



**Tulsa Metropolitan Area
Planning Commission**

Z-7860 Staff Report (Related to CPA-131)

Hearing Date: June 3, 2026 (Continued from 5/6/26 and 5/20/26)

Prepared by: Nathan Foster

nathanfoster@cityoftulsa.org

918-596-7609

Owner and Applicant Information

Applicant: Darnell Blackmon

Property Owner: Phoenix 65 LLC, Darnell Blackmon

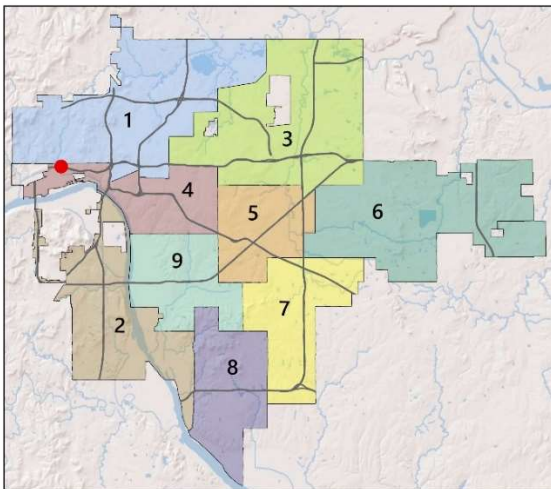
Property Location

East of the southeast corner of West Edison Street and North 41st West Avenue

Tract Size: ±3.81 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 4, Laura Bellis

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 the subject property from CS and RS-3 to CS with an optional development plan

Zoning

Existing Zoning: Commercial Shopping (CS) and Residential Single-family 3 (RS-3)

Existing Overlays: None

Proposed Zoning: Commercial Shopping (CS) with an optional development plan

Use

Current Use: Vacant

Proposed Use: Commercial

Comprehensive Plan Considerations

Land Use

Land Use Plan:

Existing: Neighborhood

Proposed: Multiple Use

Small Area Plans: Charles Page Boulevard Area

Development Era: Streetcar

Transportation

Major Street & Highway Plan:

West Edison Street – Secondary Arterial

planitulsa Street Type: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: Signed Route

Environment

Flood Area: N/A

Tree Canopy Coverage: 20-30%

Parks & Open Space: N/A

Detailed Staff Recommendation

The applicant is proposing to rezone the entire property to CS. The property is already partially zoned CS with the remaining areas zoned RS-3. The applicant would like to align the zoning on the entire site under one zoning district to permit commercial uses.

An optional development plan has been included with the application to rezone to ensure more compatibility between the subject property and the surrounding neighborhood areas. The optional development plan prohibits certain uses that would otherwise be permitted by right in the CS district and incorporates additional screening standards for property boundaries shared with residential areas.

The northern portion of the property is already zoned CS and has been used as a commercial property. A vacant building remains that previously operated as a restaurant. The applicant is proposing to use the property as an RV park that would not be permitted by right under the CS zoning. If the CS zoning is approved, an additional application will be required to be submitted to the City Board of Adjustment for consideration of the RV park proposal. The special exception application will require additional public hearings and notices to be provided to surrounding property owners. In reviewing special exception applications, the Board of Adjustment has the authority to approve, deny, or approve with conditions any uses proposed. The applicant will be required to provide a full site plan and details for consideration by the Board of Adjustment before an RV park could be permitted on the subject property.

The rezoning request was submitted with a concurrent comprehensive plan amendment (CPA-131) to amend the underlying land use from "Neighborhood" to "Multiple Use". The neighborhood land use designation is inconsistent with the existing commercial zoning on the property. In reviewing the request for the CPA, it was determined that a change to multiple use would be appropriate for the entire property given the size of the subject property, the historic use of the property, and the location along a designated secondary arterial.

CS zoning is consistent with the proposed multiple use designation.

With consideration given to the factors listed herein, staff recommends **approval** of the application subject to the optional development plan outlined below.

Z-7860 Development Standards

Property included within the boundary of Z-7860 is subject to all requirements of the CS zoning district with the exceptions outlined below:

The following listed uses are expressly prohibited by the development plan:

COMMERCIAL

- Financial Services (Only uses listed below)
 - Personal Credit Establishments
- Office (Only uses listed below)
 - Plasma Center
- Parking, non-accessory
- Restaurants and Bars (Only uses listed below)
 - Bar
- Retail Sales (Only uses listed below)
 - Medical Marijuana Dispensary
- Sexually Oriented Business Establishment

Landscaping and Screening:

All commercial uses are required to install and maintain an F1 screen as defined in Chapter 65 of the Tulsa Zoning Code with the modifications outlined below along the south and west boundaries of the development plan where adjacent to R-zoned property. F1 screening in Z-7860 will consist of the modified standards below:

1. The installation of an opaque fence at least 8 feet in height and at least one tree per 25 linear feet of fence; or,
2. The installation of a masonry wall with a minimum height of 6 feet.

All commercial uses are required to install and maintain a S1 screen as defined in Chapter 65 of the Tulsa Zoning Code along the right-of-way of North 39th West Avenue. S1 screening requires shrubs planted to form a continuous visual barrier (hedge) at least 3 feet in height. A screening wall with a minimum height of 2.5 feet and a maximum height of 3 feet may be substituted for the shrubs. Walls used to satisfy S1 screening requirements must be constructed of brick, stone, cast stone, formed concrete or similar durable, low maintenance materials.

Comprehensive Plan Considerations

Land Use Plan

Existing:

Neighborhoods are mostly residential uses, which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low intensity uses that support residents’ daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access from a lower-order street separated from the arterial, then it would be considered Neighborhood.

Proposed:

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	CS	Local Center/Neighborhood	Commercial/Vacant
East	CS/RS-3	Neighborhood	Residential/Commercial
South	RS-3	Neighborhood	Residential
West	CS/RS-3	Neighborhood	Residential/Commercial

Small Area Plans

The subject property is located within the Charles Page Boulevard Small Area Plan.

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: W Edison St is designated as a Secondary Arterial.

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: A signed route is planned along W Edison St.

Environmental Considerations

Flood Area: N/A

Tree Canopy Coverage: Tree canopy in the area is 23%. 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 11813, dated June 26, 1970, established zoning for the subject property.

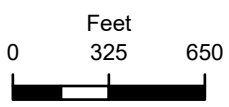
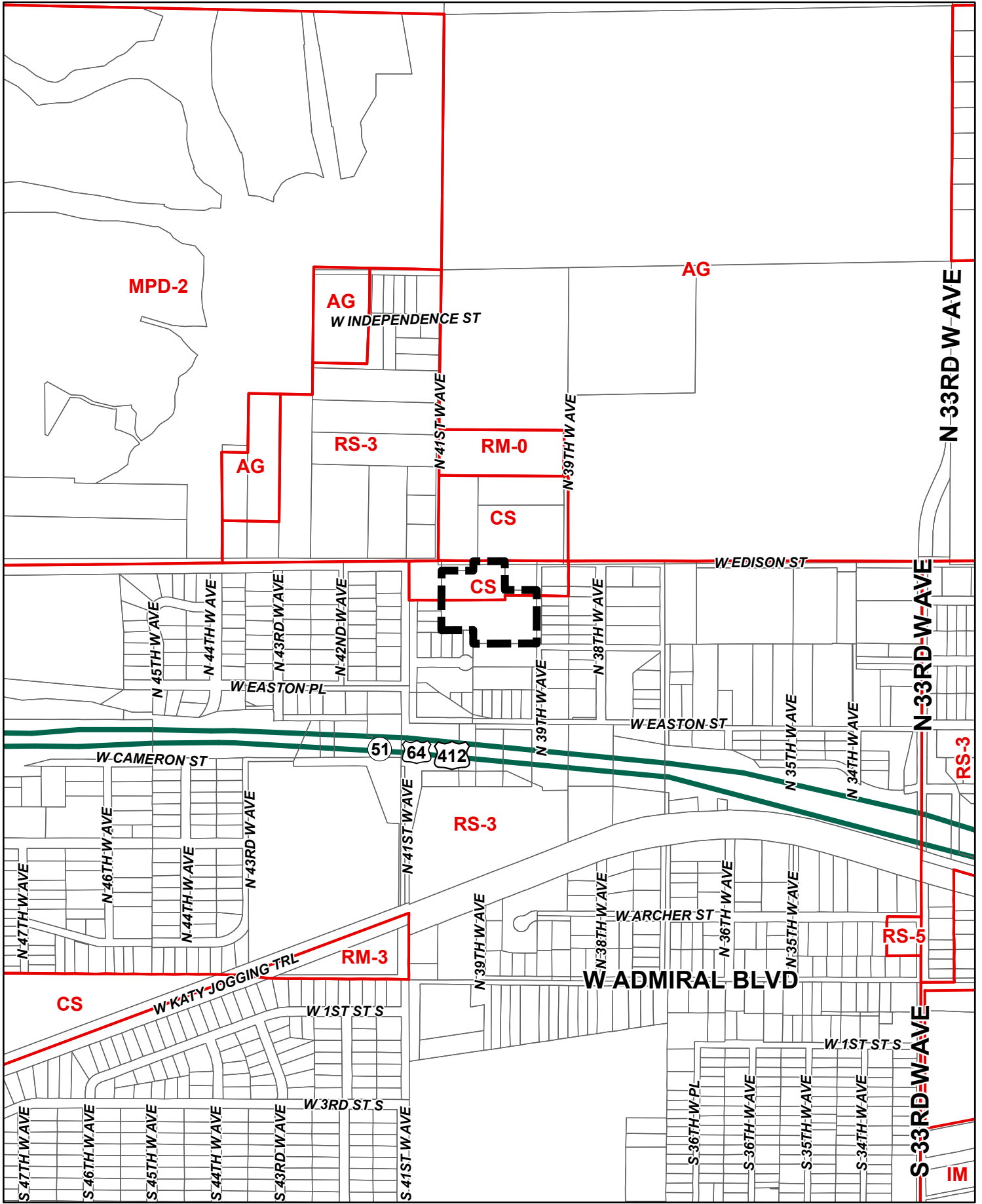
Exhibits

Case map

Aerial (small scale)

Aerial (large scale)

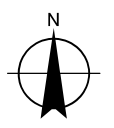
Tulsa Comprehensive Plan Land Use Map

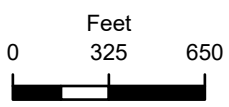


 Subject Tract

Z-7860

19-12 04

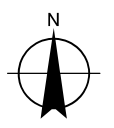


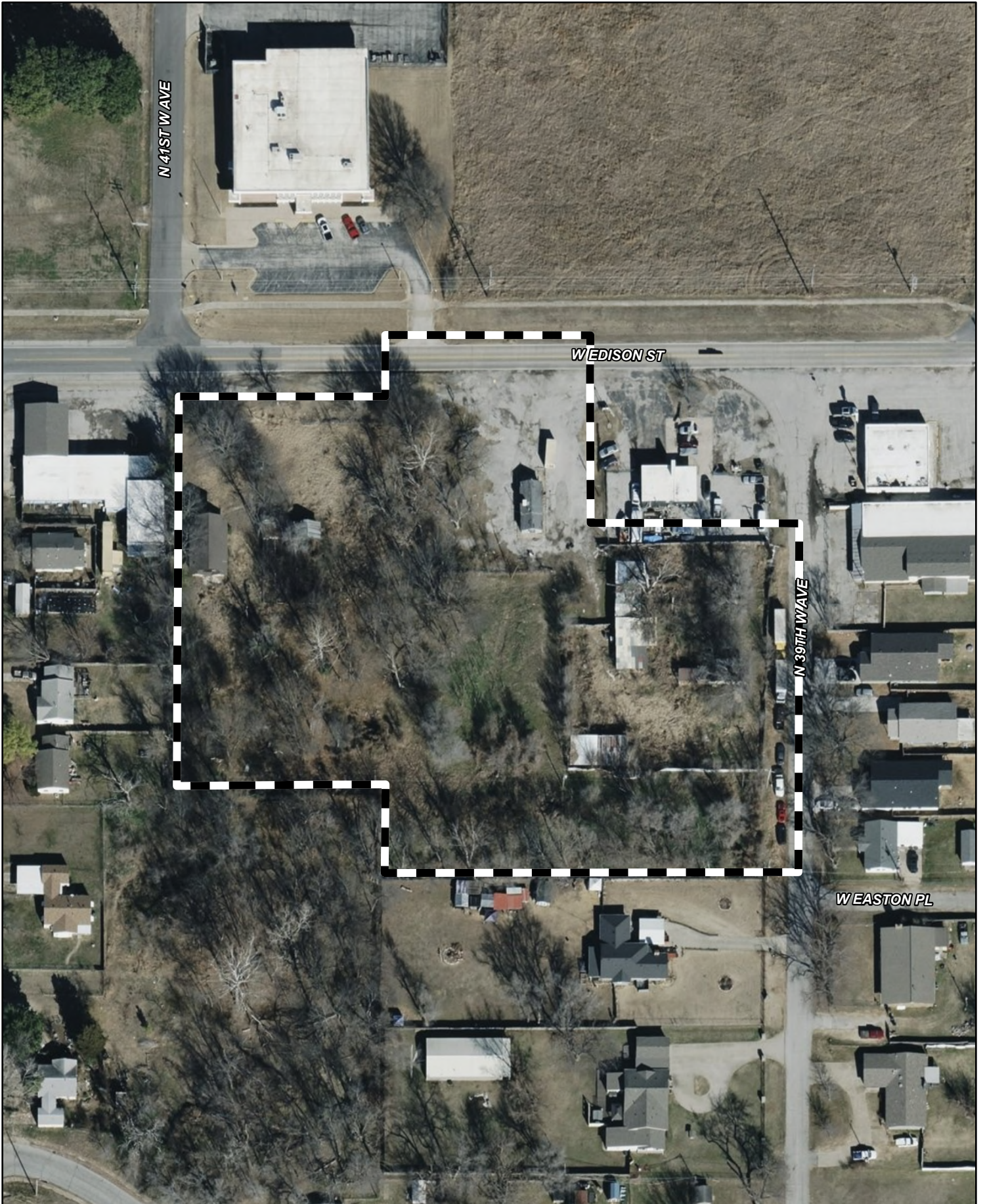


 Subject Tract

Z-7860
19-12 04

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2025



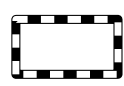
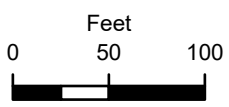


N 41ST W AVE

W EDISON ST

N 39TH W AVE

WEASTON PL



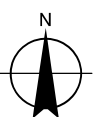
Subject Tract

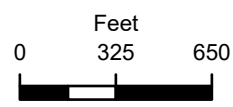
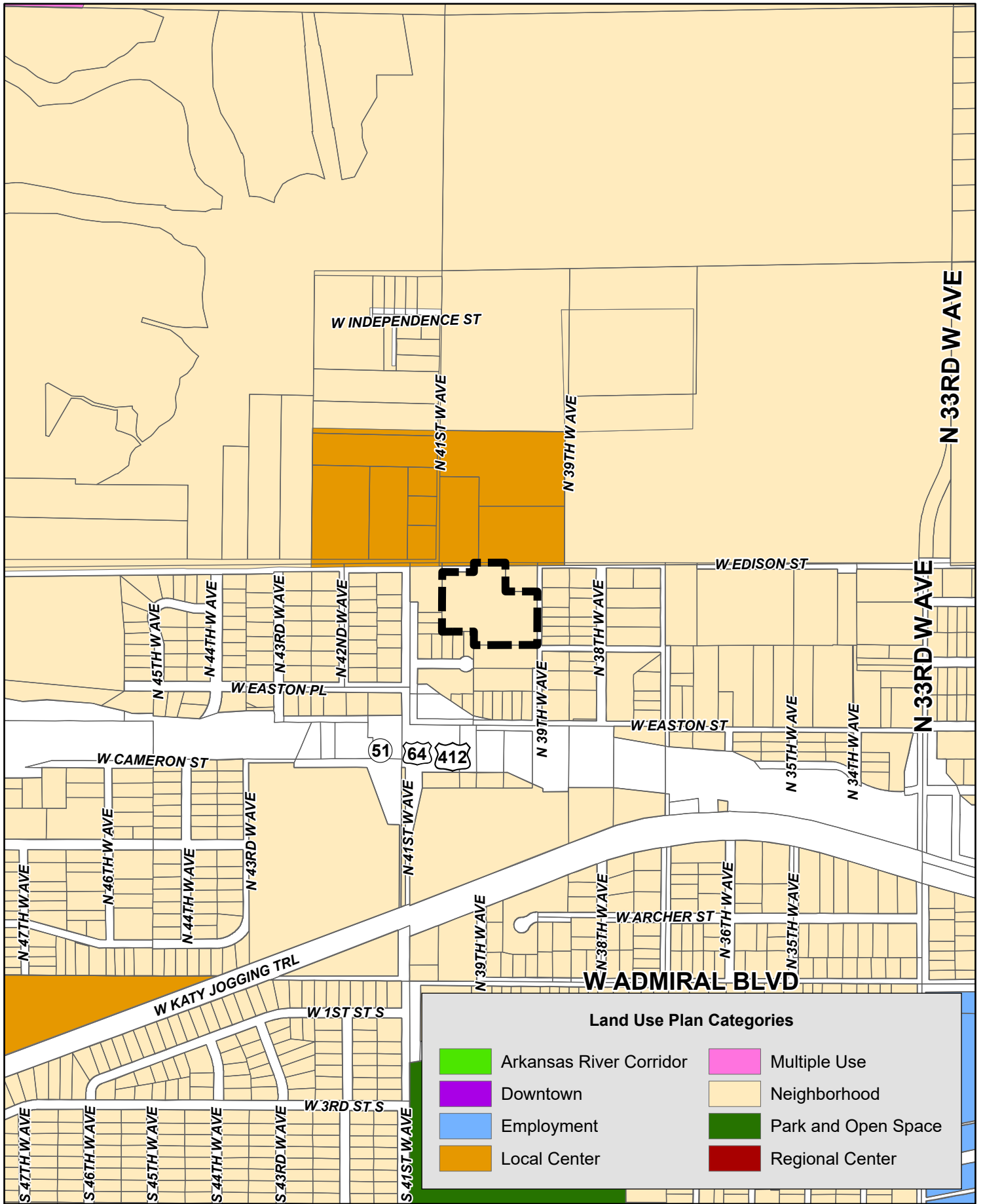
Z-7860

19-12 04

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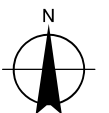




 Subject Tract

Z-7860

19-12 04



From: [Joan Cmiel-Wright](#)
To: [Tulsa Planning Office](#)
Subject: [External Mail] CASE: Z-7860 & CPA-131
Date: Monday, April 20, 2026 12:01:07 PM

Dear Members of the Tulsa Planning Commission,

I am writing to formally oppose Rezoning Application Z-7860 and Comprehensive Plan Amendment CPA-131 for the property located at 4020 W Edison St (74127).

I live directly next to this property, so this is not an abstract issue for me—it is something that will impact my home, my daily life, and the neighborhood I care deeply about.

This proposal raises serious concerns related to land use compatibility, infrastructure capacity, procedural compliance, and long-term community impact, and I am asking the Commission to deny this application in its current form.

First, this represents a significant and incompatible change in land use. A mobile home park introduces a level of density and intensity that does not align with the current character of this area. Our neighborhood is established, stable, and not designed to support this type of development. This is not a small adjustment—it is a fundamental shift.

Second, I am concerned about infrastructure and safety. The roads, traffic flow, and overall infrastructure in this area are already limited. Adding a high-density development will increase congestion and raise safety concerns for residents. There has been no clear communication showing that existing systems—traffic, drainage, water, or sewer—can support this change without negatively affecting those of us who already live here.

Third, the lack of communication and transparency has been frustrating. Many residents, including myself, are only just learning about this proposal. For a change of this scale, there should have been clear, proactive communication with the people most affected.

I also want to speak from my perspective as an educator. I work with students every day, including those who struggle in less structured environments. I have seen firsthand how difficult virtual or unsupported systems can be for many individuals. Developments like this require thoughtful planning, strong support systems, and long-term oversight to be successful. Without that, the result is often instability that affects not only the residents but the surrounding community as well.

This is not about being against growth or development. I believe in responsible, thoughtful growth. However, this proposal does not reflect that. It feels rushed, disconnected from the realities of this area, and lacking the planning needed to ensure long-term success.

I respectfully request that the Commission:

- Deny Z-7860 and CPA-131 as currently proposed, or
- Require a significantly revised plan that demonstrates:
 - Compatibility with the surrounding neighborhood
 - Verified infrastructure capacity
 - Meaningful community engagement
 - Clear plans for long-term management and oversight

I take pride in my home and my neighborhood, and I want to see it continue to be a safe, stable place for families. I urge you to carefully consider the real impact this decision will have on the people who already live here.

Thank you for your time and consideration.

Sincerely,
Joan Cmiel-Wright

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From: [Tankard, Elizabeth](#)
To: [Tulsa Planning Office](#)
Cc: [\(DIST4\) Bellis, Laura](#)
Subject: Fw: [External Mail] Opposition to Zoning Case Z-7860 & CPA-131 – 4020 W Edison St
Date: Tuesday, April 21, 2026 1:37:19 PM

Hello! Councilor Bellis received this email from a resident regarding an upcoming rezoning case and wanted to pass it along.

Thank you,
Beth

From: Joan Cmiel-Wright <joan.wright@sandites.org>
Sent: Tuesday, April 21, 2026 11:42 AM
To: (DIST4) Bellis, Laura <dist4@tulsacouncil.org>
Subject: [External Mail] Opposition to Zoning Case Z-7860 & CPA-131 – 4020 W Edison St

Dear Councilor Laura Bellis,

I am writing as a resident who lives directly next to the property at 4020 W Edison to express my strong opposition to Zoning Case **Z-7860** and Comprehensive Plan Amendment **CPA-131**. This issue is very personal to me, as this proposed development would directly impact my home, my property value, and the neighborhood I care deeply about.

My concerns center around several key issues:

1. Incompatibility with the surrounding area

A mobile home park introduces a level of density and intensity that does not align with the current character of this neighborhood. This would represent a fundamental change in land use, not a minor adjustment.

2. Failure to meet standard zoning requirements

Under current zoning standards, a mobile home park requires a minimum of five acres. The subject property is approximately 3.8 acres. Approval of this project would require significant exceptions or modifications, such as a Planned Unit Development or similar mechanism, effectively lowering established standards for this area.

3. Infrastructure and safety concerns

There has been no clear evidence provided that the existing roads, traffic flow, drainage, or utility systems can support a higher-density development without negatively impacting current residents.

4. Documented property maintenance issues

The property has a history of not being maintained in compliance with city codes. Neighbors have raised ongoing concerns regarding trash, construction debris, dilapidated structures, and overgrown vegetation. The City issued an abatement on April 17, along with a fine, due to failure to maintain the property. This raises serious concerns about long-term management and oversight if a higher-density development is approved.

5. Lack of communication with residents

Many neighboring residents are only now becoming aware of this proposal. For a change of this scale, there should have been more proactive communication and engagement with the community.

Even with zoning exceptions, a development on a site this size could result in approximately 20–30 units, which would significantly increase density and directly impact adjacent homeowners.

I am not opposed to development. I support thoughtful, responsible growth that aligns with the

existing community and infrastructure. However, this proposal does not meet that standard and raises significant concerns regarding compatibility, compliance, and long-term impact. If this proposal is considered despite these concerns, I strongly urge that strict conditions be required to protect surrounding homeowners, including substantial buffering, fencing, setbacks, and enforceable maintenance standards.

I respectfully ask for your support in **denying Z-7860 and CPA-131 as currently proposed.**

Thank you for your time and for your service to our community. I would welcome the opportunity to discuss this further if needed.

Joan Cmiel-Wright

Special Education Teacher, Charles Page High School

918-606-8000

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From: [Joan Cmiel-Wright](#)
To: [Tulsa Planning Office](#)
Subject: [External Mail] Updated Opposition to Z-7860 & CPA-131 – 4020 W Edison (Site Plan Attached)
Date: Wednesday, April 22, 2026 10:26:07 AM

Dear Members of the Tulsa Planning Commission,

I am writing to express my continued and strengthened opposition to Rezoning Application **Z-7860** and Comprehensive Plan Amendment **CPA-131** for the property located at 4020 W Edison St (74127).

As an adjacent property owner, I have met with the property owners and reviewed their proposed site plan (attached below). While I appreciate their willingness to communicate, the plan raises significant concerns regarding **compatibility, density, infrastructure capacity, and compliance with established zoning principles**.

The proposal includes approximately **55 RV spaces on less than 4 acres**, which constitutes a **high-intensity use** that is not consistent with the existing character of the surrounding neighborhood. This represents a clear issue of **land use incompatibility** and appears inconsistent with the intent of the comprehensive plan.

Additionally, the property does not meet typical minimum acreage standards for this type of development. Approval would require substantial deviations from established zoning requirements through mechanisms such as a Planned Unit Development (PUD) or similar relief. Such deviations should only be granted when a proposal demonstrates clear **compatibility with surrounding land uses, adequate infrastructure capacity, and a benefit to the public welfare**. Based on the current plan, those standards have not been met.

The proposal also raises concerns related to:

- **Overconcentration of density** on a substandard tract size
- **Inadequate buffering and setbacks** result in a direct impact on adjacent residential properties
- **Traffic and circulation concerns**, with a single access point creating potential congestion and safety issues
- **External impacts**, including noise, lighting, and increased activity levels associated with a high-turnover RV park
- **Documented pattern of property maintenance noncompliance**, including a recent City abatement action on April 16

From a planning perspective, these concerns align with issues of **incompatible land use, insufficient site design, and potential adverse impact on adjacent properties**, including the likelihood of **external obsolescence affecting property values**.

This neighborhood is a long-established community, with many families having lived here for generations—some in homes they were born in. That level of stability and investment should be carefully considered when evaluating a proposal of this magnitude.

I am not opposed to development. I support thoughtful, responsible growth that aligns with the comprehensive plan and respects the integrity of existing neighborhoods. However, this proposal represents an **over-intensification of land use on a site that does not meet**

standard development criteria.

If the Commission chooses to recommend approval despite these concerns, I respectfully request that the following conditions be required to mitigate the impact on adjacent properties:

- **A minimum 25–30 foot landscaped buffer** with dense, year-round vegetation along all residential boundaries
- **An 8-foot privacy fence or masonry wall** to provide effective visual and noise screening
- **Increased setbacks** to ensure no RV pads or internal roadways are directly adjacent to neighboring properties
- **Reduced density/unit cap** significantly below the proposed 55 spaces
- **A traffic impact consideration and access management plan**
- **Shielded, downward-directed lighting** to prevent light trespass
- Clearly defined and **enforceable long-term property maintenance and management standards**

These conditions are necessary to address the **adverse external impacts** and protect the surrounding residential community.

Based on the concerns outlined above, I respectfully request that the Planning Commission **deny Z-7860 and CPA-131 as currently proposed.**

Thank you for your time and consideration.

Sincerely,
Joan Cmiel-Wright
524 N. 39th West Ave. Tulsa, 74127
918-606-8000

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