

# Comprehensive Plan Amendment Application

LAND USE MAP   
  STABILITY/GROWTH MAP   
  PLAN POLICY (TEXT)

**GENERAL APPLICATION INFORMATION**

RECEIVED BY: SM    DATE FILED: 8/29/13    CASE NUMBER: CPA-\_\_\_\_\_

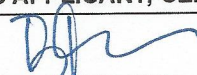
RELATED ZONING, PUD, CO, PUD MAJOR AMENDMENT #(S): \_\_\_\_\_

**SUBJECT PROPERTY INFORMATION**

ADDRESS OR DESCRIPTIVE LOCATION: Pearl District    TRACT SIZE: \_\_\_\_\_

LEGAL DESCRIPTION: (email to [esubmit@incog.org](mailto:esubmit@incog.org)) see attached "Pearl District Boundary Map"

COUNCIL DISTRICT: 4

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME Pearl District Business & Property Owners Association, Inc.	NAME same as applicant, see attached "Pearl Business & Property Owner Association" map
ADDRESS 325 East Quincy	ADDRESS
CITY, ST, ZIP Tulsa, OK 74120	CITY, ST, ZIP
DAYTIME PHONE 918-724-4406	DAYTIME PHONE
EMAIL <a href="mailto:kbrown@ihcrc.org">kbrown@ihcrc.org</a>	EMAIL
FAX 918-516-0478	FAX
<b>I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.</b>	
SIGNATURE & DATE: 	<u>8/29/13</u>

DOES OWNER CONSENT TO THIS APPLICATION?  Y  N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? \_\_\_\_\_

Registered business and property owners association

<b>DISPOSITION</b>	
TMAPC REC.:	COUNCIL/COMMISSION ACTION:
	DATE/VOTE:
DATE/VOTE:	RESOLUTION NO.:

**LAND USE MAP AMENDMENTS**

CURRENT ZONING DESIGNATION	CURRENT LAND USE DESIGNATION	PROPOSED LAND USE DESIGNATION
N/A		

- MAP IDENTIFYING THE SUBJECT AREA(S)
- WRITTEN JUSTIFICATION FOR THE AMENDMENT(S)

DATE REC'D: N/A  
DATE REC'D: N/A

**GROWTH AND STABILITY MAP AMENDMENTS**

CURRENT ZONING DESIGNATION	CURRENT G&S DESIGNATION	PROPOSED G&S DESIGNATION
N/A		

- MAP IDENTIFYING THE SUBJECT AREA(S)
- WRITTEN JUSTIFICATION FOR THE AMENDMENT(S)

DATE REC'D: N/A  
DATE REC'D: N/A

# COMPREHENSIVE PLAN POLICY (TEXT) AMENDMENTS

PLAN SECTION(S): Conclusion PLAN PAGE(S): 84 PARAGRAPH(S): final map

DATE REC'D: 8/29/13

## [ ] DETAILED DESCRIPTION OF AMENDMENT

Amend the Map to provide that all of South Utica Avenue, all of East 11<sup>th</sup> Street South, South Peoria Avenue north of East 6<sup>th</sup> Street, and I-244 frontage, be planned within the Highway Commercial Subarea (Auto-Oriented Commercial) and removed from the Neighborhood Commercial Corridors Subarea (Mixed Use Infill).

PLAN CHANGE: Substitute Highway Commercial Subarea (Auto-Oriented Commercial) for Neighborhood Commercial Corridor Subarea (Mixed Use infill) as shown on the revised land plan map. (see attached "Manufacturing Warehousing I-244 Frontage" map)

DATE REC'D: 8/29/13

## [ ] JUSTIFICATION FOR THE AMENDMENT DEMONSTRATES THAT A CHANGE IS WARRANTED

- Existing traffic counts are not appropriate for Neighborhood Commercial Corridors Subarea. There are approximately 15,000 vehicles per day on South Utica Avenue, 17,000 vehicles per day on 11<sup>th</sup> Street with approximately 32,000 vehicles per day in the 11<sup>th</sup> & Utica intersection.
- South Utica Avenue is a major street linking I-244 with direct access to Hillcrest Medical Center, the Broken Arrow Expressway, St. John Medical Center, Utica Square, The University of Tulsa and downtown. All are expected to grow over the next decade.
- Recent investments and planned expansions of existing auto-related uses including Indian Health Care Resource Center (including drive-thru pharmacy), QuikTrip Corporation, Pediatric Dental (including handicapped vehicular drop-off and pick-up), Rancho Grande, Oklahoma Central Credit Union (including drive-thru banking facilities), and Hillcrest Federal Credit Union (including drive-thru banking facilities).
- Hillcrest Medical Center, Indian Health Care Resource Center, and Center for Individuals with Physical Disabilities are major stakeholders in the area.
- No physical or ideological of reason to distinguish between land uses on South Utica Avenue, north from East 6<sup>th</sup> Street South to I-244 and south from East 6<sup>th</sup> Street South to East 11<sup>th</sup> Street South (Route 66).
- The City Council has earmarked \$300,000 to redevelop Route 66 (East 11<sup>th</sup> Street South). The monies are supposed to enhance auto traffic access, generate tourism in the area, and preserve historic Route 66. It seems counter intuitive to stimulate Route 66 development while recommending zoning on properties with frontage on East 11<sup>th</sup> Street South (Route 66) that would preclude or hinder Route 66 related commercial uses and businesses.
- Auto-Oriented Uses are consistent with the existing urban fabric.
- Supports downtown businesses.
- Consistent with most of the significant recent building activity, much of which was constructed after the adoption of the Plan.

DATE REC'D: 8/29/13

## [ ] DESCRIPTION OF HOW PROPOSED AMENDMENT WILL ENHANCE THE CITY OF TULSA

- Promotes small business.
- Supports tax base.
- Supports downtown businesses.
- Decreases non-conformity.
- Brings more pedestrians to Pearl District.
- Removes existing development constraints.

**COMPREHENSIVE PLAN POLICY (TEXT) AMENDMENTS**

PLAN SECTION(S): 11.4.2 PLAN PAGE(S): 48 PARAGRAPH(S): add as Section 11.4.3

DATE REC'D: 8/29/13

DETAILED DESCRIPTION OF AMENDMENT

Amend the Plan to provide that no reduction in required parking as currently specified in the Tulsa Zoning Code is allowed until such time as public parking facilities and enhanced public transportation are available within the plan area. Until such time as public parking facilities or enhanced public transportation are provided, any relief from parking requirements should be obtained through processing a Variance request through the Board of Adjustment.

PLAN CHANGE: Add the following language to the Plan as new Section 11.4.3., Parking, as follows:

11.4.3. Parking.

There should be no reduction in required parking as currently specified in the Tulsa Zoning Code until such time as public parking facilities and enhanced public transportation are available within the planned area. Until such time as public parking facilities or enhanced public transportation are provided, any relief from parking requirements should be obtained through processing a Variance request through the Board of Adjustment.

JUSTIFICATION FOR THE AMENDMENT DEMONSTRATES THAT A CHANGE IS WARRANTED

DATE REC'D: 8/29/13

- Recognizes that good design includes sufficient parking.
- Existing stake holders cannot afford to provide parking for businesses deficient in parking.
- Lack of sufficient parking will restrict truck and heavy traffic on the street grid, which Industrial Subarea users require.
- Consistent with the need for additional parking identified in the Plan.
- Protects well established businesses, industries and trades as well as the residents of the residential area
- Consistent with recent building activity.
- Ensures sufficient parking.
- Market demands adequate on-site parking for new business development.
- Page 33 – 8.5.2 of the Plan states "Parking needs should be addressed. Business (and City) should be allowed to seek expansion of parking."

DESCRIPTION OF HOW PROPOSED AMENDMENT WILL ENHANCE THE CITY OF TULSA

DATE REC'D: 8/29/13

- Ensures parking is not an issue for new business development.
- Will allow truck and heavy traffic on the street grid as Industrial Subarea users require.
- Will protect well-established businesses, industries and trades as well as residents.
- Will ensure there is sufficient parking for the Pearl District.

**COMPREHENSIVE PLAN POLICY (TEXT) AMENDMENTS**

PLAN SECTION(S): Conclusion PLAN PAGE(S): 84 PARAGRAPH(S): final map

DETAILED DESCRIPTION OF AMENDMENT

DATE REC'D: 8/29/13

Diverse housing is a vital component of the plan area and should be encouraged rather than eliminated.

PLAN CHANGE: Revise the Plan to provide for more diverse housing types per attached land plan map (see attached "Manufacturing Warehousing I-244 Frontage" map)

JUSTIFICATION FOR THE AMENDMENT DEMONSTRATES THAT A CHANGE IS WARRANTED

DATE REC'D: 8/29/13

- Compliments existing resources.
- Encourages timely redevelopment of vacant or substandard areas.
- Increases home ownership.
- Decreases dependence on personal vehicles.
- Increases quality of life.
- Promotes small business development.
- Increases economic vitality of this area of the City.
- Unreal expectation to predominately have townhomes.

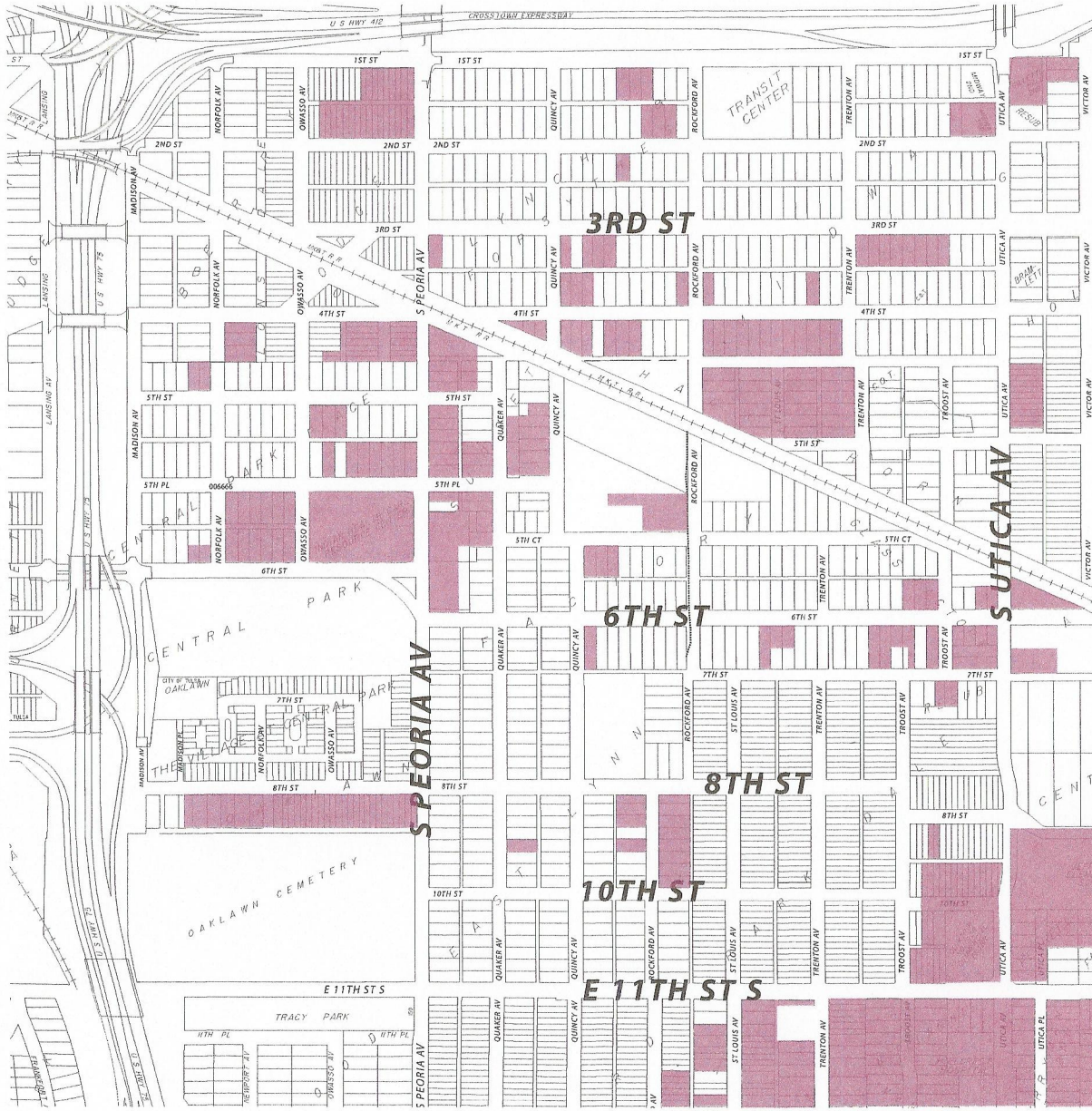
DESCRIPTION OF HOW PROPOSED AMENDMENT WILL ENHANCE THE CITY OF TULSA

DATE REC'D: 8/29/13

- Increases home ownership.
- New home ownership would promote small business development.
- Encourages growth within the Pearl District rather than the suburbs.
- Takes pressure off infrastructure.
- Increases quality of life.
- Compliments existing resources.
- Decreases depended on personal vehicles.



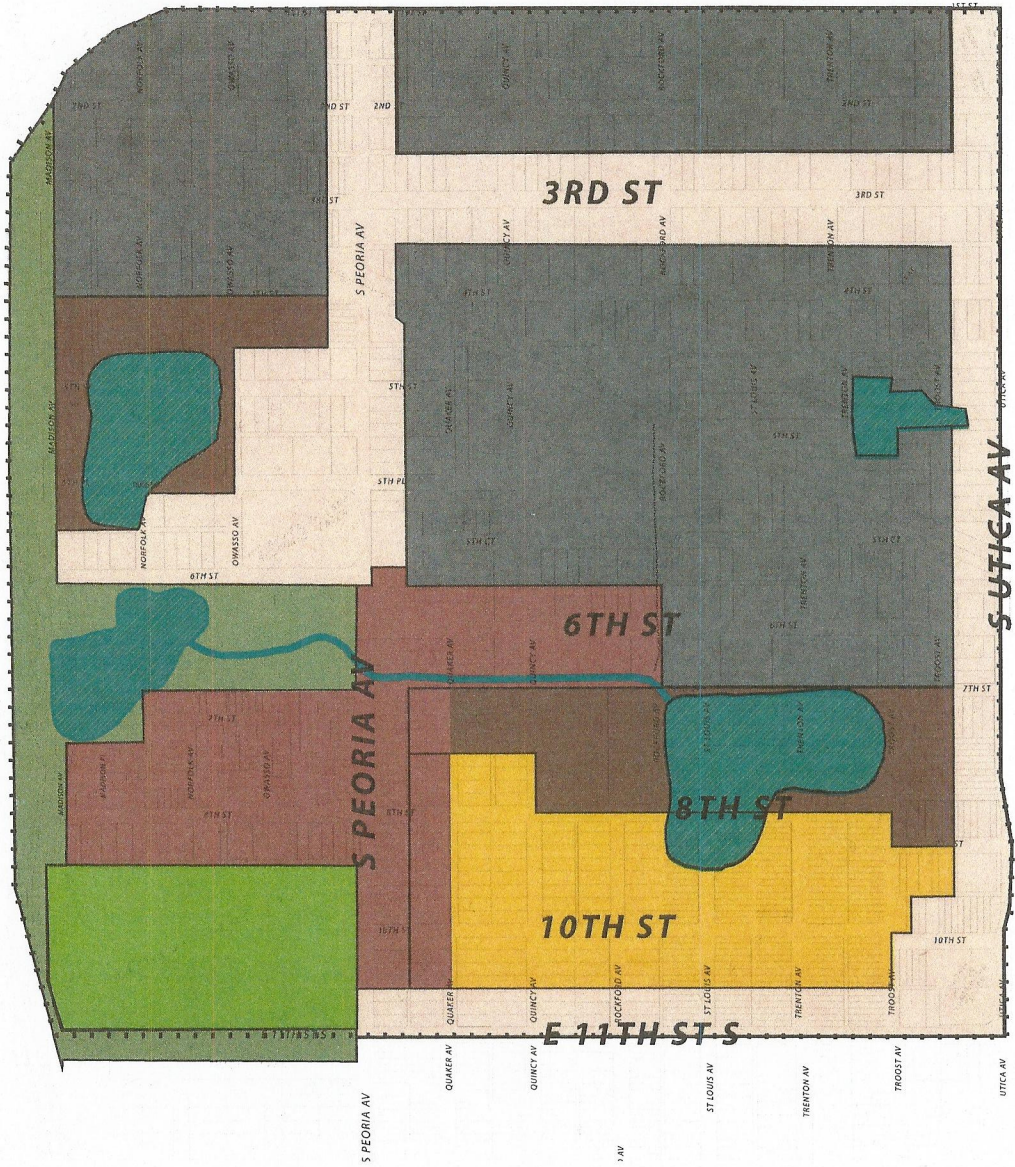
# PEARL BUSINESS & PROPERTY OWNER ASSOCIATION MEMBERSHIP MAP



 MEMBERS



MANUFACTURING WAREHOUSING I-244 FRONTAGE



Legend:

- Redevelopment**  
Large-scale, residential/mixed-use infill developments
- Residential Revitalization**  
Restoration of existing housing, introduction of small-scale, compatible infill
- Mixed Use Infill**  
Residential, Commercial, Office, Manufacturing, Warehousing. Reuse of existing structures, smaller-scale, compatible, high-quality infill.
- Auto-Oriented Commercial**
- Manufacturing Warehousing**
- Flood Control**  
New urban parks that provide flood control when needed
- Park**  
non-flood control park areas and trails
- Cemetery**

