



**Tulsa Metropolitan Area  
Planning Commission**

**Z-7859 Staff Report**

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

**Owner and Applicant Information**

Applicant: Wallace Design Collective, Mark Capron  
Property Owner: Signature Leasing LLC, Jimmy Kuykendall

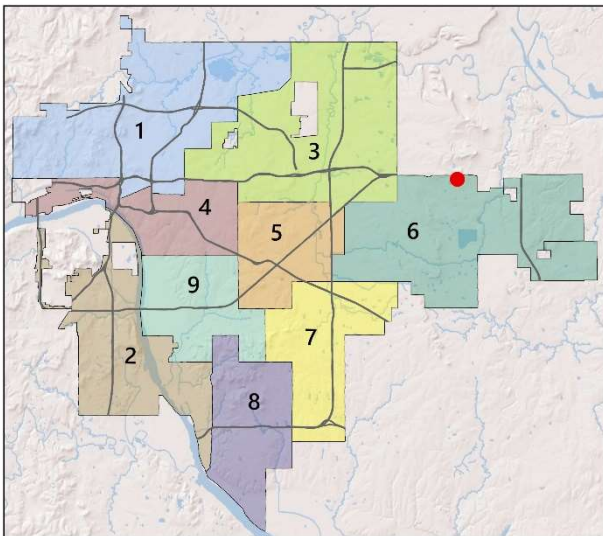
**Property Location**

East of the northeast corner of East Admiral Place and North 177th East Avenue

Tract Size: ±3.16 acres

**Location within the City of Tulsa**

*(shown with City Council districts)*



**Elected Representatives**

City Council: District 6, Christian Bengel  
County Commission: District 1, Stan Sallee

**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 RS-1 to IL to permit light industrial uses.

**Zoning**

Existing Zoning: Residential Single-family 1 (RS-1)

Existing Overlays: None

Proposed Zoning: Industrial Light (IL)

**Use**

Current Use: Residential/vacant

Proposed Use: Light Industrial

**Comprehensive Plan Considerations**

**Land Use**

Land Use Plan: Employment

Small Area Plans: N/A

Development Era: Late Automobile

**Transportation**

Major Street & Highway Plan:

E Admiral Pl – Secondary Arterial

I-44 - Freeway

planitulsa Street Type: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: Sidewalk

**Environment**

Flood Area: N/A

Tree Canopy Coverage: 10-20%

Parks & Open Space: N/A

**Detailed Staff Recommendation**

The applicant is proposing to rezone the subject property from RS-1 to IL to permit light industrial uses.

There is existing IL zoning to the east, commercial zoning to the south, and residential zoning to the west. The property is adjacent to Interstate 44 within a designated employment corridor. Most properties on the north side of East Admiral Place between North 177<sup>th</sup> East Avenue and North 193<sup>rd</sup> East Avenue are zoned light industrial. The subject property is one of the few remaining properties zoned residential.

There are existing industrial uses established along the entire corridor north of East Admiral Place that are also located within designated employment areas. The requested rezoning would align the subject property with the recommendations of the comprehensive plan and the existing zoning pattern in the immediate area.

The IL zoning is consistent with the employment land use designation which recommends the placement of offices, warehouses, manufacturing, and assembly. Employment land uses are aligned with the Tulsa Comprehensive Plan’s Industrial Site Suitability map which classifies properties from most suitable to least suitable for industrial uses using indicators such as proximity to major infrastructure and distance from residential areas. The subject property is designated as a more suitable property for industrial uses which supports the change to a light industrial zoning category.

The uses allowed by the IL zoning would be consistent with the surrounding properties and the anticipated development pattern in the area.

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

**Comprehensive Plan Considerations**

**Land Use Plan**

The subject properties are 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	N/A	N/A	Freeway
East	IL	Employment	Residential
South	CG/AG-R	Multiple Use	Residential
West	RS-1	Employment	Agriculture

**Small Area Plans**

The subject properties are not located within a designated 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: E Admiral PI is designated as Secondary Arterial. The properties also abut I-44/Hwy 412 to the North, which is designated Freeway.

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

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 14%. 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.

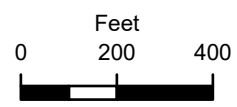
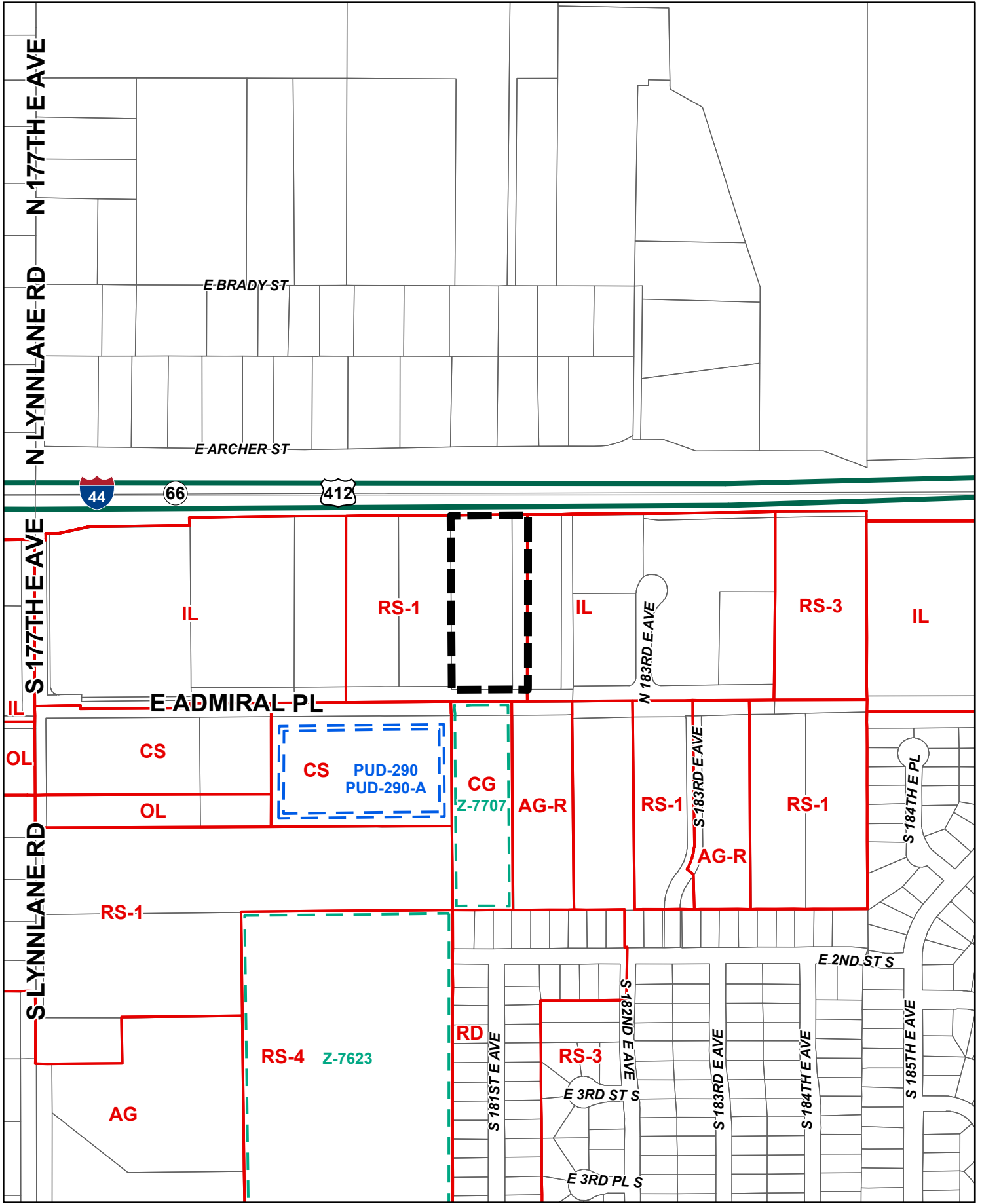
Parks & Open Space: N/A

**Zoning History**

Ordinance 11818, dated June 26, 1970, established zoning for the subject property.

**Exhibits**

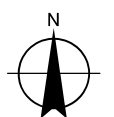
- Case map
- Aerial (small scale)
- Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map

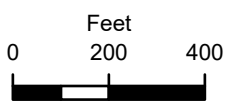


 Subject Tract

**Z-7859**

19-14 01





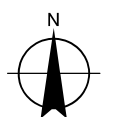
 Subject Tract

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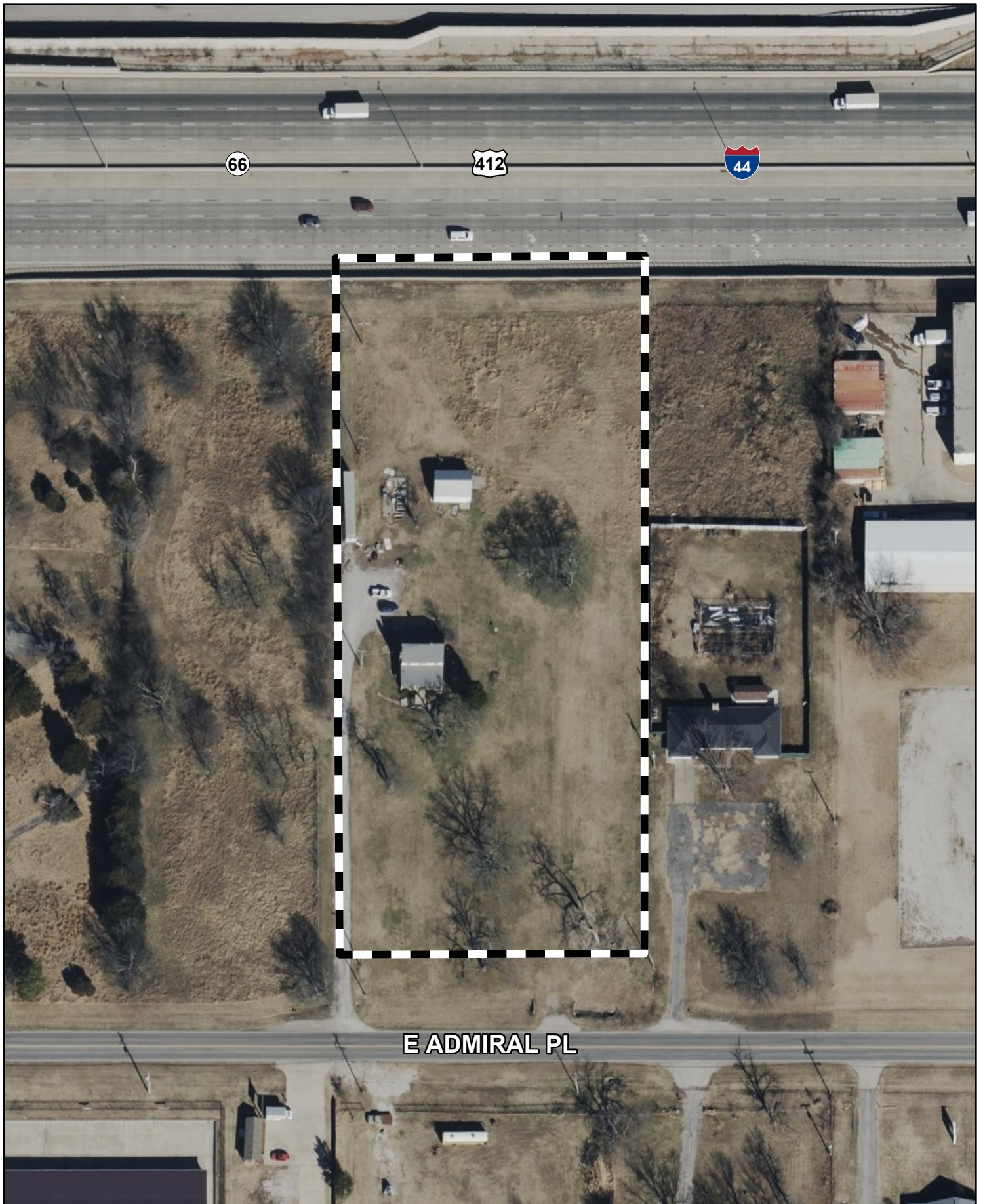
19-14 01

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

Aerial Photo Date: 2025



5.5

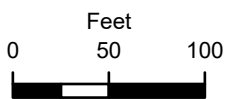


66

412

44

E ADMIRAL PL



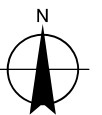
Subject Tract

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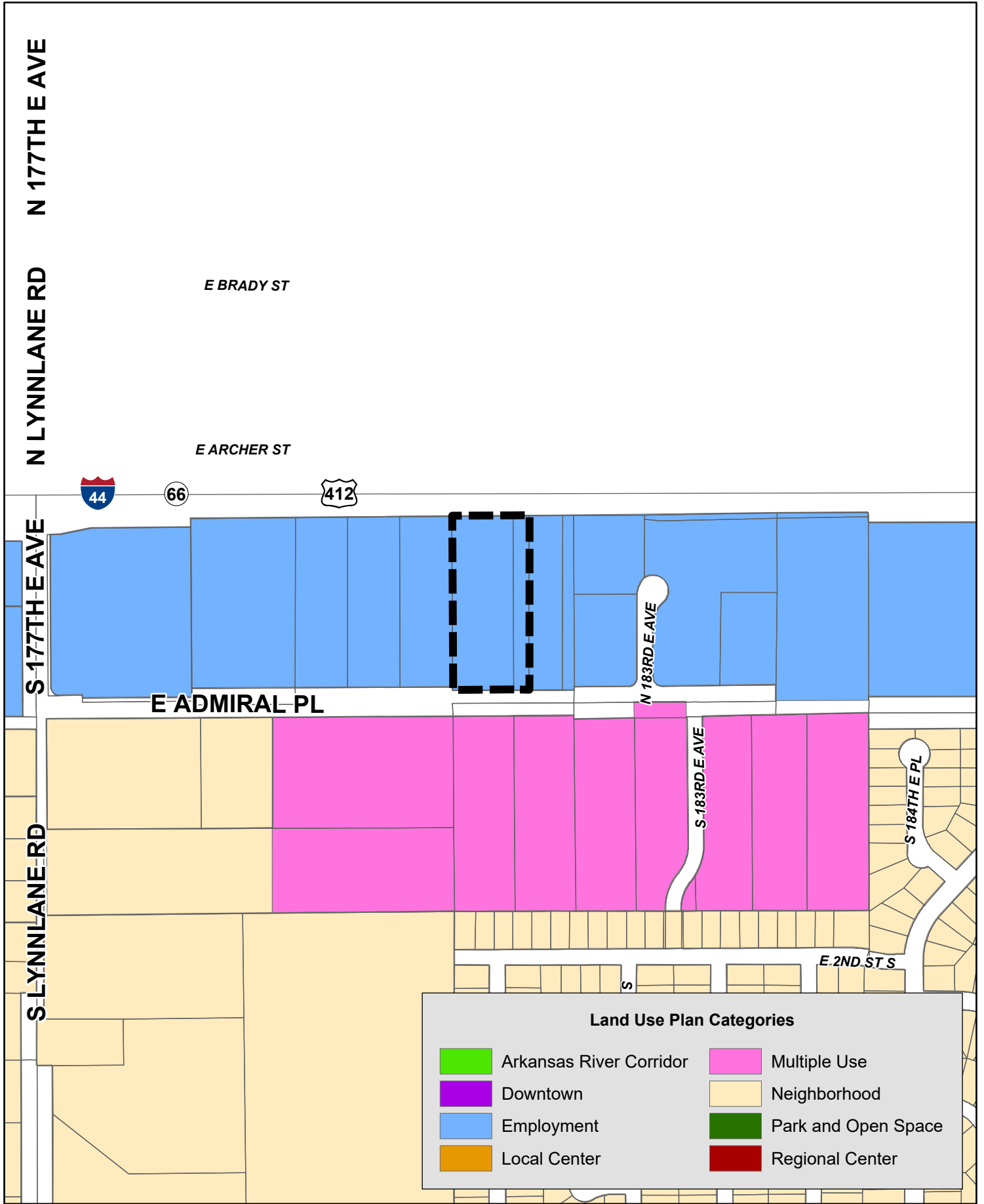
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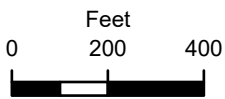
Aerial Photo Date: 2025



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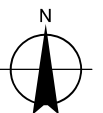
Land Use Plan Categories			
	Arkansas River Corridor		Multiple Use
	Downtown		Neighborhood
	Employment		Park and Open Space
	Local Center		Regional Center



 Subject Tract

**Z-7859**

19-14 01



PARENT TRACT DESCRIPTION

*VIA WARRANTY DEEDS AFTER 1972*

A TRACT OF LAND IN LOT THREE (3), SECTION ONE (1), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF LOT THREE (3), 40.0 FEET NORTH OF THE SOUTHWEST CORNER OF LOT THREE (3); THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF LOT THREE (3) A DISTANCE OF 247.2 FEET; THENCE NORTH A DISTANCE OF APPROXIMATELY 558 FEET TO A POINT ON THE SOUTH PROPERTY LINE OF SKELLY DRIVE (I-44); THENCE WEST ALONG SAID SOUTH PROPERTY LINE A DISTANCE OF 247.2 FEET TO A POINT ON THE WEST LINE OF LOT THREE (3); THENCE SOUTH ALONG THE WEST LINE OF LOT THREE (3) A DISTANCE OF 557.0 FEET TO THE POINT OF BEGINNING.

PARCEL A: WEST TRACT

*BOOK 3374 PAGE 24*

A TRACT OF LAND IN LOT THREE (3), SECTION ONE (1), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF LOT THREE (3), 40.0 FEET NORTH OF THE SOUTHWEST CORNER OF LOT THREE (3); THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF LOT THREE (3) A DISTANCE OF 197.2 FEET; THENCE NORTH A DISTANCE OF APPROXIMATELY 558 FEET TO A POINT ON THE SOUTH PROPERTY LINE OF SKELLY DRIVE (I-44); THENCE WEST ALONG SAID SOUTH PROPERTY LINE A DISTANCE OF 197.2 FEET TO A POINT ON THE WEST LINE OF LOT THREE (3); THENCE SOUTH ALONG THE WEST LINE OF LOT THREE (3) A DISTANCE OF 557.0 FEET TO THE POINT OF BEGINNING.

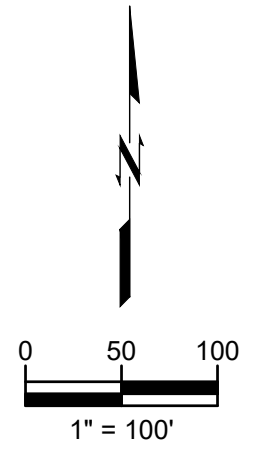
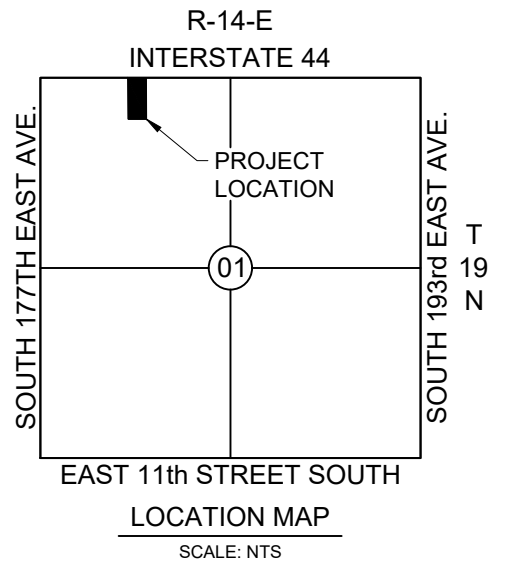
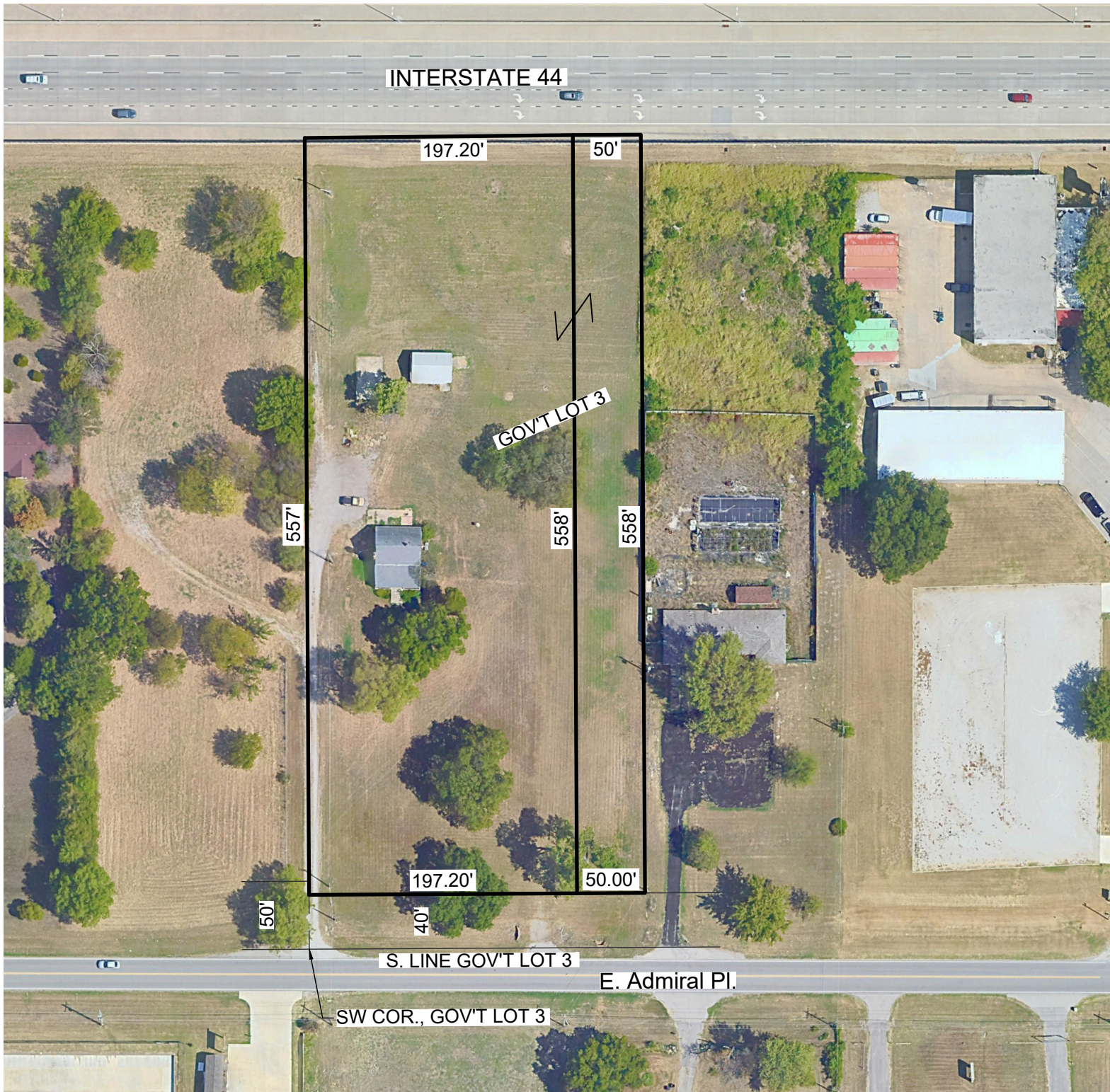
PARCEL B: EAST TRACT

*BOOK 3656 PAGE 297*

A TRACT OF LAND IN LOT THREE (3), SECTION ONE (1), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN,

TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 40.0 FEET NORTH AND 197.2 FEET EAST OF THE SOUTHWEST CORNER OF LOT THREE (3); THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF LOT THREE (3) A DISTANCE OF 50.0 FEET; THENCE NORTH TO A POINT ON THE SOUTH PROPERTY LINE OF SKELLY DRIVE (I-44); THENCE WEST ALONG SAID SOUTH PROPERTY LINE A DISTANCE OF 50.0 FEET; THENCE SOUTH A DISTANCE OF APPROXIMATELY 558 FEET TO THE POINT OF BEGINNING.



## REZONE & LOT COMBINATION EXHIBIT

TWO TRACTS OF LAND IN LOT THREE (3), SECTION ONE (1), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA



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DATE: 3/16/2026