proposed an optional development plan with the rezoning application to limit the allowable commercial uses on the property. The elimination of certain uses allowed in the CG district will ensure future use of the property that is more compatible with the surrounding properties.

The property is adjacent to other commercial properties on the south and west. The property to the north is zoned residential (RS-3) but is occupied by a religious assembly. There are existing residences immediately east of the subject property. Most of the subject property is already zoned OL with a small piece of RS-3 on the northeast corner. The OL zoning permits a range of nonresidential uses but limits commercial uses on the site. The proposed CG would increase the allowable commercial uses subject to the limitations outlined in the development plan.

The land use plan designates the subject property as "multiple use" which anticipates mostly commercial uses including smaller format employment uses. The proposed CG zoning would be consistent with the land use plan by permitting additional commercial uses.

With consideration given to the factors listed herein, staff recommends **approval** of the application including the development standards outlined below.

## **Z-7858 Development Standards**

Property included within the boundary of Z-7858 are subject to all requirements of the CG zoning district with the exceptions outlined below:

The following uses are expressly prohibited by the development plan:

- Group Living (All uses)
- Utilities and Public Service Facilities (All uses)
- Wireless Communication Facilities (All uses)
- Animal Service (All uses)
- Bar
- Brewpub
- Self-Service Storage Facility
- Sexually Oriented Business Establishment
- Off-Premise Outdoor Advertising Sign

## **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           | RS-3                           | Neighborhood                         | Religious Assembly  |
| East            | RS-3                           | Neighborhood                         | Residential Lot     |
| South           | CS                             | Multiple Use                         | Commercial          |
| West            | CS                             | Multiple Use                         | Commercial          |

**Small Area Plans**

The subject property is located within the Southwest Tulsa 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: W 49<sup>th</sup> St is a designated Residential Collector.

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: A sidewalk exists along the property’s western boundary on S Tacoma Ave.

Planned Bike/Ped Facilities: Sidewalks are planned along all public streets in the City of Tulsa.

**Environmental Considerations**

Flood Area: N/A

Tree Canopy Coverage: Tree canopy in the area is 36%. Significant effort should be given to the preservation of mature stands of trees. Tree canopy removal should be minimized, and replacement of trees that need removing should be encouraged.

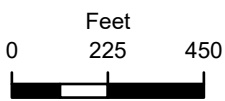
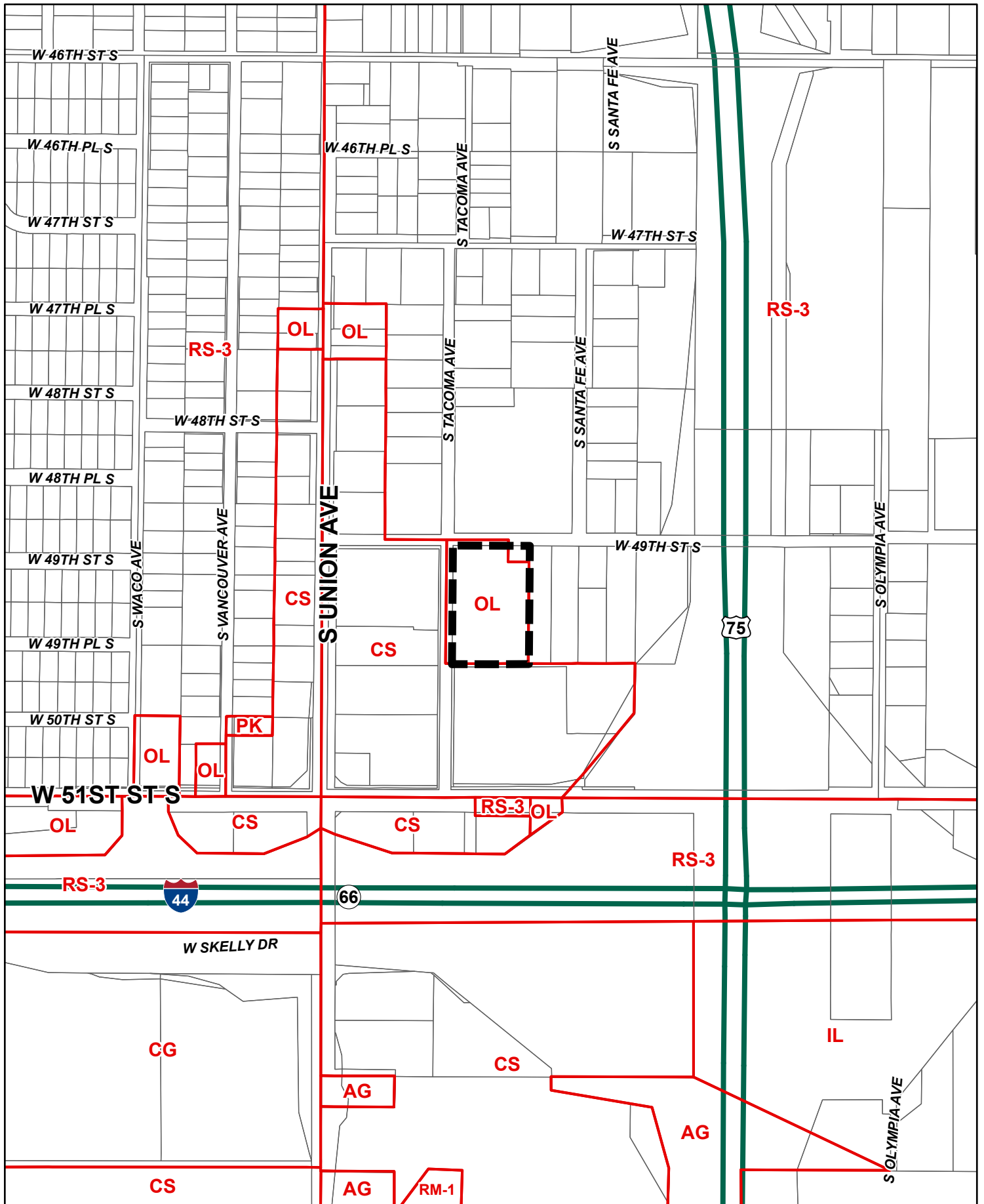
Parks & Open Space: N/A

**Zoning History**

Ordinance 11822, dated June 26, 1970, established zoning for the subject property.

**Exhibits**

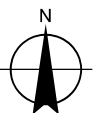
- Case map
- Aerial (small scale)
- Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map

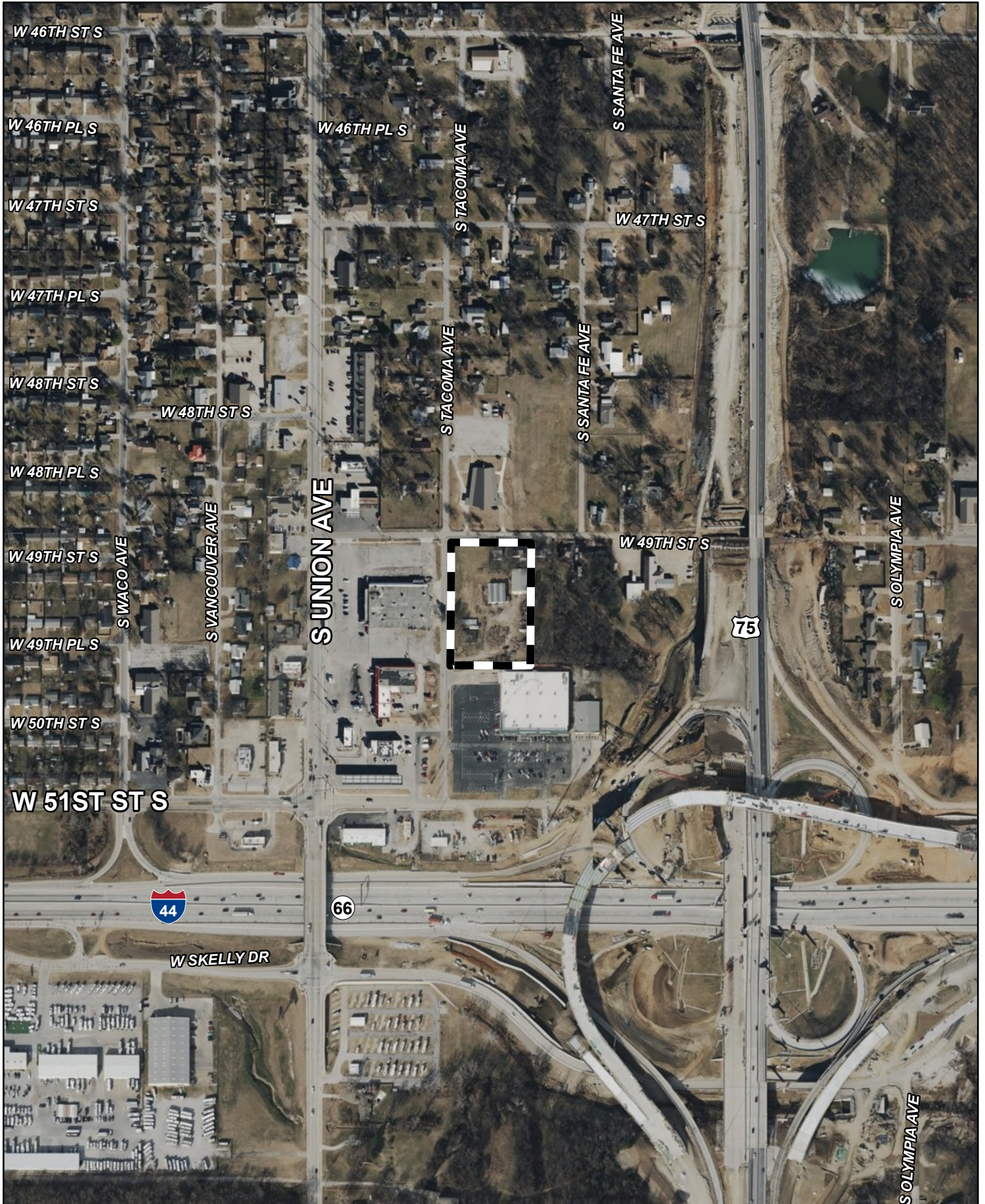


 Subject Tract

**Z-7858**

19-12 26





W 46TH ST S

W 46TH PL S

W 47TH ST S

W 47TH PL S

W 48TH ST S

W 48TH ST S

W 48TH PL S

W 49TH ST S

S WACO AVE

S VANCOUVER AVE

S UNION AVE

W 49TH PL S

W 50TH ST S

W 51ST ST S



W SKELLY DR

S TACOMA AVE

S TACOMA AVE

S SANTA FE AVE

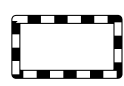
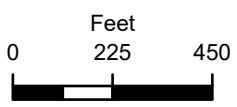
S SANTA FE AVE

W 47TH ST S

W 49TH ST S

S OLYMPIA AVE

S OLYMPIA AVE



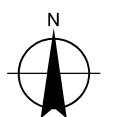
Subject Tract

Z-7858

19-12 26

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

Aerial Photo Date: 2025



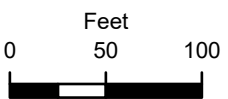
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S SANTA FE AVE

W 49TH ST S

S TACOMA AVE



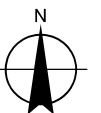
Subject Tract

**Z-7858**

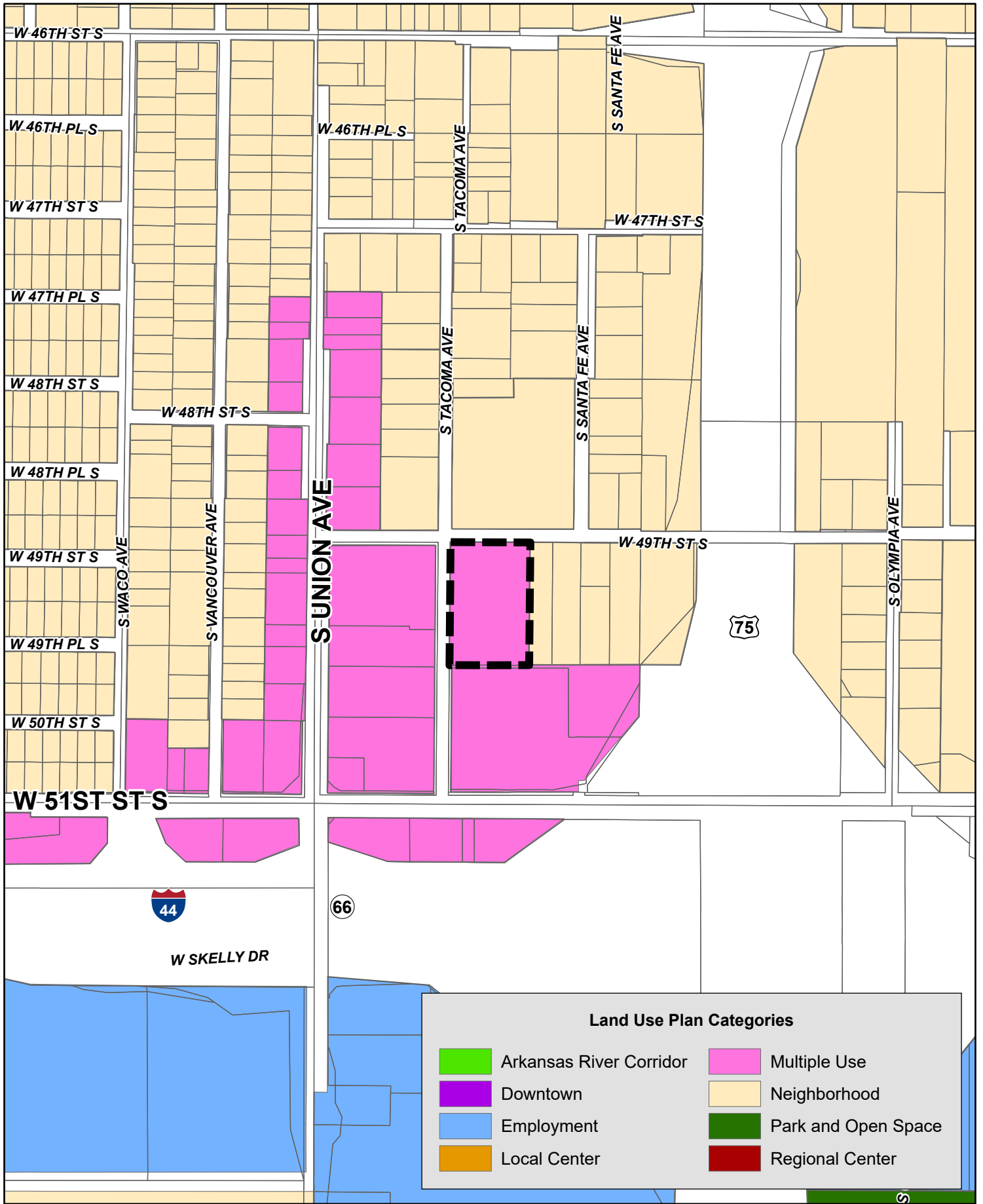
19-12 26

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





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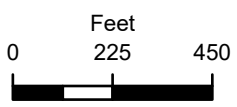


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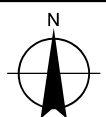
**Land Use Plan Categories**

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



 Subject Tract

**Z-7858**  
19-12 26



## **Optional Development Plan - Z-7858**

### **Optional Development Plan Standards**

All development standards, bulk and area requirements, and uses allowed by right in a CG district shall be allowed except that the following uses shall be prohibited:

- Group Living Uses
- Utilities and Public Service Facilities
- Wireless Communication Facilities
- Animal Service
- Bar
- Brewpub
- Self-service Storage Facility
- Sexually Oriented Business Establishment
- Off-Premise Outdoor Advertising Sign