TMAPC

Tulsa Metropolitan Area Planning Commission

Case Number: PUD-526-A Abandonment
Related to Z-7588

Hearing Date: January 20, 2021
December 16, 2020: Neighborhood continuance request

Case Report Prepared by:

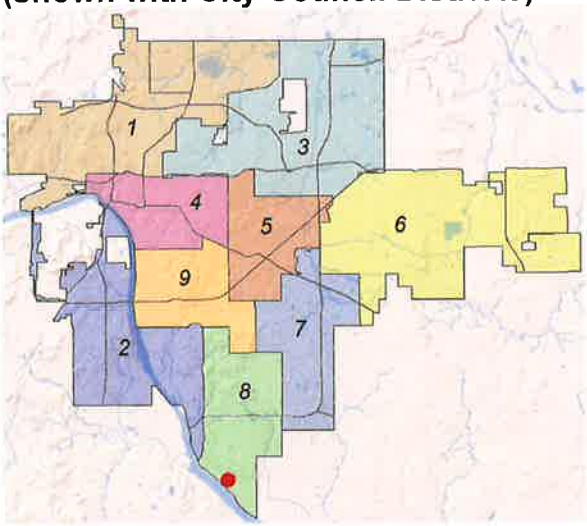
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Tanner Consulting, LLC- Erik Enyart

Property Owner: Gold Team Realty Group LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Commercial, Office, & Single-family Residential

Concept summary: Abandon PUD 526 and rezone the property with a development plan for private streets.

Tract Size: 13.34 ± acres

Location: Northwest corner of East 121st Street South & South Yale Avenue

Zoning:

Existing Zoning: CS/RS-1/PUD-526

Proposed Zoning: RS-4/CG/OL/PUD-526-A with optional development plan

Comprehensive Plan:

Land Use Map: Neighborhood Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval of the abandonment of PUD 526 but only if Z-7588 with the optional development plan is approved.

Staff Data:

TRS: 8333
CZM: 57, 56, 62, 61

City Council District: 8

Councilor Name: Phil Lakin Jr.

County Commission District: 3

Commissioner Name: Ron Peters

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SECTION I: PUD-526-A

APPLICANTS DEVELOPMENT CONCEPT:

Development plans are required with some property owner-initiated rezoning's and are optional with other property owner-initiated rezoning's. The purpose is to depict a property owner's generalization plan for the type, amount and character of development proposed on the subject property. By providing certainty about development proposals, development plans provide review and decision-making bodies with additional information on which to base a rezoning decision.

Staff Notes:
The rezoning request is established with three different zoning categories and three development areas.

EXHIBITS:

INCOG Case map
INCOG Aerial (small scale)
INCOG Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map
Applicant Exhibits: None included

DETAILED STAFF RECOMMENDATION:

The abandonment of PUD 526 is an appropriate re-zoning concept only if the optional development plan outlined in the related staff report Z-7588 is approved with the development plan standards in the Tulsa Zoning Code and,

PUD 526 was developed in 1995, and the PUD standards are outdated regarding landscape standards, sign standards, permitted uses, and screening standards and,

When the PUD is abandoned the Lot and building regulations identified in each of the development areas defined in Z-7588 are consistent with the expected future development and area surrounding the property,

When PUD 526 is abandoned the requested RS-4, CG and OL zoning with the limitations provided by the optional development plan outlined in Z-7588 is consistent with the Neighborhood Center land use designation of the Comprehensive Plan therefore,

Staff recommends Approval of PUD 526-A which will abandon all of PUD 526.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: All three of the zoning categories with the provisions of the optional development plan are consistent with the Neighborhood Land Use Designation.

Land Use Vision:

Land Use Plan map designation: Neighborhood Center

Neighborhood Centers are small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to number of destinations.

Areas of Stability and Growth designation: Area of Growth

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile."

Transportation Vision:

Major Street and Highway Plan: South Yale Avenue and East 121st Street south are both considered a Multi Modal Corridor.

Multi-modal streets emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: Undeveloped with little topographic change and almost no tree cover. Property is surrounded by single family residential.

Environmental Considerations: None that would affect site development.

Streets:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Yale Ave	Secondary Arterial with Multi modal corridor	100 feet	2
East 121st Street South	Primary Arterial with Multi Modal Corridor	120 feet	2
East 119th Street South	None	50 feet	1

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-1	Existing Neighborhood	Growth	Single Family Residential
East	RS-3 / RS-2 / CS / PUD 527 and 527-B	Neighborhood Center	Growth	Single Family Residential and undeveloped commercial
South	CS / RS-2	Park and Open Space	Stability	Open Space
West	RS-1 / PUD 804	New Neighborhood	Growth	Single Family

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 18391 dated February 2, 1995 established the current zoning for the subject property.

Subject Property:

Z-6452/PUD-526 January 1995: All concurred in **approval** of a request to rezone a 13± acre tract of land from RS-1 to CS/PUD and **approval** of a proposed *Planned Unit Development* for

commercial and single-family residential, on property located on the northwest corner of East 121st Street South and South Yale Avenue. (Ordinance No. 18391)

Ordinance number 11832 dated June 26, 1970 established zoning for the subject property.

Surrounding Property:

SA-1 September 2016: The Board of Adjustment **approved** a request for a Special Area Overlay on multiple properties along the Arkansas River extending from W. 11th St. S. to E. 121st St. S., to establish the River Design Overlay as a supplemental zoning, RDO-1, RDO-2, or RDO-3, to establish regulations governing form function, design and use for properties located within the boundaries of the River Design Overlay District. The regulations are generally intended to maintain and promote the Arkansas River corridor as a valuable asset to the city and region in terms of economic development and quality of life. The subject property has a River Design Overlay designation of RDO-1which is primarily intended to apply to park, recreation, and open space adjacent to the river, helping to promote development that is compatible with public parks and green space, as well as complements park uses.

BOA-21452 July 2015: The Board of Adjustment **approved** a *Special* Exception to permit a public park (Use Unit 5) to be located in an RS-2/CS/AG zoned district (Cousins Park), on property located at 4514 East 121st Street South. This approval is subject

Z-7244/PUD-804 December 2013: All concurred in **approval** of a request to rezone a 20± acre tract of land from RS-1 to RS-2/PUD and **approval** of a proposed *Planned Unit Development* for residential single-family, on property located west of the northwest corner of 121st Street and South Yale Avenue.

PUD-528-A Abandonment August 2012: All concurred in **approval** of a proposed *Major Amendment* to abandon PUD-528 to allow a public park use on a 43.45± acre tract of land, on property located southwest corner of South Yale Avenue and East 121st Street.

PUD-686 July 2003: All concurred in **approval** of a proposed *Planned Unit Development* on a 260± acre tract of land for single family development, on property located east of South Delaware and north of East 121st Street.

PUD-527-B August 2001: All concurred in **approval** of a proposed *Major Amendment* to PUD to abandon PUD-527-A and revert back to the standards of the original PUD-527 approved in February 1995, on a 9± acre tract of land, on property located northeast corner of East 121st Street and South Yale Avenue.

Z-6800/PUD-527-A March 2001: All concurred in **approval** of a request to rezone a 9± acre tract of land from RS-1 to RS-2 and **approval** of a proposed *Major Amendment* to PUD to increase the number of single-family dwellings and reconfiguration of development areas of original PUD on property located northeast corner of East 121st Street and South Yale Avenue.

Z-6454/PUD-528 January 1995: All concurred in **approval** of a request to rezone a 43.45± acre tract of land from AG to CS/RS-2 per staff recommendation and **approval** of a proposed *Planned Unit Development* for commercial/residential, on property located southwest corner of South Yale Avenue and East 121st Street. The original request included rezoning from AG to RS-3/RM-0/CS (29.95 acres/8.50 acres/5.00 acres), but staff recommended CS and RS-2 instead.

Z-6453/PUD-527January 1995: All concurred in **approval** of a request to rezone a 20± acre tract of land from RS-1 to CS/PUD and **approval** of a proposed *Planned Unit Development* for commercial development with the balance of the property to remain RS-1 for single-family development, on property located on the northeast corner of East 121st Street South and South Yale Avenue.

Z-6274 December 1989: All concurred in **denial** of a request for *rezoning* a 13.5± acre tract of land from AG to CS/RM-0 for a shopping center and multifamily, on property located southwest corner of East 121st Street and South Yale Avenue.

Z-6273 December 1989: All concurred in **denial** of a request for *rezoning* a 12± acre tract of land from RS-1 to CS/RM-0 for commercial and multifamily on property located northeast corner of East 121st Street and South Yale Avenue.

Z-5937/PUD-358 May 1984: All concurred in **approval** of a request to rezone a 54± acre tract of land from AG to RS-3 and **approval** of a proposed *Planned Unit Development* for single-family dwellings, on property located north and east of the northeast corner of East 121st Street and South Yale Avenue.

BOA-08396 October 1974: The Board of Adjustment **approved** an *Exception* to operate a horticulture nursery and erect three accessory greenhouse structures, per plot plan, as presented with no retail permitted, in an RS-1 district, on property located at 120th Street and Yale Avenue.

Z-6848 February 2002: All concurred in **approval** of a request for *rezoning* a 20± acre tract of land from RS-1 to AG for a barn, on property located north of the northwest corner of East 121st Street South and South Yale Avenue.

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Subject Tract

PUD-526-A ABANDONMENT

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

Aerial Photo Date: February 2018

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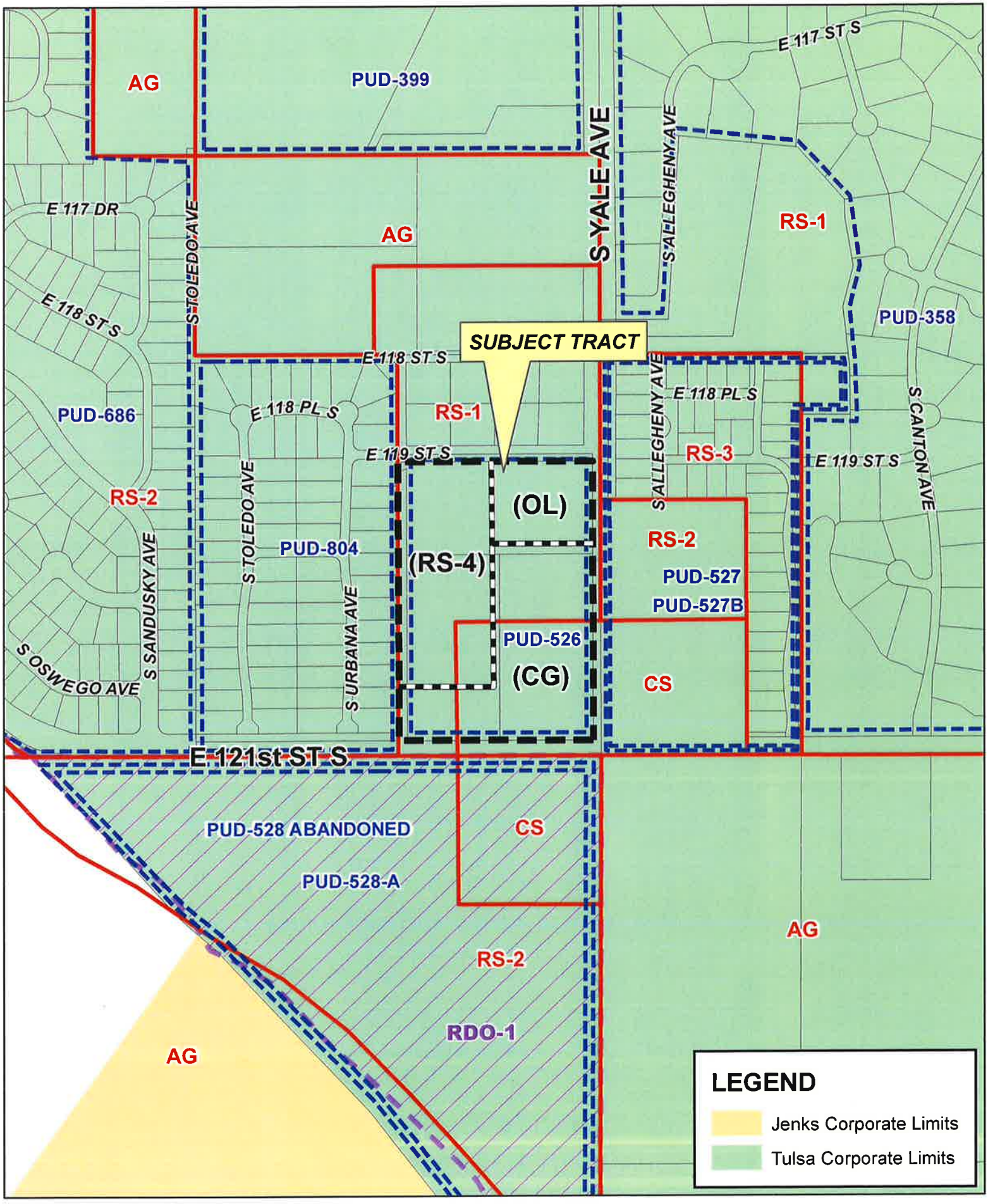

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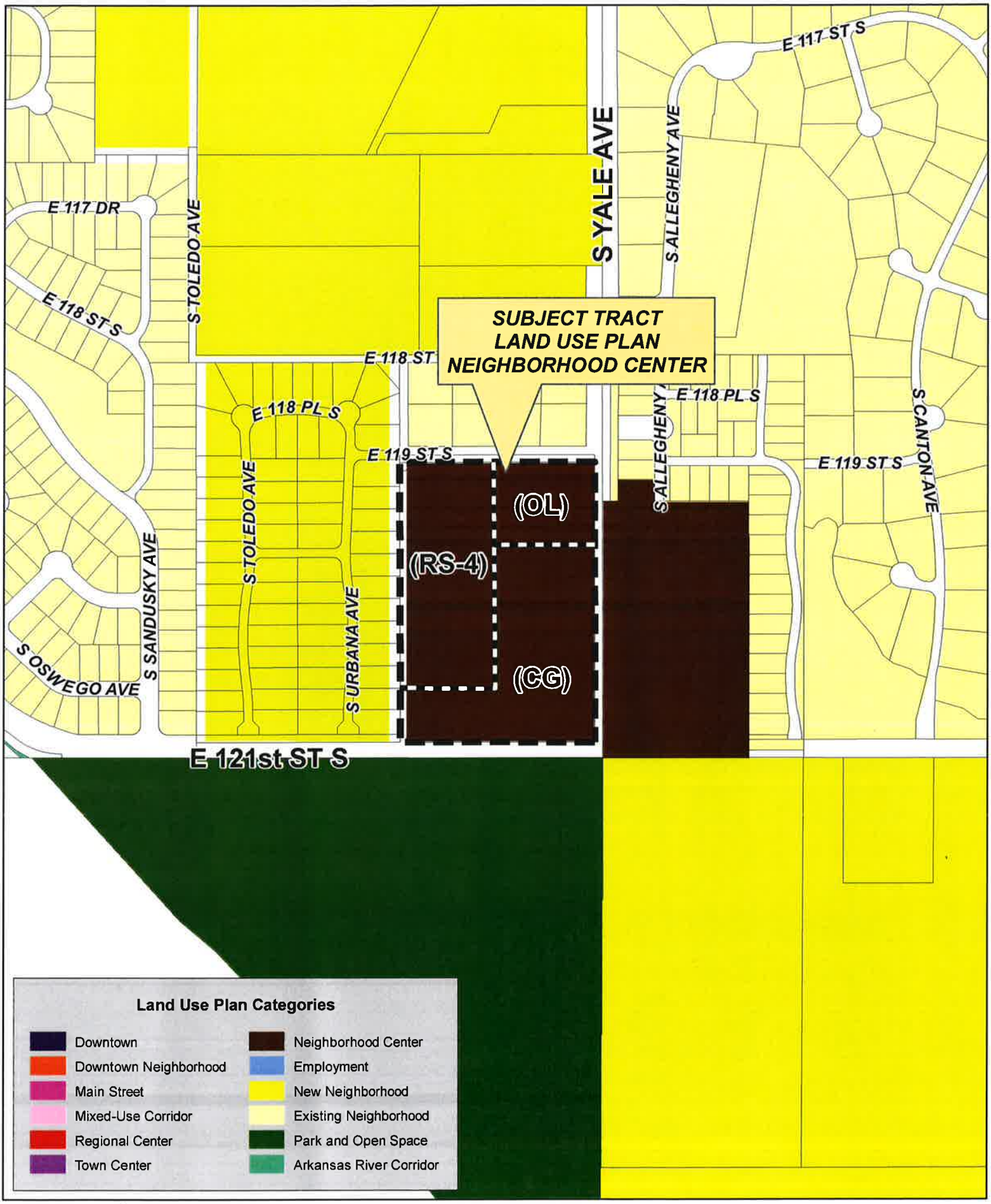

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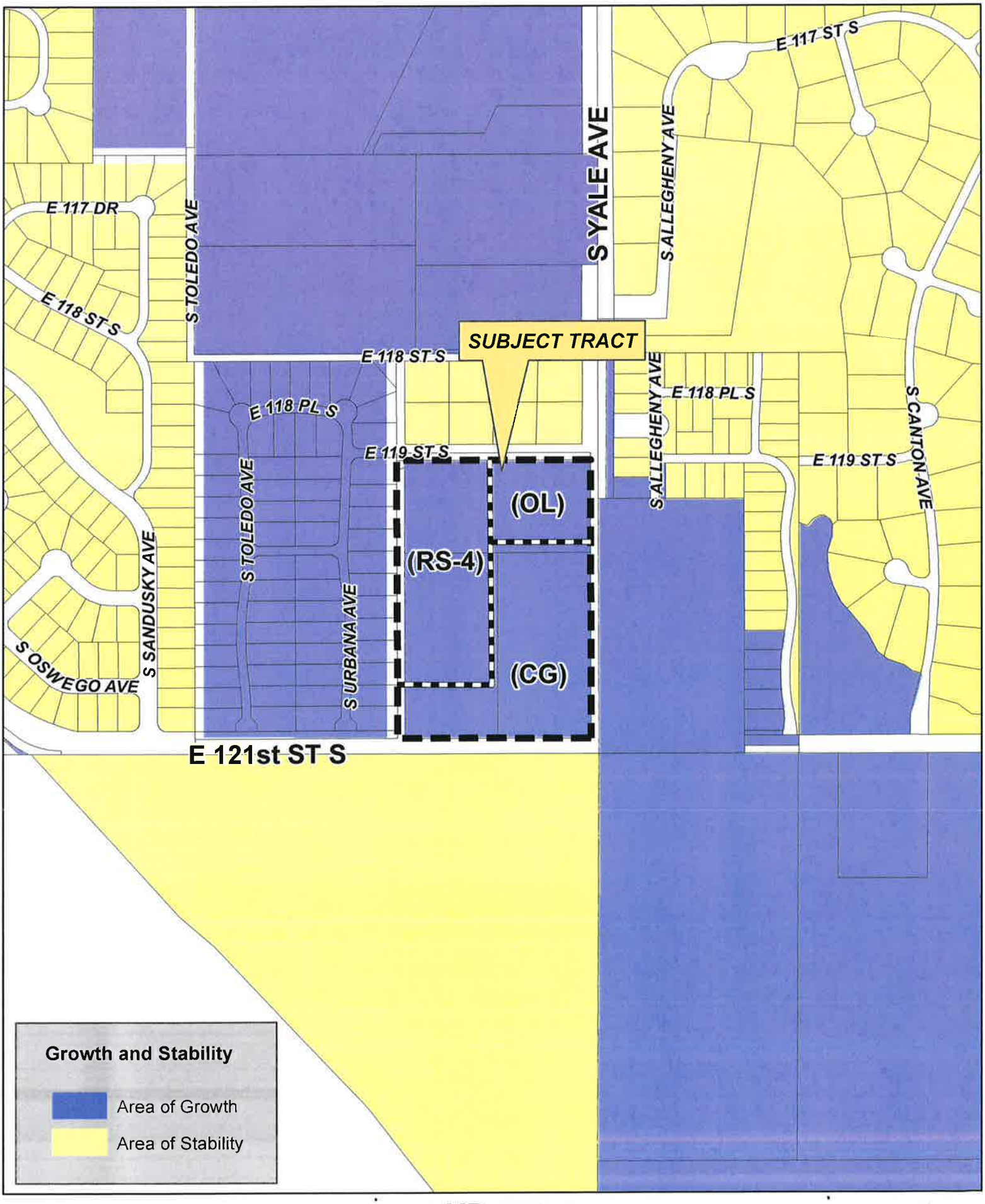

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ABANDONMENT

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