# Case Report

**Case Number:** PUD-738-A Abandonment

**Hearing Date:** February 19th, 2019

## Case Report Prepared by:

Jay Hoyt

## Owner and Applicant Information:

**Applicant:** Ashton-Gray, LLC

**Property Owner:** Ting Financial Group, LLC – Jason Ting & Representative

## Location Map:
(shown with City Council Districts)

![Location Map](image)

## Applicant Proposal:

**Present Use:** Vacant

**Proposed Use:** Abandonment of a portion of PUD-738

**Concept summary:** Abandon a portion of the PUD to permit a lot line adjustment

**Tract Size:** 0.312 ± acres

**Location:** South & West of the Southwest corner of West 71st Street South & South Elwood Avenue

## Zoning:

**Existing Zoning:** CS/RS-3/PUD-738

**Proposed Zoning:** CS/RS-3

## Comprehensive Plan:

**Land Use Map:** Town Center

**Stability and Growth Map:** Area of Growth

## Staff Recommendation:

**Staff recommends approval.**

## Staff Data:

<table>
<thead>
<tr>
<th>TRS</th>
<th>CZM</th>
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</thead>
<tbody>
<tr>
<td>8211</td>
<td>51</td>
</tr>
</tbody>
</table>

## City Council District:

**City Council District:** 2

**Councilor Name:** Jeannie Cue

## County Commission District:

**County Commission District:** 2

**Commissioner Name:** Karen Keith
SECTI0N I: PUD-738-A

DEVELOPMENT CONCEPT: The applicant is proposing to abandon a small portion of PUD-738-A, located near the Northwest corner of the PUD. The intention of the abandonment is to combine the subject area with adjacent lots to create a site for a medical office park. The applicant has filed a Lot Line Adjustment application in order to accomplish the combination.

The subject tract is approximately 1/3rd of an acre and is noted as Tract 3a in the exhibits provided by the applicant. If the abandonment is approved, the subject site would revert to the underlying zoning, which is primarily CS, with a small portion of RS-3 located at the southern edge.

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:
  - Lot Split/Combination Exhibit
  - Preliminary Concept Plan

DETAILED STAFF RECOMMENDATION:

PUD-738-A request for a partial abandonment is non-injurious to surrounding proximate properties;

PUD-738-A is consistent with the Town Center land use designation of the Comprehensive Plan and the West Highlands Tulsa Hills small area plan;

PUD-738-A is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends Approval of PUD-738-A to abandon a portion of PUD-738.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is located within a Town Center and an Area of Growth as well as within the West Highlands Tulsa Hills small area plan.

Land Use Vision:

Land Use Plan map designation: Town Center

Town Centers are medium-scale, one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood Centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods, and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors 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: W 71st St S is designated as a Primary Arterial and a Commuter Corridor.

Trail System Master Plan Considerations: None

Small Area Plan: West Highlands Small area plan as approved July 10th, 2019

One stated goal of the West Highlands Small Area Plan is to support zoning changes east of Union Avenue, from Agricultural zoning to corridor, commercial, office, mixed-use and/or residential zoning (should a private request be filed, Goal 2.4 of Plan). This request would be compatible with that goal and will utilize existing CS zoning.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently vacant, forested land.

Environmental Considerations: A small area of floodplain is located near the subject area.

Streets:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP RW</th>
<th>Exist. # Lanes</th>
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<tbody>
<tr>
<td>W 71st St S</td>
<td>Primary Arterial</td>
<td>120 Feet</td>
<td>4</td>
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</table>

Utilities:

The subject tract has municipal water and sewer available.

REVISED 2/11/2020
Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
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<tbody>
<tr>
<td>North</td>
<td>CS</td>
<td>Town Center</td>
<td>Growth</td>
<td>Single Family</td>
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<tr>
<td>South</td>
<td>RS-3/PUD-738</td>
<td>Town Center</td>
<td>Growth</td>
<td>Vacant</td>
</tr>
<tr>
<td>East</td>
<td>CS/RS-3/PUD-738</td>
<td>Town Center</td>
<td>Growth</td>
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<tr>
<td>West</td>
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SECTION III: Relevant Zoning History


Subject Property:

**Z-7052/PUD-738 May 2007:** All concurred in approval of a request to rezone a 39.19+ acre tract of land from AG to CS/RM-0/RS-3/PUD-738 and approval of a proposed Planned Unit Development for a mixed-use development, on property located southwest corner of West 71st Street and South Elwood Avenue.

Ordinance number 11827 dated June 26, 1970 established zoning for the subject property.

Surrounding Property:

**BOA-22137 December 2016:** The Board of Adjustment approved a Special Exception to permit a self-storage facility in a CS district, on property located at the southeast corner of South Jackson Avenue and West 71st Street.

**Z-7353 September 2016:** All concurred in approval of a request for rezoning a 2.58+ acre tract of land from RS-3 to CS for self-storage, on property located south of the southeast corner of South Jackson Avenue and West 71st Street.

**Z-7286 January 2015:** All concurred in approval of a request for rezoning a 3.52+ acre tract of land from RS-3 to CS for commercial property marketing business, on property located southeast of West 71st Street South and South Jackson Avenue.
Note: Graphic overlays may not precisely align with physical features on the ground.
SUBJECT TRACT

Growth and Stability

Area of Growth

Area of Stability

PUD-738-A

18-12 11
LOCATION OF UNDERGROUND UTILITIES

CONTRACTORS MUST CONTACT ALL UTILITIES PRIOR TO ANY CONSTRUCTION.

Note To Contractors
Call: 1-800-522-6543

LOCATION OF UNDERGROUND Utility SERVICES

Contractors must contact this number prior to any excavation or construction.