

**\*AMENDED\***

**TULSA METROPOLITAN AREA PLANNING COMMISSION  
Meeting No. 2900**

**October 18, 2023, 1:00 PM  
175 East 2nd Street, 2nd Level, One Technology Center  
Tulsa City Council Chamber**

**INTRODUCTION AND NOTICE TO THE PUBLIC**

At this meeting the TMAPC, in accordance with and pursuant to applicable TMAPC Policies and Procedures, will review, consider, discuss, and may take action on, approve, recommend for approval, amend or modify, recommend for approval with modifications, deny, reject, recommend for denial, or defer action on any item listed on the agenda.

**Agenda Packet**

Call to Order:

**REPORTS:**

**Chairman's Report:**

**Work session Report:**

**Director's Report:**

Review and possible approval, approval with modifications, denial, or deferral of the following:

1. Minutes of October 4, 2023 Meeting No. 2899

**CONSENT AGENDA**

**All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.**

Review and possible approval, approval with modifications, denial, or deferral of the following:

2. **PUD-260-B-10 Paloma Jonsson** (CD 9) Location: Northeast corner of South Yale Avenue and East 71<sup>st</sup> Street South requesting a **Minor Amendment** to increase display area for wall signs

**PUBLIC HEARING-PLATS**

Review and possible approval, approval with modifications, denial, or deferral of the following:

3. **Harmon Self Storage** (County) Minor Subdivision Plat, Location: South of the Southwest Corner of East 106<sup>th</sup> Street North and North Garnett Road

### **PUBLIC HEARING-REZONING**

Review and possible recommendation of approval, approval with modifications, denial, or deferral of the following:

4. **CZ-544 Josh Hutchinson** (County) Location: North of the Northwest corner of North Memorial Drive and East 166<sup>th</sup> Street North requesting a rezoning from **AG to AG-R** (Continued from October 4, 2023)
5. **PUD-509-A Sandra Mora** (CD 3) Location: South of the southeast corner of East 5<sup>th</sup> Street South and South 129<sup>th</sup> East Avenue requesting a **PUD Major Amendment** to abandon PUD-509 (Related to Z-7740)
6. **Z-7740 Sandra Mora** (CD 3) Location: South of the southeast corner of East 5<sup>th</sup> Street South and South 129<sup>th</sup> East Avenue requesting rezoning from **RS-2 & CG to CG** (Related to PUD-509-A)
7. **Z-7741 Barbara Green** (CD 4) Location: Northeast corner of South Denver Avenue and West 14<sup>th</sup> Street South requesting rezoning from **OM/NIO to RM-2/NIO**
8. **Z-7742 RCJ Designs** (CD 2) Location: West of the northwest corner of East 81<sup>st</sup> Place South and South Evanston Avenue requesting rezoning from **RS-3 to RS-5**
9. **CO-16 Tulsa City Council** (CD 7 and 8) Location: Multiple properties along East 71<sup>st</sup> Street South from South 78<sup>th</sup> East Avenue to South Garnett Road requesting a **Corridor Development Plan** to change the zoning from **AG, CS, CG, CH, OL, OM, OMH, RS-3, RM-1, RM-2 to CO** and abandonment or partial abandonment of the following planned unit developments included within the proposed CO boundary; PUD-179, PUD-179-A, PUD-179-B, PUD-179-C, PUD-179-D, PUD-179-F, PUD-179-G, PUD-179-H, PUD-179-I, PUD-179-J, PUD-179-L, PUD-179-N, PUD-179-O, PUD-179-P, PUD-179-Q, PUD-179-R, PUD-179-S, PUD-179-T, PUD-179-U, PUD-179-V, PUD-179-W, PUD-179-X, PUD-179-Y, PUD-186, PUD-186-A, PUD-196, PUD-196-A, PUD-235-A, PUD-309, PUD-309-A, PUD-342, PUD-342-A, PUD-379, PUD-379-A, PUD-379-B, PUD-379-C, PUD-379-D, PUD-379-E, PUD-468, PUD-470, PUD-470-A, PUD-470-B, PUD-479, PUD-479-A, PUD-481, PUD-489, PUD-498, **PUD-498-A**, PUD-498-B, PUD-498-D, PUD-498-E, PUD-507, PUD-512, PUD-521, PUD-521-A, PUD-567, PUD-567-A, **PUD-567-B**, PUD-567-C, PUD-567-D,

**PUD-595**, PUD-595-A, PUD-595-B, PUD-595-C, PUD-601, PUD-601-A, PUD-602, PUD-736

### **PUBLIC HEARING-ZONING CODE AMENDMENTS**

Review and possible recommendation of approval, approval with modifications, denial, or deferral of the following:

**10. ZCA-27** Consider proposed amendments to the City of Tulsa Zoning Code for work in City of Tulsa parks within Historic Preservation (HP) Overlay Districts, in the following sections: Chapter 20 Overlay Districts: Section 20.020 HP, Historic Preservation Overlays: Section 20.020-D Design Guidelines; Chapter 70 Review and Approval Procedures: Section 70.070 HP Permits: Section 70.070-B Exemptions; Section 70.070-K Action by Preservation Officer

**11. ZCA-28** Consider proposed amendments to the City of Tulsa Zoning Code in the following sections: Chapter 5 Residential Districts: Table 5-2: R District Use Regulations; Chapter 10 Mixed-use Districts: Table 10-2: MX District Use Regulations; Chapter 15 Office, Commercial and Industrial Districts: Table 15-2: O, C, and I District Use Regulations; Chapter 25 Special Districts: Table 25-1: AG District Use Regulations; Table 25-4: CO District Use Regulations; Table 25-5: SR District Use Regulations; Table 25-7: IMX District Use Regulations; Chapter 35 Building Types and Use Categories: Sec. 35.040-D Day Care; Chapter 40 Supplemental Use and Building Regulations: Section 40.120: Day Cares; Chapter 45 Accessory Uses and Structures: Sec. 45.070 Family Child Care Homes; Figure 45-2: Separation Requirements for Family Child Care Homes.

### **OTHER BUSINESS**

Review and possible recommendation of approval, approval with modifications, denial, or deferral of the following:

**12. Historic Preservation Unified Design Guidelines** Consider proposed amendments to the Unified Design Guidelines for Non-Residential and Mixed-Use Structures to add a new section, "Section H – Guidelines for City of Tulsa Parks"

**13. Commissioners' Comments**

### **ADJOURN**

CD = Council District


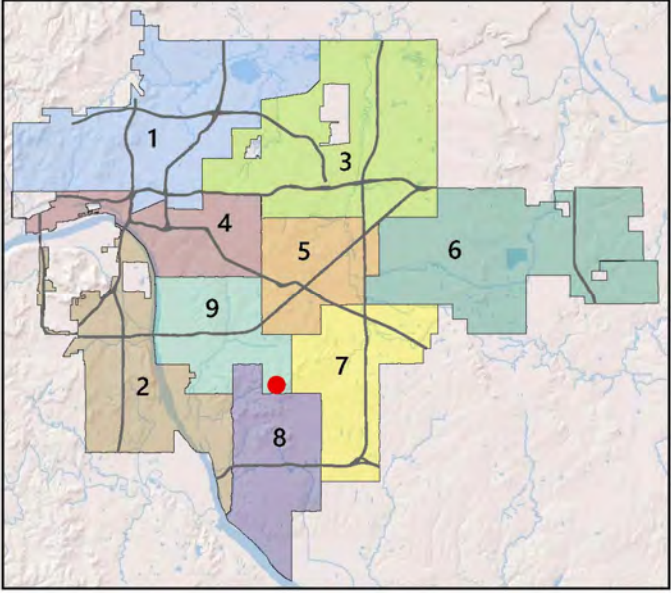
**NOTE:** If you require special accommodation pursuant to the Americans with Disabilities Act, please notify the Tulsa Planning Office at 918-596-7526. Exhibits, petitions, pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained by the Tulsa Planning Office. All electronic devices must be silenced during the Planning Commission meeting.

Visit our website at [tulsaplanning.org](http://tulsaplanning.org)

email address: [planning@cityoftulsa.org](mailto:planning@cityoftulsa.org)

**TMAPC Mission Statement:** The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region's current and future residents.



 <p><b>TMAPC</b> Tulsa Metropolitan Area Planning Commission</p>	<p><b><u>Case Number:</u></b> PUD-260-B-10 <b>Minor Amendment</b></p> <p><b><u>Hearing Date:</u></b> October 18, 2023</p>
<p><b><u>Case Report Prepared by:</u></b> Dylan Siers</p>	<p><b><u>Owner and Applicant Information:</u></b> Applicant: Paloma Jonsson  Property Owner: Windsor Plaza LLC</p>
<p><b><u>Location Map:</u></b> (shown with City Council Districts)</p> 	<p><b><u>Applicant Proposal:</u></b></p> <p>Concept summary: PUD minor amendment to increase display area for wall signs.</p> <p>Gross Land Area: .94 acres</p> <p>Location: NE/c of S Yale Ave &amp; E 71st St S</p>
<p><b><u>Zoning:</u></b> Existing Zoning: CS/PUD-260-B Proposed Zoning: No Change</p> <p><b><u>Comprehensive Plan:</u></b> Land Use Map: Local Center</p>	<p><b><u>Staff Recommendation:</u></b> Staff recommends approval.</p>
<p><b><u>Staff Data:</u></b> TRS: 8303</p>	<p><b><u>City Council District:</u></b> 9 <i>Councilor Name:</i> Jayme Fowler</p> <p><b><u>County Commission District:</u></b> 3 <i>Commissioner Name:</i> Kelly Dunkerley</p>

October 18, 2023

**SECTION I:** PUD-260-B-10 Minor Amendment

Amendment Request: Modify the PUD Development Standards to increase the display area for wall signs from 1½ sf to 2 sf per linear foot of wall.

The original PUD development standards allowed for 1 sf of display surface area per linear foot of wall. With PUD-260-B-3 this was increased to 1½ sf. The applicant has requested to increase the allowed square footage to 2 sf to permit a new sign.

Staff Comment: *This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(12) of the City of Tulsa Zoning Code.*

*“Modifications to approved signage, provided the size, location, number and character (type) of signs is not substantially altered.”*

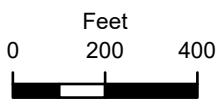
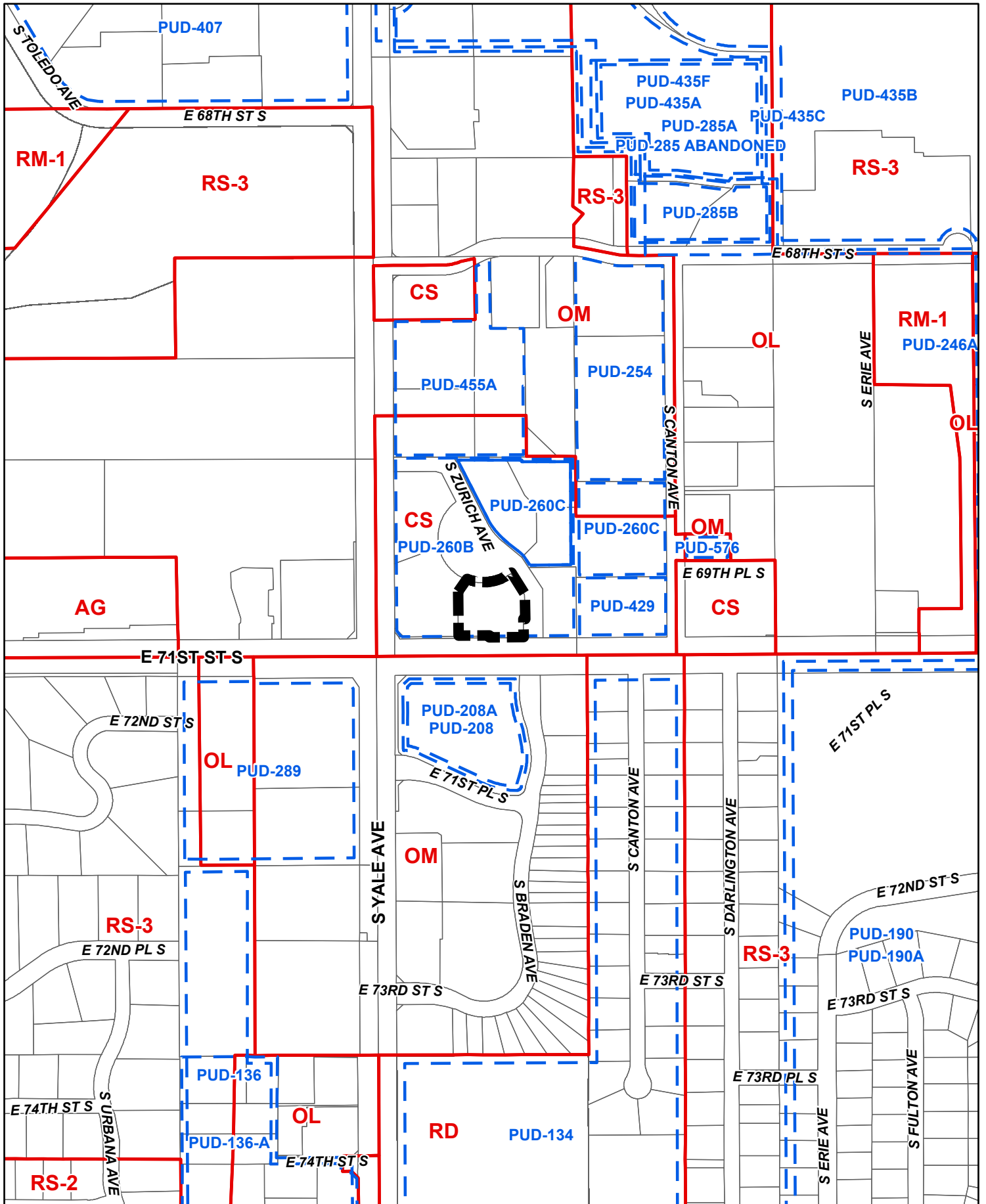
Staff has reviewed the request and determined:

- 1) PUD-260-B-10 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-260-B
- 2) All remaining development standards defined in PUD-260-B-10 and subsequent amendments shall remain in effect.

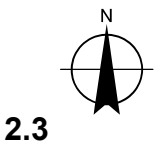
Exhibits included with staff report:

- Zoning case map
- Aerial photo
- Aerial photo (enlarged)
- Applicant Sign Illustration

With considerations listed above, staff recommends **approval** of the minor amendment to increase display area for wall signs from 1½ sf to 2 sf per linear foot of wall.



**PUD-260-B-10**







Subject  
Tract

Feet  
0 200 400

# PUD-260-B-10

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

Aerial Photo Date: 2021

2.4







E 71ST ST S

S ZURICH AVE

S BRADEN AVE

Feet  
0 100 200



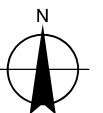
Subject  
Tract

**PUD-260-B-10**

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

Aerial Photo Date: 2021

2.5







Tulsa Metropolitan Area  
Planning Commission

**Case :** Harmon Self Storage

**Hearing Date:** October 18, 2023

**Case Report Prepared by:**

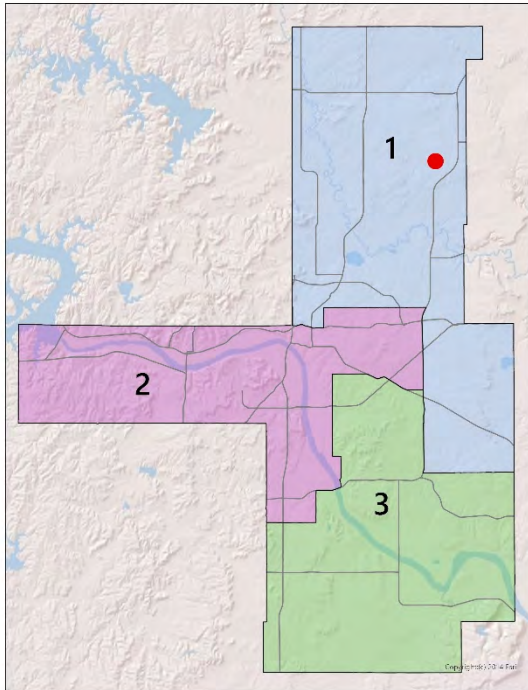
Jay Hoyt

**Owner and Applicant Information:**

*Applicant:* Karl Fritschen

*Owner:* T & S Harmon Properties

**Location Map:**  
(shown with County Commission  
Districts)



**Applicant Proposal:**

Minor Subdivision Plat

*1 lot, 1 block, 4.35 ± acres*

*Location:* South of the Southwest Corner of  
East 106<sup>th</sup> Street North and North Garnett  
Road

**Exhibits:**

Site Map

Aerial

Plat Submittal

**Zoning:** CG (Commercial General)

**Staff Recommendation:**

Staff recommends **approval** of the minor  
subdivision plat

**County Commission District:** 1

*Commissioner Name:* Stan Sallee

## MINOR SUBDIVISION PLAT

### **Harmon Self Storage** - (County)

South of the Southwest Corner of East 106<sup>th</sup> Street North and North Garnett Road

This plat consists of 1 lot, 1 block on 4.35 ± acres.

The Technical Advisory Committee (TAC) met on October 5, 2023 and provided the following comments:

1. **Zoning:** Proposed lot conforms to the requirements of the CG district. Planning Services will provide comments prior to final plat release.
2. **Addressing:** Approved as submitted.
3. **Transportation & Traffic:** Approved as submitted.
4. **Sewer/Water:** On-site sewage disposal. Water service to be provided by the City of Owasso. Any improvements to existing water lines must be approved through the City of Owasso.
5. **Stormwater, Drainage, & Floodplain:** Approved as submitted.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All release letters have been received. Oil & Gas certificate was submitted. City of Owasso to review for Storm Sewer Connection.

### **Modifications of the Subdivision & Development Regulations:**

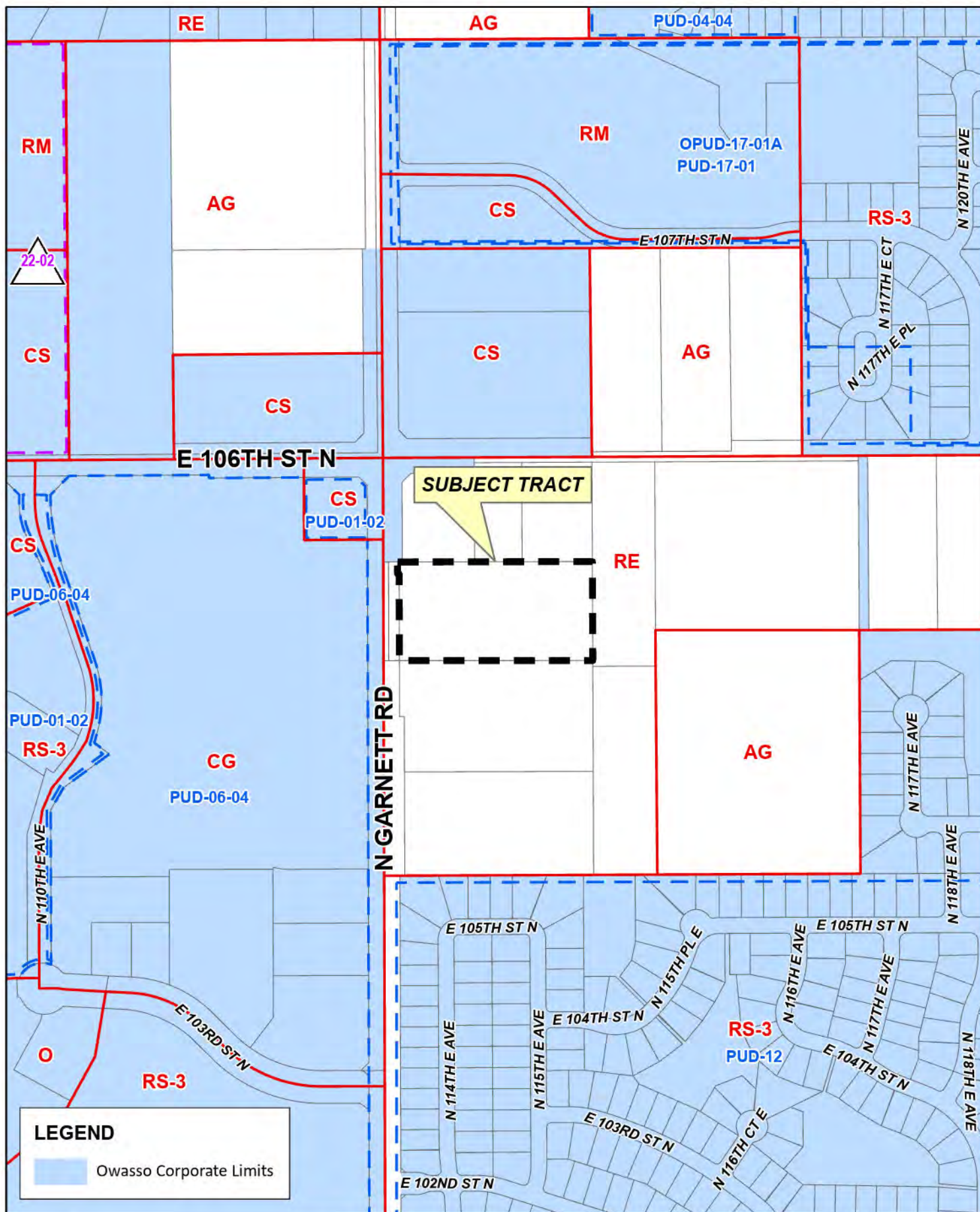
#### *Section 5-060.6 Right-of-Way Widths – Unincorporated Tulsa County*

Right-of-Way is required to be dedicated as required by the Major Street and Highway Plan. North Garnett Road is designated as a Secondary Arterial by the Major Street and Highway Plan which requires a 100 ft wide Right-of-Way. This would require a 50 ft Right-of-Way dedication along the length of the property. A 50 ft Right-of-Way has been previously dedicated for this property with a portion to the Northwest of the property only dedicating 45 ft of Right-of-Way due to existing easements and utility structures.

County Engineering has indicated that they will not require the full Right-of-Way dedication and approve the Rights-of-Way as shown on the minor subdivision plat for Harmon Self Storage.

Staff recommends **APPROVAL** of the minor subdivision plat and modification of the Subdivision & Development Regulations for Right-of-Way widths subject to the conditions provided by TAC and all other requirements of the Subdivisions Regulations.





## Harmon Self Storage


21-14 17





Feet

0 200 400



**Subject  
Tract**

## ***Harmon Self Storage***

21-14 17

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

**Aerial Photo Date: 2023**





PRELIMINARY PLAT

# HARMON SELF STORAGE

PART OF THE NORTHWEST QUARTER (SW/4) OF THE NORTHWEST QUARTER (NW/4) OF SECTION SEVENTEEN (17),  
TOWNSHIP TWENTY-ONE (21) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN,  
TULSA COUNTY, STATE OF OKLAHOMA.

**OWNER:**

**T & S Harmon Properties LLC**  
8505 East 350 Road  
Oologah, Oklahoma, 74053  
Phone: (918) 855-2258  
CONTACT: TODD HARMON  
tsh@tshproperties.com

**ENGINEER:**

**Wallace Design Collective, PC**  
123 North Martin Luther King Jr Blvd.  
Tulsa, Oklahoma, 74103  
Phone: (918) 584-5858  
OK C.A.N.O. 1460, EXPIRES 6/30/2025  
P.E. WALLACE E. @wallacedesign.com

**SURVEYOR:**

**Wallace Design Collective, PC**  
123 North Martin Luther King Jr Blvd.  
Tulsa, Oklahoma, 74103  
Phone: (918) 584-5858  
OK C.A.N.O. 1460, EXPIRES 6/30/2025  
P.E. WALLACE E. @wallacedesign.com

## East 106th Street North



**LEGEND**

- BL = BUILDING SETBACK
- ACC = ACCESS
- RAW = RIGHT-OF-WAY
- UTM = UTILITY
- USMT = EASEMENT
- BK/P/G = BOOK/PAGE
- SWMT = SOUTHWESTERN BELL GAS
- SWMT = SOUTHWESTERN BELL TELEPHONE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- ADDRESS

**SUBDIVISION STATISTICS**

SUBDIVISION CONTAINS 0.17 AC (1.1 BLOCK)  
SUBDIVISION CONTAINS 0.25 AC (1.5 BLOCKS)  
PROPERTY ZONED "C2"

**MONUMENTATION**

MONUMENTATION FOUND AS NOTED

**BENCHMARK**

3.37' IRON PIN W/PAVEMENT "ATLAS CONTROL" CAP  
EASTING=402547.517  
ELEV=483.32

**BASIS OF BEARINGS**

COMPUTED FROM THE TULSA COUNTY PLATE PLANE  
COORDINATE SYSTEM AND B1 (2011) NORTH ZONE 5001.

**ADDRESS NOTE**

ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME  
THIS PLAT WAS PREPARED. ADDRESSES MAY CHANGE AND  
SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

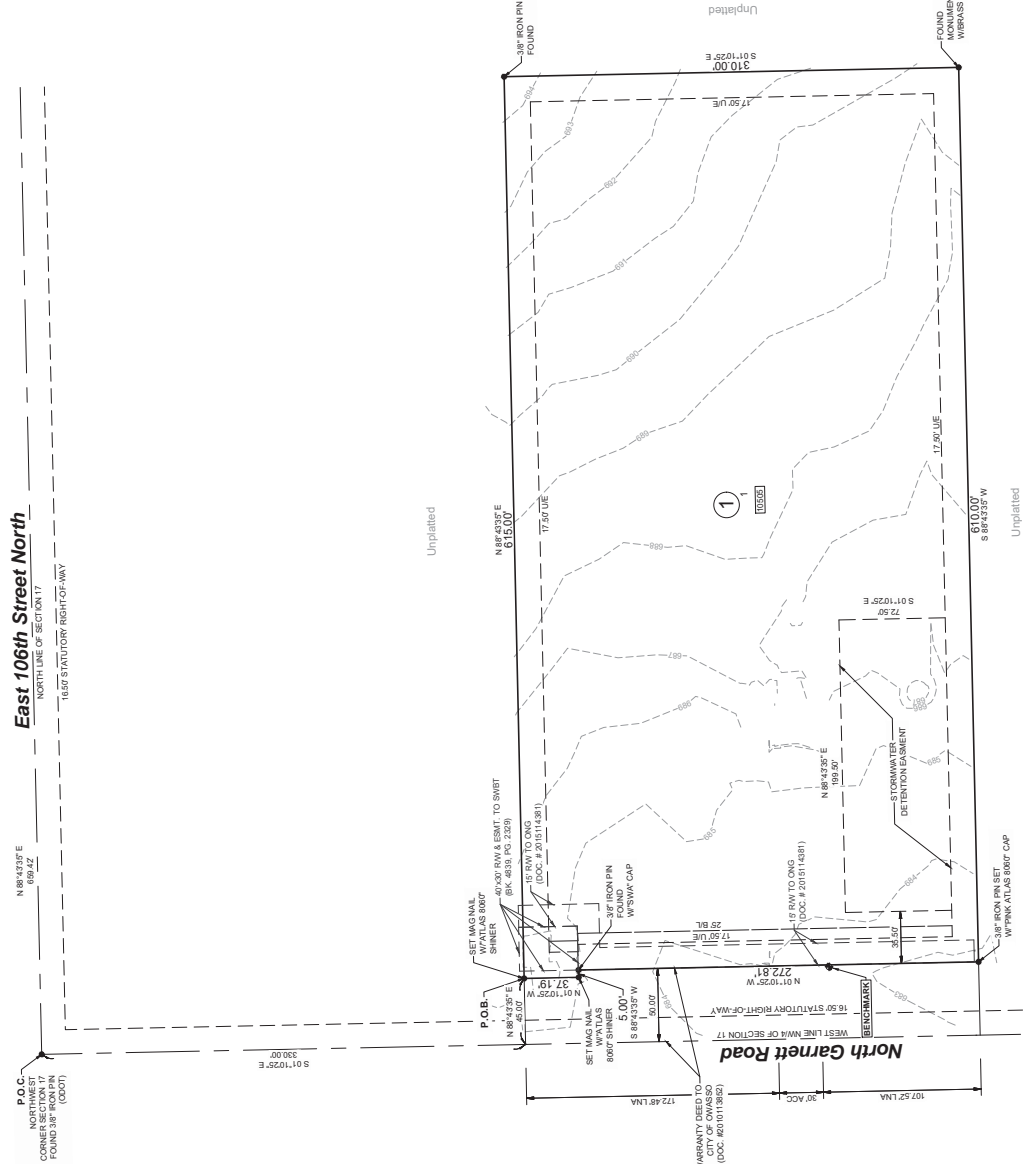
**FLOODPLAIN NOTE**

THE PROPERTY DESCRIBED HAS BEEN EXAMINED BY A MAP OF  
THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD  
INSURANCE RATE MAP (FIRM) FOR TULSA COUNTY, OKLAHOMA,  
INCORPORATED AREAS, MAP NO. 401401B, MAP REVISED:  
AUGUST 2013. THE PROPERTY IS LOCATED WITHIN AN UNL  
ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL  
CHANCE FLOODPLAIN.

**DATE OF SURVEYOR'S LAST SITE VISIT:**

XXXXXXXXXXXX

<b>FINAL PLAT</b>	
<b>ENDORSEMENT OF APPROVAL</b>	
TULSA METROGATA AREA PLANNING COMMISSION	
APPROVAL DATE _____	
TIMATIC	
COUNTY ENGINEER	
TULSA COUNTY COMMISSIONER	
APPROVAL DATE _____	
CHAIR	
THE APPROVAL OF THIS PLAT WILL EXPIRE ONE	
YEAR AFTER THE DATE OF APPROVAL IF NOT FILED IN THE OFFICE OF THE COUNTY CLERK	
BEFORE THAT DATE.	





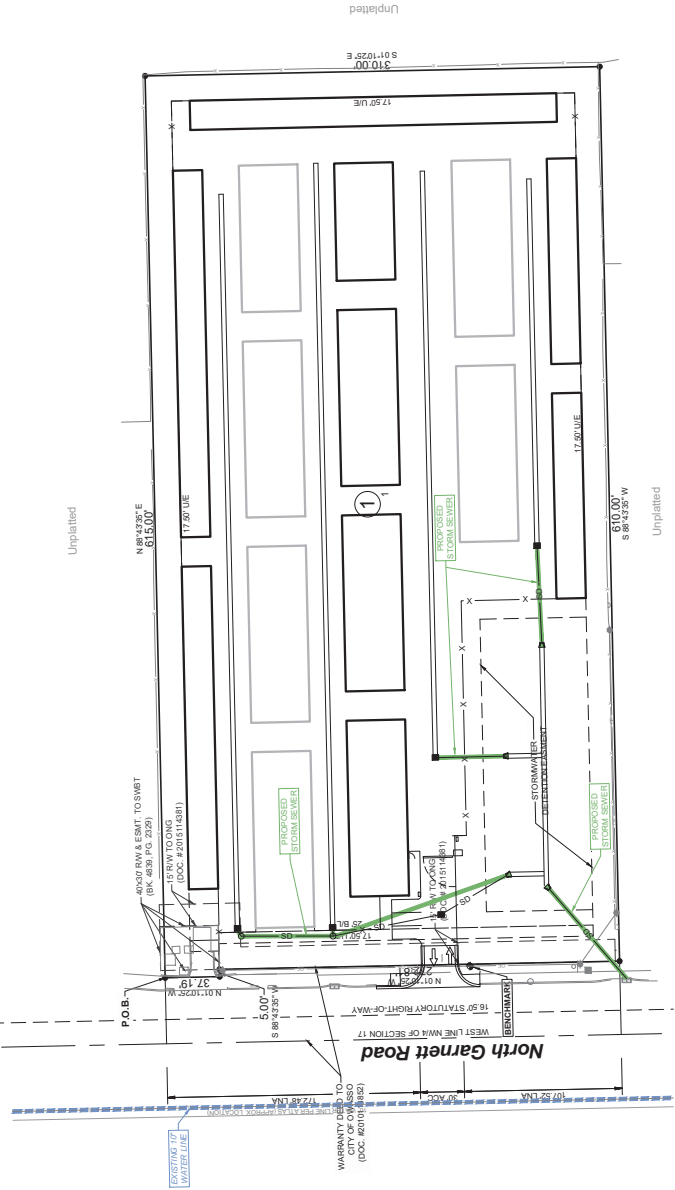
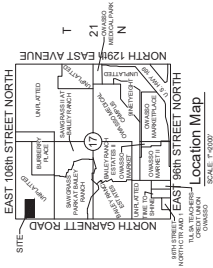
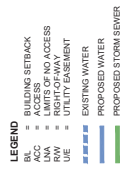
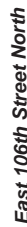
## CONCEPTUAL IMPROVEMENTS PLAN

PART OF THE NORTHWEST QUARTER (SW/4) OF THE NORTHWEST QUARTER (NW/4) OF SECTION SEVENTEEN (17),  
TOWNSHIP TWENTY-ONE (21) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN,  
TULSA COUNTY, STATE OF OKLAHOMA.

**OWNER:**  
T & S Harmon Properties LLC  
8505 East 360 Road  
Oologah, Oklahoma, 74053  
Phone: (918) 855-2258  
CONTACT: TODD HARMON  
Todd.harmont21@outlook.com

**ENGINEER:**  
Wallace Design Collective, PC  
123 North Martin Luther King Jr Blvd.  
Tulsa, Oklahoma, 74103  
Phone: (918) 584-5858  
OK CA NO. 1460 / EXPIRES 6/30/2025  
A. NICOLE WATTS  
nicole.watts@wallace-design.com

**SURVEYOR:**  
Wallace Design Collective, PC  
123 North Martin Luther King Jr Blvd.  
Tulsa, Oklahoma, 74103  
Phone: (918) 584-5858  
OK CA NO. 1460, EXPIRES 9/30/2025  
R. WESLEY BENNETT, PLS 1562  
w.bennett@wallacedesign.com







Tulsa Metropolitan Area  
Planning Commission

**Case Number: CZ-544**

**Hearing Date: October 18<sup>th</sup>, 2023 1:00 PM**  
(Continued from October 4<sup>th</sup>, 2023)

**Case Report Prepared by:**

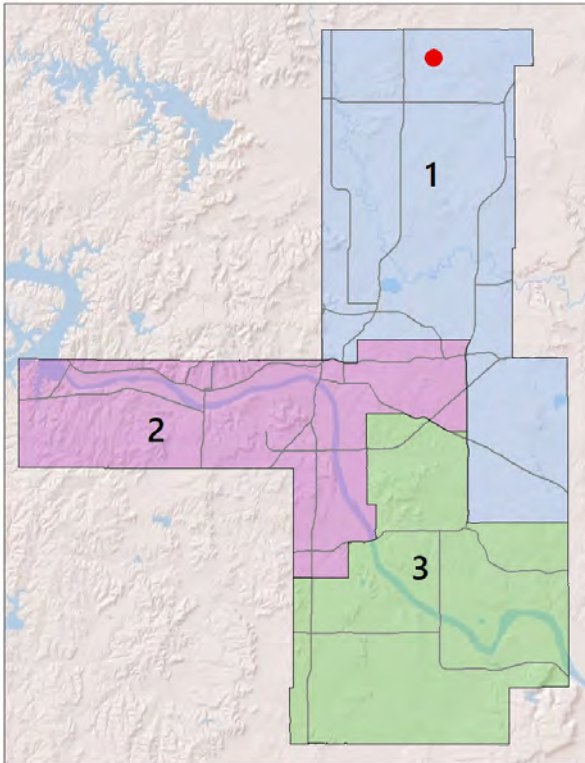
Jay Hoyt

**Owner and Applicant Information:**

*Applicant:* Josh Hutchinson

*Property Owner:* HUTCHINSON, JOSHUA R &  
LESLIE N

**Location Map:**  
(shown with County Commission Districts)



**Applicant Proposal:**

*Present Use:* Residential

*Proposed Use:* Residential

*Concept summary:* Rezone from AG to AG-R for  
residential use.

*Tract Size:* 10 ± acres

*Location:* North of the NWC N Memorial Dr and E  
166th St N

**Zoning:**

*Existing Zoning:* AG

*Proposed Zoning:* AG-R

**Comprehensive Plan:**

*Land Use Map:* Agricultural (Collinsville 2030  
Comprehensive Plan)

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 2311

CZM: 3

**County Commission District: 1**

*Commissioner Name:* Stan Sallee

## **SECTION I: CZ-544**

**DEVELOPMENT CONCEPT:** The applicant is proposing to rezone from AG to AG-R. Lots in the current AG zone are required to be 2.1 acres minimum in area. Lots within the proposed AG-R zoning are required to be 1.1 acres minimum in area. The applicant has stated that they currently have a home on the subject lot and do not intend to split the lot into smaller lots but are seeking the requested rezoning due to the requirements of their financial institution. The site is located within the Agricultural designation of the City of Collinsville Comprehensive Plan which has been adopted as part of the Tulsa County Comprehensive Plan. The proposed rezoning would be compatible with this designation. Staff has spoken with the City of Collinsville who did not have any objections to the proposed zoning change.

### **EXHIBITS:**

INCOG Case map  
INCOG Aerial  
Tulsa County Comprehensive Plan Land Use Map

### **DETAILED STAFF RECOMMENDATION:**

CZ-544 is non-injurious to surrounding proximate properties;

CZ-544 is compatible with the Agricultural Land Use designation of the Tulsa County Comprehensive Plan;

**Staff recommends Approval of CZ-544 to rezone property from AG and AG-R.**

## **SECTION II: Supporting Documentation**

### **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

***Staff Summary:** The site is located within the fenceline of the City of Collinsville. The City of Collinsville 2030 Comprehensive Plan was adopted as part of the Tulsa County Comprehensive Plan on September 9, 2019. The planning process for the update of the 2030 Plan was developed by the City Planning Staff and Planning Commission and formalized by the City Commission. Citizen participation in the planning process was sought in a variety of ways. General coverage was given in the local Collinsville News regarding the initiation and progress of the study. The Steering Committee was appointed by the City Commission and included elected and appointed officials and citizen representatives of the business and lay community. The committee hosted public forums and conducted an on-line public survey to solicit input on planning and land use related matters pertaining to the update.*

### **Land Use Vision:**

*Land Use Plan map designation: Agricultural*

*Significant portions of the land included within the existing corporate limits and particularly with the annexation fencelines that make up the Planning Area located within Tulsa and Rogers County are presently devoted to agricultural uses, including ranching and cattle. It is anticipated that much of this land will be developed for urban purposes once utilities become available; however, it is important that these lands be protected from premature and unplanned development that can occur prior to the necessary public infrastructure and utilities becoming available.*



Transportation Vision:

*Major Street and Highway Plan:* North Memorial Drive is designated as a Secondary Arterial

*Trail System Master Plan Considerations:* None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site currently contains a single-family residence and agricultural land.*

Environmental Considerations: None

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
North Memorial Drive	Secondary Arterial	100 Feet	2

Utilities:

The subject tract has municipal water available and sewer is via a septic system.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	AG	Agricultural	N/A	Agricultural/Vacant
South	AG	Agricultural	N/A	Agricultural/ Residential
East	AG	Agricultural	N/A	Agricultural/ Residential
West	AG	Agricultural	N/A	Agricultural/Vacant

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Resolution number 98254 dated September 15, 1980, established zoning for the subject property.

**Subject Property:**

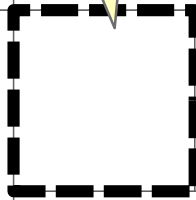
**CBOA-2818 May 2020:** The Board of Adjustment **approved** a *Variance* of the minimum frontage requirement on a public street/dedicated right-of-way from 30 ft to 0 ft in the AG district to permit a lot split, on property located N of the NE/c of E 166<sup>th</sup> St N & N Memorial Dr.

AG

E 176TH ST N

AG

SUBJECT TRACT



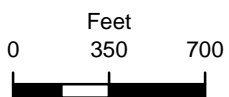
N MEMORIAL DR

N 67TH AVE

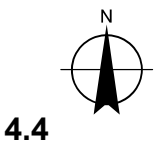
E 166TH ST N

AG

CZ-544



22-13 11



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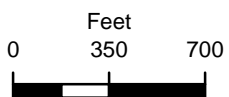


E 176TH ST N

N 67TH E AVE

N MEMORIAL DR

E 166TH ST N



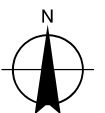
Subject  
Tract

**CZ-544**

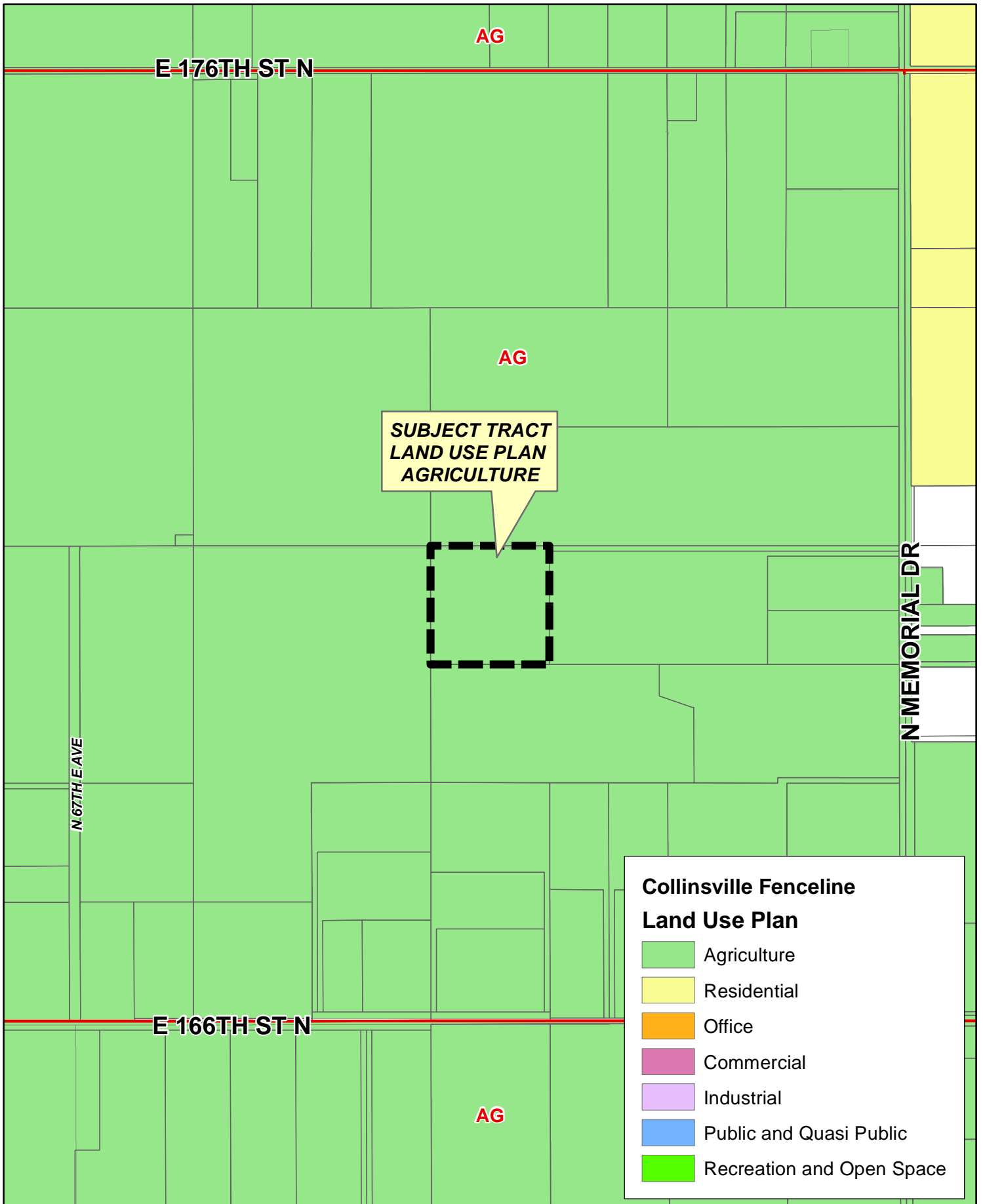
22-13 11

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

Aerial Photo Date: 2023










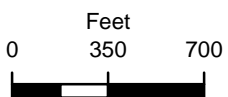
**4.5**



**Collinsville Fenceline**

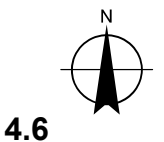
**Land Use Plan**

-  Agriculture
-  Residential
-  Office
-  Commercial
-  Industrial
-  Public and Quasi Public
-  Recreation and Open Space



**CZ-544**

22-13 11







Tulsa Metropolitan Area  
Planning Commission

**Case Number:** PUD-509-A – Abandonment  
(Related to Z-7740)

**Hearing Date:** October 18, 2023

**Case Report Prepared by:**

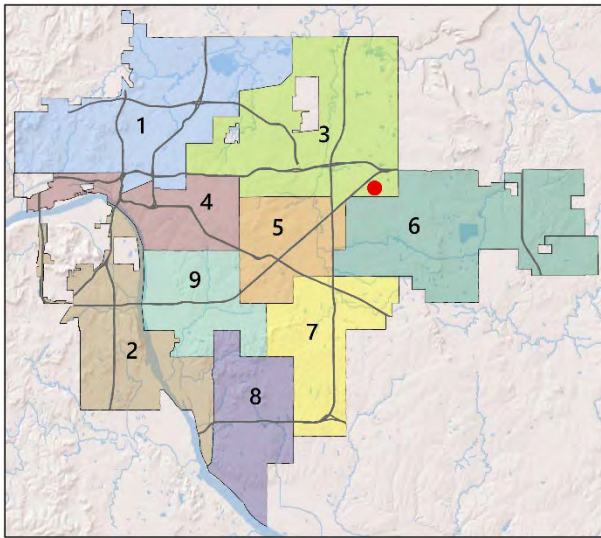
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Sandra Mora

*Property Owner:* Sandra and Antonio Mora

**Location Map:**  
(shown with City Council districts)



**Applicant Proposal:**

*Present Use:* Commercial

*Proposed Use:* Commercial

*Concept summary:* Abandonment of PUD-509 and rezoning of the entire site to CG to permit expansion of existing warehouse use

*Tract Size:* 1.68 ± acres

*Location:* South of the southeast corner of East 5<sup>th</sup> Street South and South 129<sup>th</sup> East Avenue

**Zoning:**

*Existing Zoning:* CG, RS-2, PUD-509

*Proposed Zoning:* CG

**Comprehensive Plan:**

*Land Use Map:* Multiple Use

**Staff Recommendation:**

**Staff recommends approval of PUD-509-A to abandon PUD-509 contingent upon the approval of Z-7740**

**City Council District:** 3

*Councilor Name:* Crista Patrick

**County Commission District:** 1

*Commissioner Name:* Stan Sallee

## **SECTION I: PUD-509-A – Abandonment of PUD-509**

**DEVELOPMENT CONCEPT:** The applicant is proposing to abandon PUD-509 which was adopted in 1994 and rezone the site to CG. The original PUD allows limited uses on the site and established large setbacks for buildings and parking areas with minimal requirements for landscaping. The abandonment of the PUD and rezoning to CG would permit an expansion of the existing warehouse use on the property.

### **EXHIBITS:**

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- PUD-509 Development Standards

### **DETAILED STAFF RECOMMENDATION:**

PUD-509 was adopted in 1994. It permits select commercial uses including the existing warehouse use. The PUD established large setbacks for building and parking areas that limit the development of the site. Due to the age of the PUD, the zoning standards defined require minimal landscaping for development of the site. Abandonment of the PUD would permit expansions to the established warehouse and bring the site into compliance with current zoning regulations while creating new opportunities for development/redevelopment.

Since the adoption of the original PUD, several larger commercial uses have located in the area on both the east and west sides of South 129<sup>th</sup> East Avenue. The corridor consists of several uses consistent with the development pattern anticipated by the CG district. These uses include a mini-storage facility, a trucking facility, an auto parts supply store, and a muffler shop. There are existing religious assemblies to the east and south of the subject property.

The area included in this application is designated with a Multiple Use land use designation. The abandonment of the PUD and the rezoning to CG would align with the recommendations for Multiple Use in this area.

**Staff recommends approval of PUD-509-A to abandon PUD-509.**

## **SECTION II: Supporting Documentation**

### **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

**Staff Summary:** The entire subject property is designated as “Multiple Use” by the Comprehensive Plan land use map. The proposed PUD abandonment and CG district aligns with the recommendations of the “Multiple Use” land use designation.

### **Land Use Vision:**

#### **Multiple Use**

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.

**Transportation Vision:**

***Major Street and Highway Plan:*** South 129<sup>th</sup> East Avenue is considered a secondary arterial which requires 100 feet of ultimate right-of-way.

***Trail System Master Plan Considerations:*** None

**Small Area Plan:** None

**Special District Considerations:** None

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** The corridor consists of several uses consistent with the development pattern anticipated by the CG district. These uses include a mini-storage facility, a trucking facility, an auto parts supply store, and a muffler shop. There are existing religious assemblies to the east and south of the subject property.

**Streets:**

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 5 <sup>th</sup> Street South	None	50'	2
South 129 <sup>th</sup> East Avenue	Secondary Arterial	100'	2

**Utilities:**

The subject tract has municipal water and sewer available.

**Surrounding Properties:**

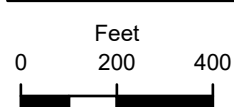
Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	CG/RS-2/PUD-537	Multiple Use	Trucking Facility
East	RS-2	Neighborhood	Religious Assembly
South	RS-2	Neighborhood	Religious Assembly
West	CO	Employment	Auto Repair

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 11812 dated June 26, 1970, established zoning for the subject property.

**Z-6439:** Recommended for approval by TMAPC on April 27, 1994 to rezone partially to CG. Approval by City Council on May 19, 1994. Ordinance No. 18209, dated May 31, 1994.

**PUD-509:** Recommended for approval by TMAPC on April 27, 1994. Approved by City Council on May 19, 1994. Ordinance No. 18209, dated May 31, 1994.



**5.4**





0 Feet 200 400



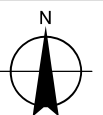
Subject Tract

**Z-7740  
&  
PUD-509-A**

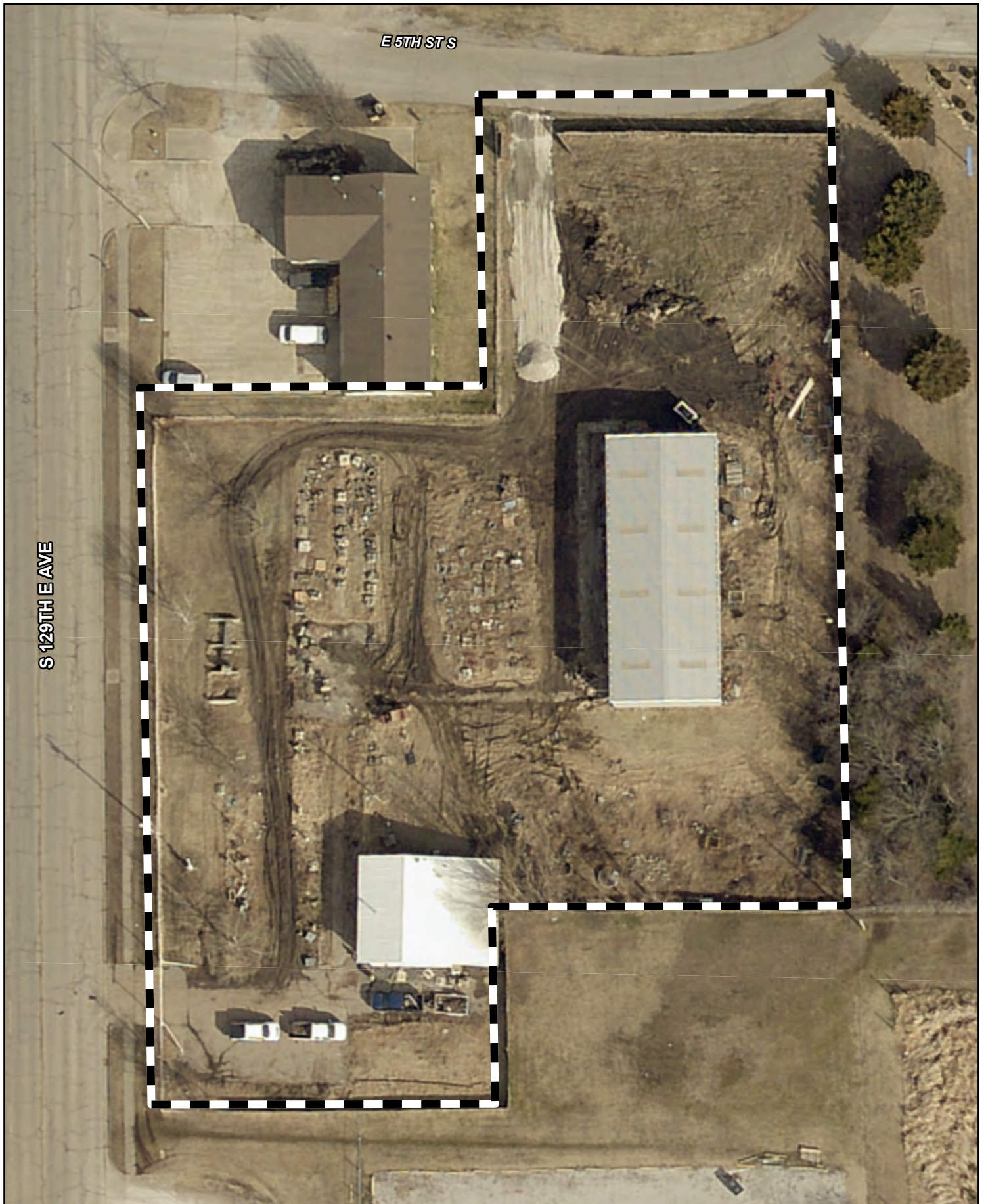
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Aerial Photo Date: 2021

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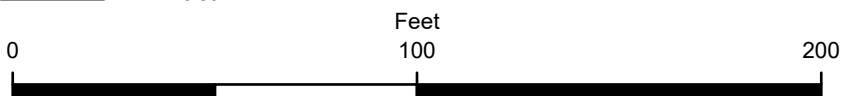
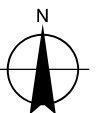
E 5TH ST S

S 129TH E AVE



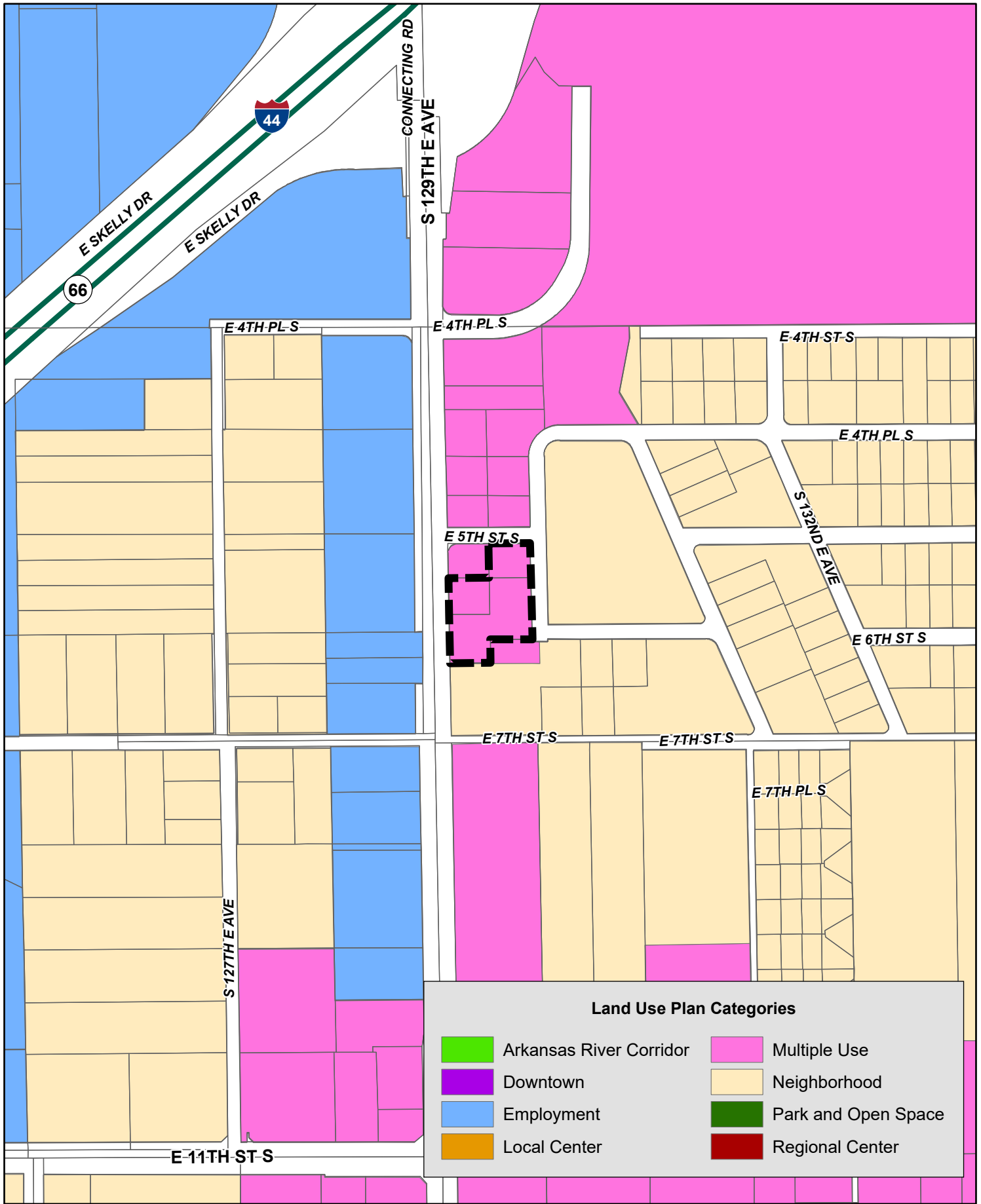
Subject  
Tract

**Z-7740 & PUD-509-A**











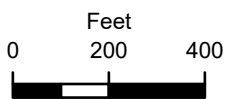
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Aerial Photo Date: 2021

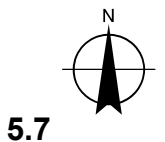


**Land Use Plan Categories**

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



**Z-7740 & PUD-509-A**









Tulsa Metropolitan Area  
Planning Commission

**Case Number: Z-7740** (Related to PUD-509-A)

**Hearing Date: October 18, 2023**

**Case Report Prepared by:**

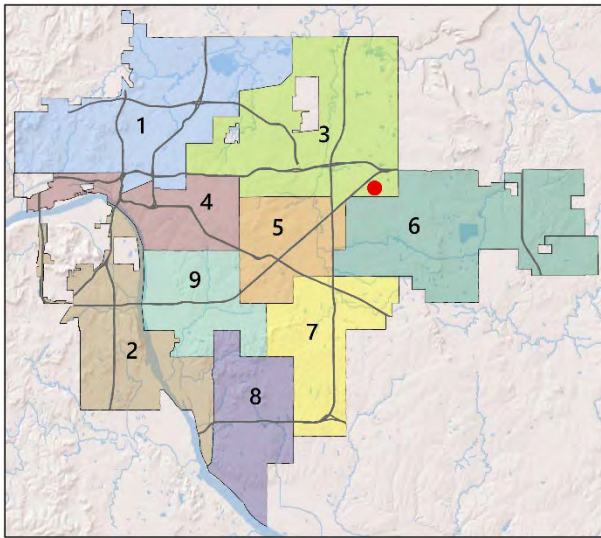
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Sandra Mora

*Property Owner:* Sandra and Antonio Mora

**Location Map:**  
**(shown with City Council districts)**



**Applicant Proposal:**

*Present Use:* Commercial

*Proposed Use:* Commercial

*Concept summary:* Abandonment of PUD-509 and rezoning of the entire site to CG to permit expansion of existing warehouse use

*Tract Size:* 1.68 ± acres

*Location:* South of the southeast corner of East 5<sup>th</sup> Street South and South 129<sup>th</sup> East Avenue

**Zoning:**

*Existing Zoning:* CG, RS-2, PUD-509

*Proposed Zoning:* CG

**Comprehensive Plan:**

*Land Use Map:* Multiple Use

**Staff Recommendation:**

**Staff recommends approval of Z-7740 to rezone the site from RS-2 and CG to CG**

**City Council District: 3**

*Councilor Name:* Crista Patrick

**County Commission District: 1**

*Commissioner Name:* Stan Saltee

## SECTION I: Z-7740

**DEVELOPMENT CONCEPT:** The applicant is proposing to abandon PUD-509 which was adopted in 1994 and rezone the site to CG. The original PUD allows limited uses on the site and established large setbacks for buildings and parking areas with minimal requirements for landscaping. The abandonment of the PUD and rezoning to CG would permit an expansion of the existing warehouse use on the property.

### **EXHIBITS:**

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

### **DETAILED STAFF RECOMMENDATION:**

The Tulsa Comprehensive Plan designates this area as Multiple Use. CG zoning aligns with the recommendations for the Multiple Use land use designation.

The CG district is primarily intended to:

- a) Accommodate established commercial uses, while providing protection to adjacent residential area; and
- b) Accommodate the grouping of compatible commercial and light industrial uses.

The warehouse use has been established on this lot since the adoption of the original PUD in 1994. Rezoning to CG and abandoning the PUD would permit additional uses and the expansion of the existing use. If the property is rezoned, the current City of Tulsa standards would apply for landscaping, screening, and supplemental use regulations. The existing PUD adopted minimal landscape requirements and follows outdated provisions of the previous City of Tulsa Zoning Code.

Staff recommends approval of Z-7740 to rezone the property from RS-2 and CG to CG.

## SECTION II: Supporting Documentation

### **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

**Staff Summary:** The entire subject property is designated as “Multiple Use” by the Comprehensive Plan land use map. The proposed PUD abandonment and CG district aligns with the recommendations of the “Multiple Use” land use designation.

### **Land Use Vision:**

#### **Multiple Use**

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.

### **Transportation Vision:**

**Major Street and Highway Plan:** South 129<sup>th</sup> East Avenue is considered a secondary arterial which requires 100 feet of ultimate right-of-way.

**Trail System Master Plan Considerations:** None

**Small Area Plan:** None

**Special District Considerations:** None

**Historic Preservation Overlay:** None

### **DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** The corridor consists of several uses consistent with the development pattern anticipated by the CG district. These uses include a mini-storage facility, a trucking facility, an auto parts supply store, and a muffler shop. There are existing religious assemblies to the east and south of the subject property.

### **Streets:**

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 5 <sup>th</sup> Street South	None	50'	2
South 129 <sup>th</sup> East Avenue	Secondary Arterial	100'	2

### **Utilities:**

The subject tract has municipal water and sewer available.

### **Surrounding Properties:**

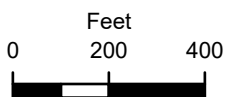
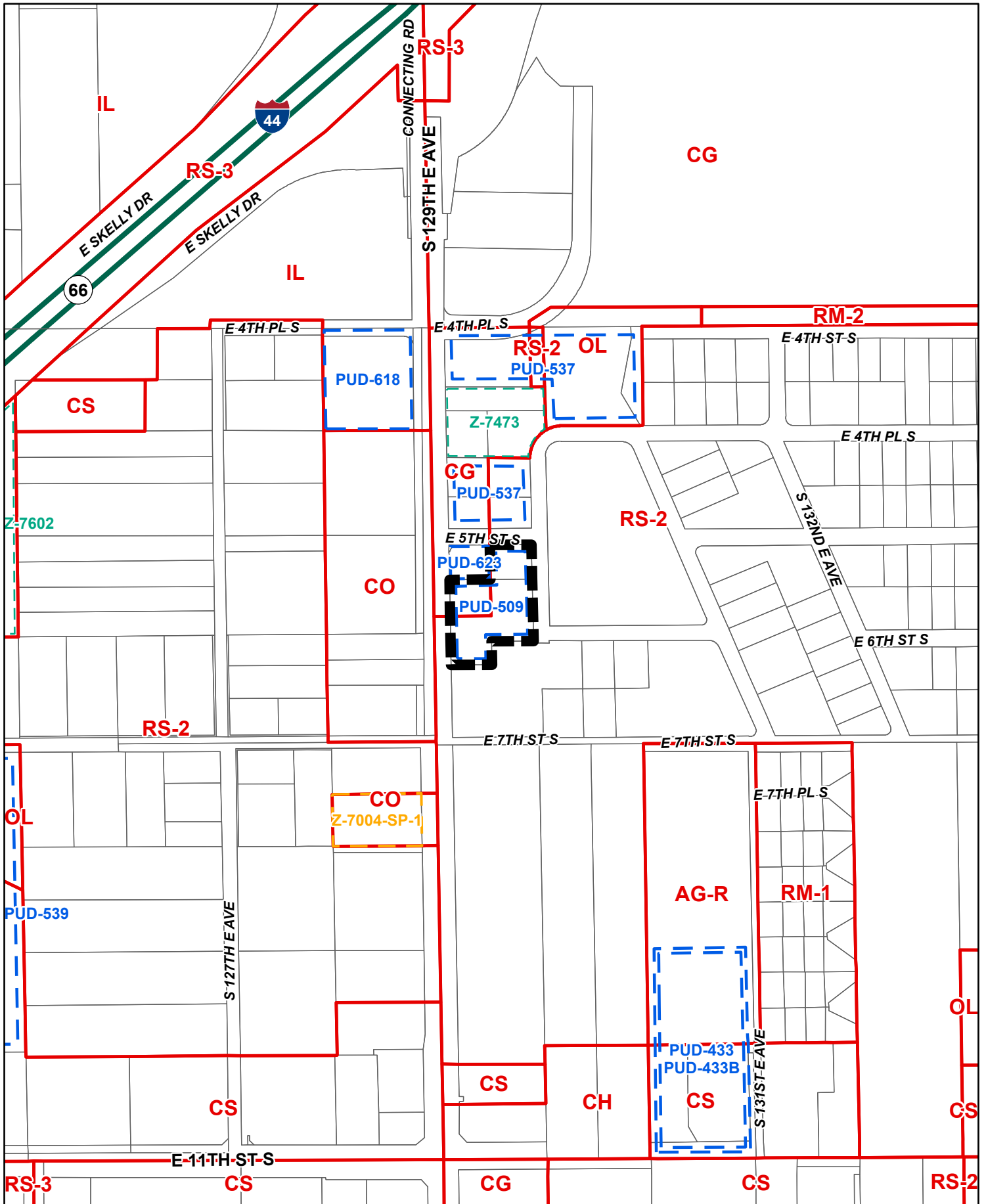
Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	CG/RS-2/PUD-537	Multiple Use	Trucking Facility
East	RS-2	Neighborhood	Religious Assembly
South	RS-2	Neighborhood	Religious Assembly
West	CO	Employment	Auto Repair

## **SECTION III: Relevant Zoning History**

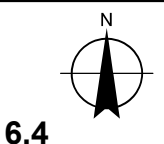
**ZONING ORDINANCE:** Ordinance number 11812 dated June 26, 1970, established zoning for the subject property.

**Z-6439:** Recommended for approval by TMAPC on April 27, 1994 to rezone partially to CG. Approval by City Council on May 19, 1994. Ordinance No. 18209, dated May 31, 1994.

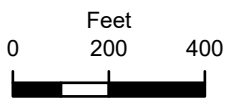
**PUD-509:** Recommended for approval by TMAPC on April 27, 1994. Approved by City Council on May 19, 1994. Ordinance No. 18209, dated May 31, 1994.



# Z-7740 & PUD-509-A



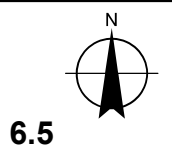




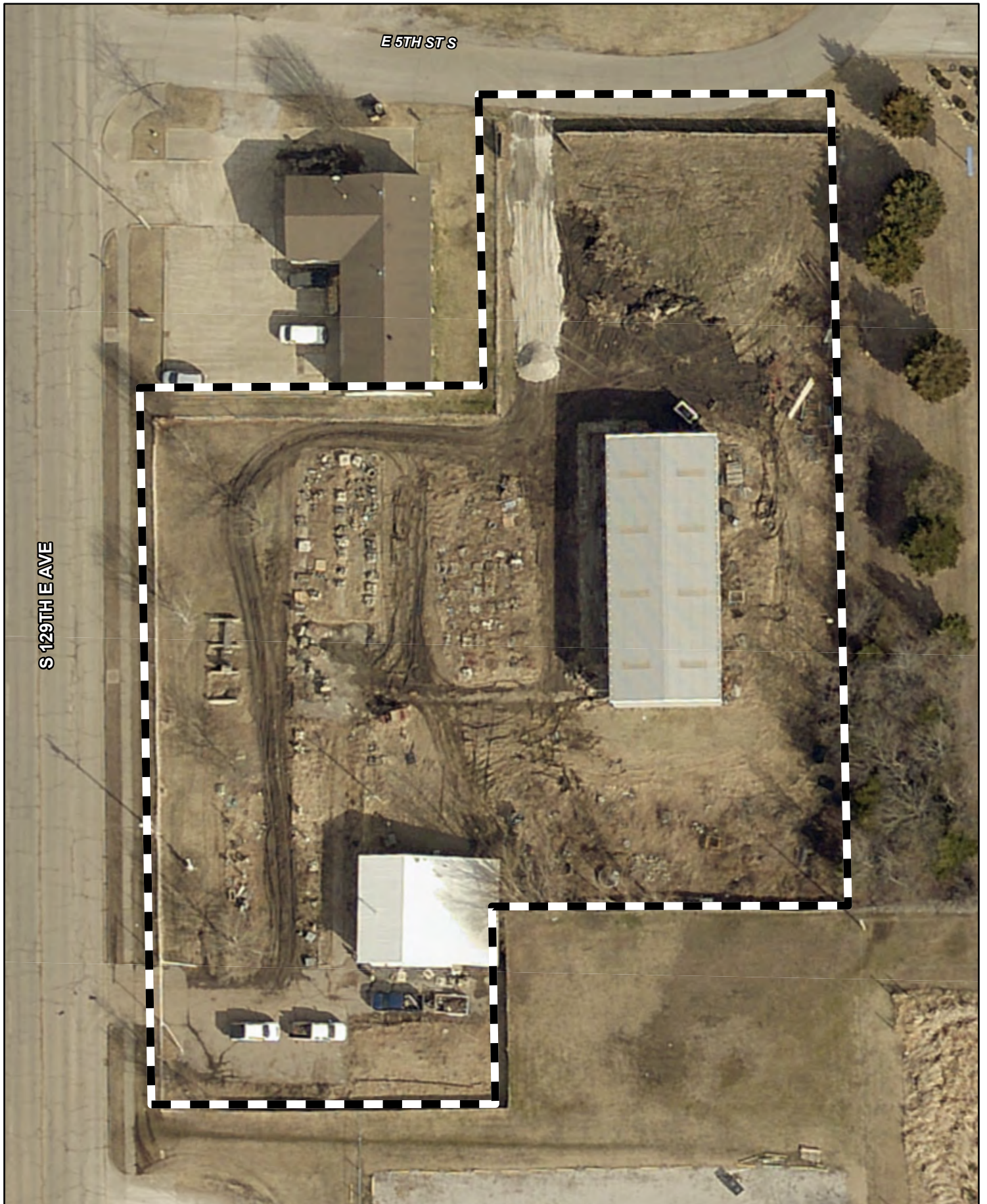
**Z-7740  
&  
PUD-509-A**

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

Aerial Photo Date: 2021







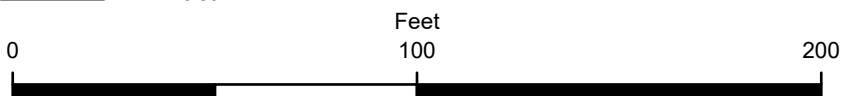
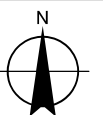
E 5TH ST S

S 129TH E AVE



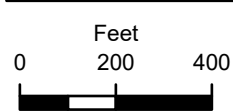
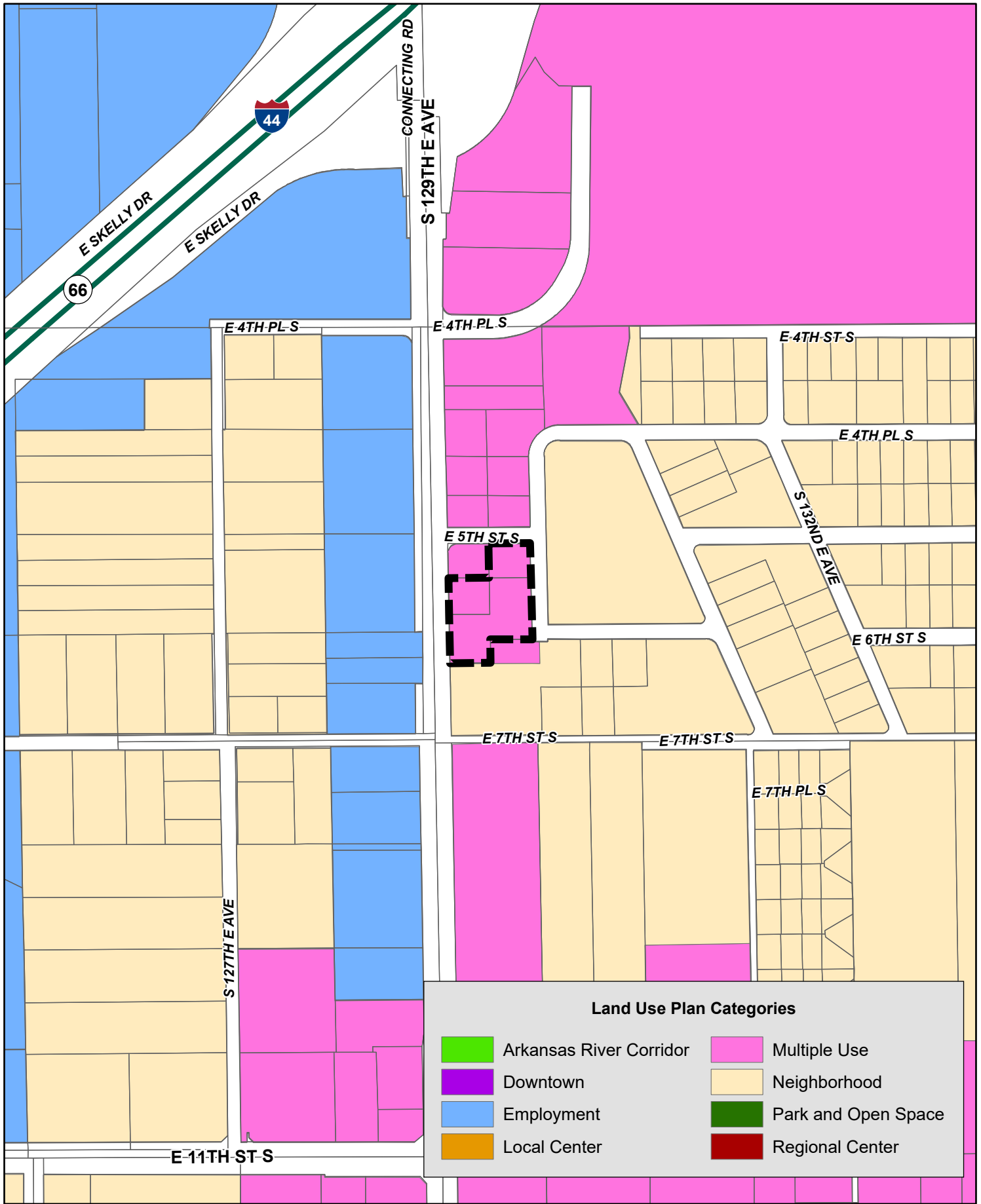
Subject  
Tract

**Z-7740 & PUD-509-A**

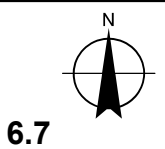


Note: Graphic overlays may not precisely align with physical features on the ground. **6.6**

Aerial Photo Date: 2021



**Z-7740 & PUD-509-A**







**Case Number:** Z-7741

**Hearing Date:** October 18, 2023

**Case Report Prepared by:**

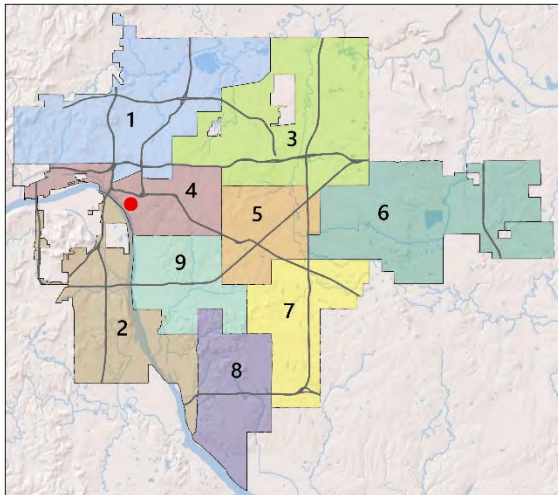
Austin Chapman

**Owner and Applicant Information:**

*Applicant:* Barbara Green

*Property Owner:* LBS, LLC

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



**Applicant Proposal:**

*Present Use:* Office Building

*Proposed Use:* Residential

*Concept summary:* Rezone the site from OM/NIO to RM-2/NIO for residential uses. The NIO allows greater flexibility for residential uses in R zoning districts than the current OM zoning.

*Tract Size:* 0.14± acres

*Location:* NE/c of S. Denver Ave. and W. 14<sup>th</sup> St.

**Zoning:**

*Existing Zoning:* OM/NIO

*Proposed Zoning:* RM-2/NIO

**Comprehensive Plan:**

*Existing Land Use:* Multiple Use

**Staff Recommendation:**

Staff recommends ***approval*** of RM-2/NIO.

**Staff Data:**

TRS: 9404

CZM: 36

**City Council District:** 4

*Councilor Name:* Laura Bellis

**County Commission District:** 2

*Commissioner Name:* Karen Keith

## **SECTION I: Z-7741**

**DEVELOPMENT CONCEPT:** Z-7741 is a rezoning request to allow the existing office building to be converted to residential units.

### **EXHIBITS:**

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

**DETAILED STAFF RECOMMENDATION:** *Approval* of RM-2 zoning inside the Neighborhood Infill Overlay.

## **SECTION II: Supporting Documentation**

### **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

#### **Land Use Vision:**

##### **Multiple Use**

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.

#### **Transportation Vision:**

##### ***Major Street and Highway Plan:***

Both Denver Ave. and W. 14<sup>th</sup> Street are built out and the right-of-way required by the Major Street and Highway Plan appear to be secured.

***Trail System Master Plan Considerations:*** None.

***Development Era:*** The property began to develop during the Street Car Era (1910s-1930s):

Upon the implementation of streetcar alignments in Tulsa, new neighborhoods began to develop beyond the Downtown area. While this area’s urban form was initially determined during the time period between 1910 and 1930, growth has been somewhat continuous throughout history, with a good deal of infill development occurring each decade. This Development Era contains some of Tulsa’s oldest residential areas, and there are great examples of how different housing types, different architectural styles, and land uses that support residents’ daily needs and lifestyles can exist in proximity to each other. Alterations to the urban form have occurred, primarily to accommodate automobile access, with the introduction of highways that disconnected pre-existing streets.



**Small Area Plan: Downtown Area Mater Plan (Area identified as Near Downtown/Connections)**

**Special District Considerations:** Property is located inside the Neighborhood Infill Overlay (NIO). The Neighborhood Infill Overlay (NIO) establishes zoning regulations that are intended to promote the development of alternative infill housing in established neighborhoods. The overlay allows for a variety of residential housing types in a manner that is compatible, in mass and scale, with the character of surrounding properties. The regulations are also intended to promote housing types that accommodate households of varying sizes and income levels and provide for a more efficient use of residential land.

**Historic Preservation Overlay:** None.

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** Property is an office building building that appears to have formerly been a single-family home, structure is 2-story and built in 1925. Property has access onto W. 14<sup>th</sup> Street and currently does not have a curb cut on to Denver.

**Environmental Considerations:** None currently.

**Streets:**

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
S. Denver Ave. (no curb cut)	Urban Arterial	70-feet	4
W. 14 <sup>th</sup> St.	Unclassified	50-feet	2

**Utilities:**

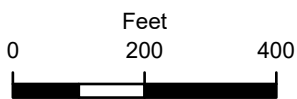
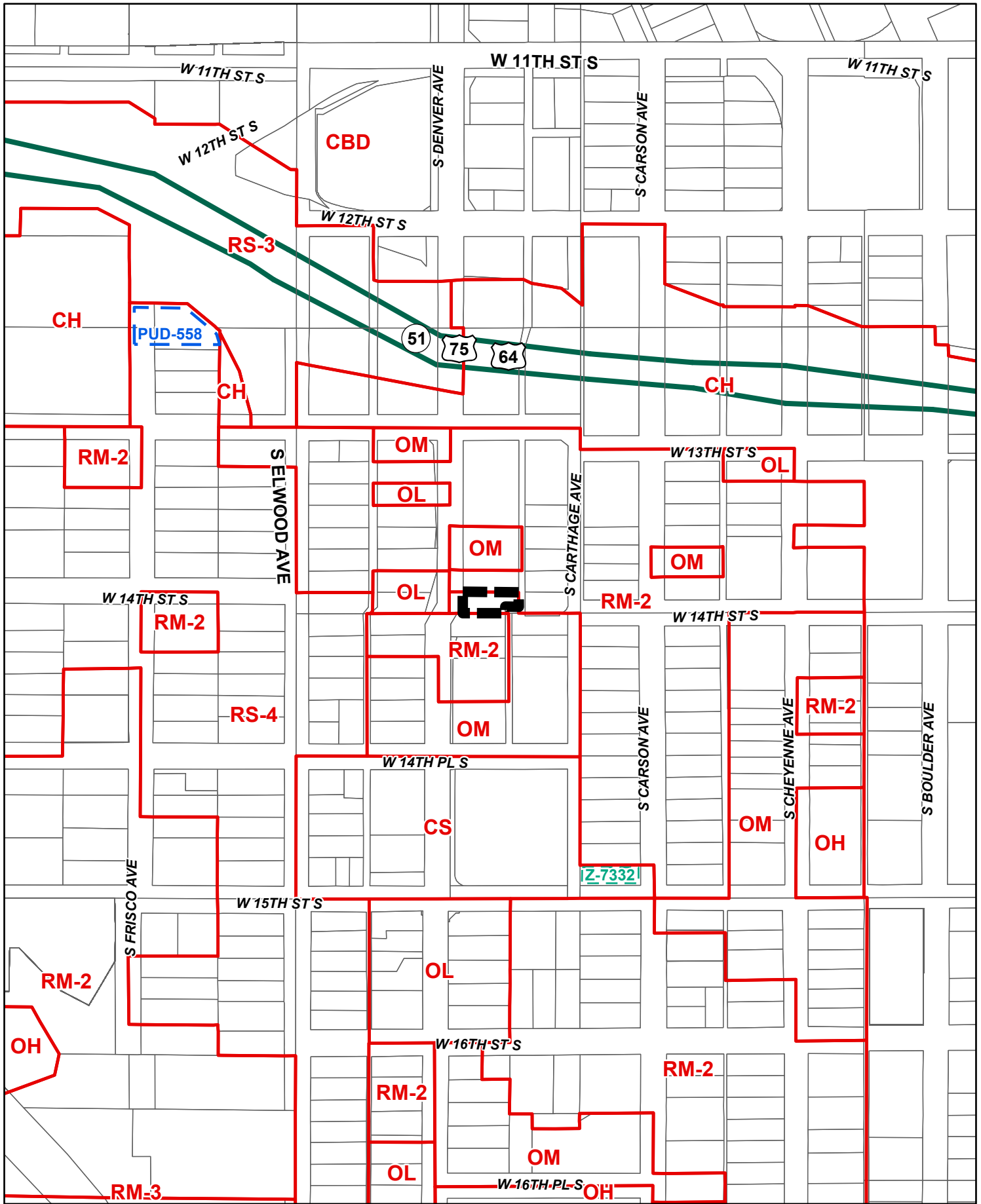
The subject tract has municipal water and sewer available.

**Surrounding Properties:**

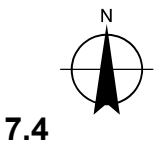
Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	RM-2/NIO	Multiple Use	Church
West	OL/NIO	Multiple Use	Office/parking lot
South	RM-2/NIO	Multiple Use	Bank
East	RM-2/NIO	Multiple Use	Residential

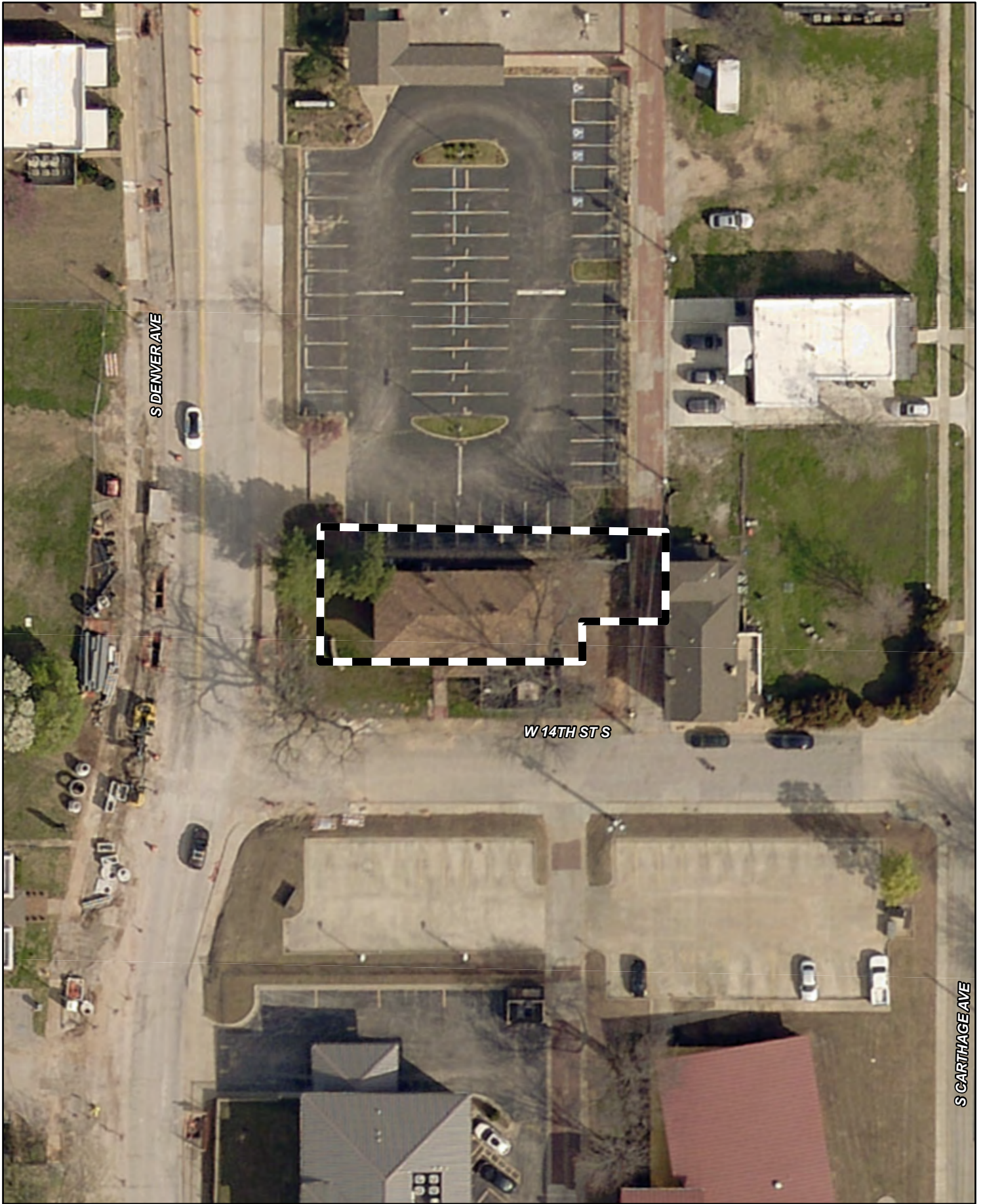
**Relevant Zoning History:**

**ZONING ORDINANCE:** Ordinance number 11814 dated June 26<sup>th</sup> 1970, established OM zoning for the subject property.



**Z-7741**





S DENVER AVE

W 14TH ST S

S CARTHAGE AVE



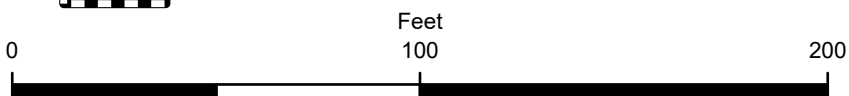
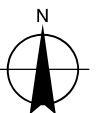
Subject  
Tract

**Z-7741**

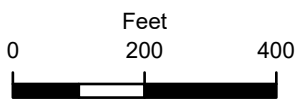
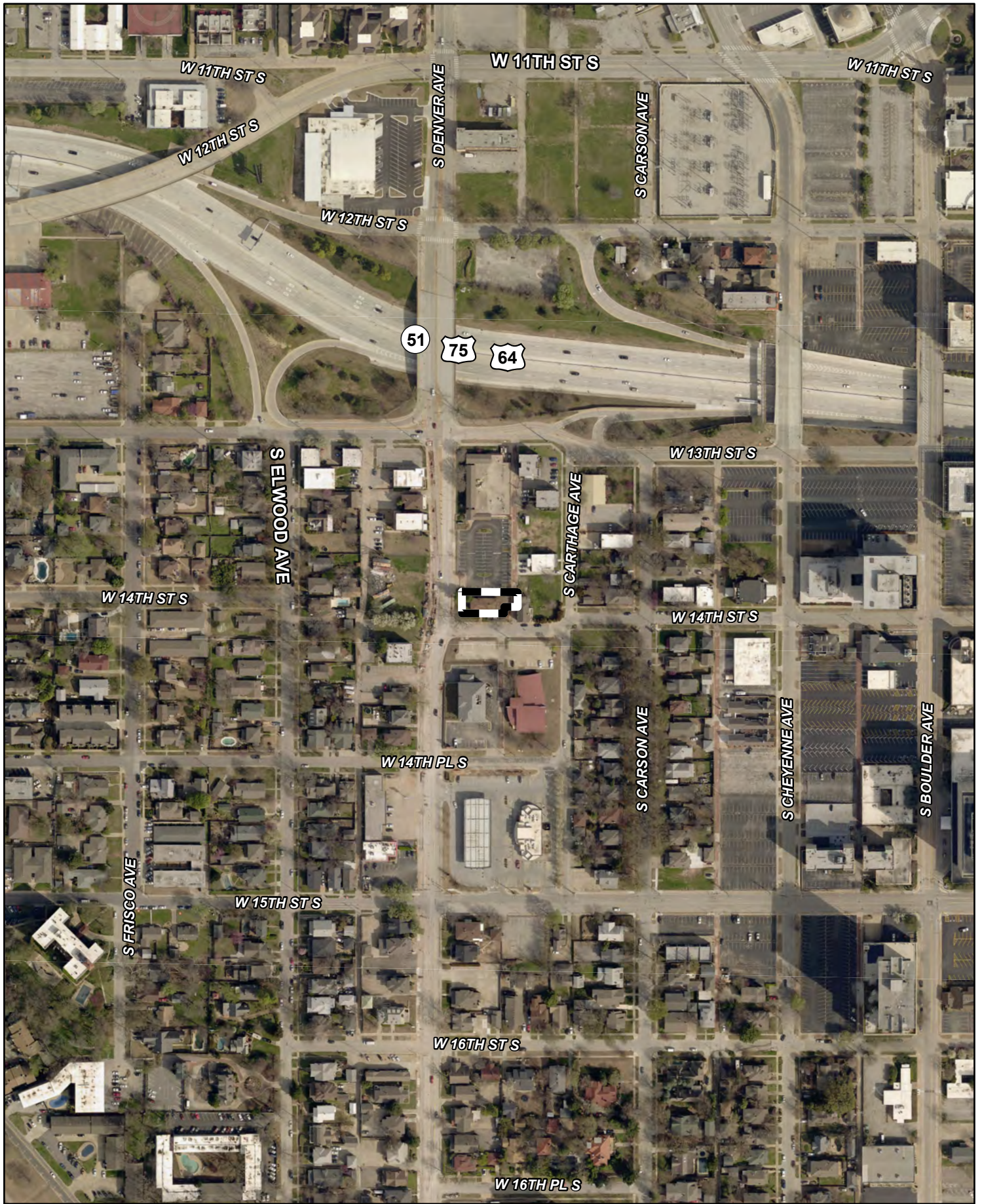
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align with physical features on the ground.*

Aerial Photo Date: 2021

**7.5**





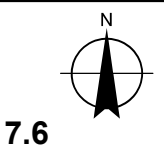


Subject  
Tract

**Z-7741**

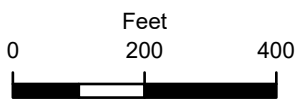
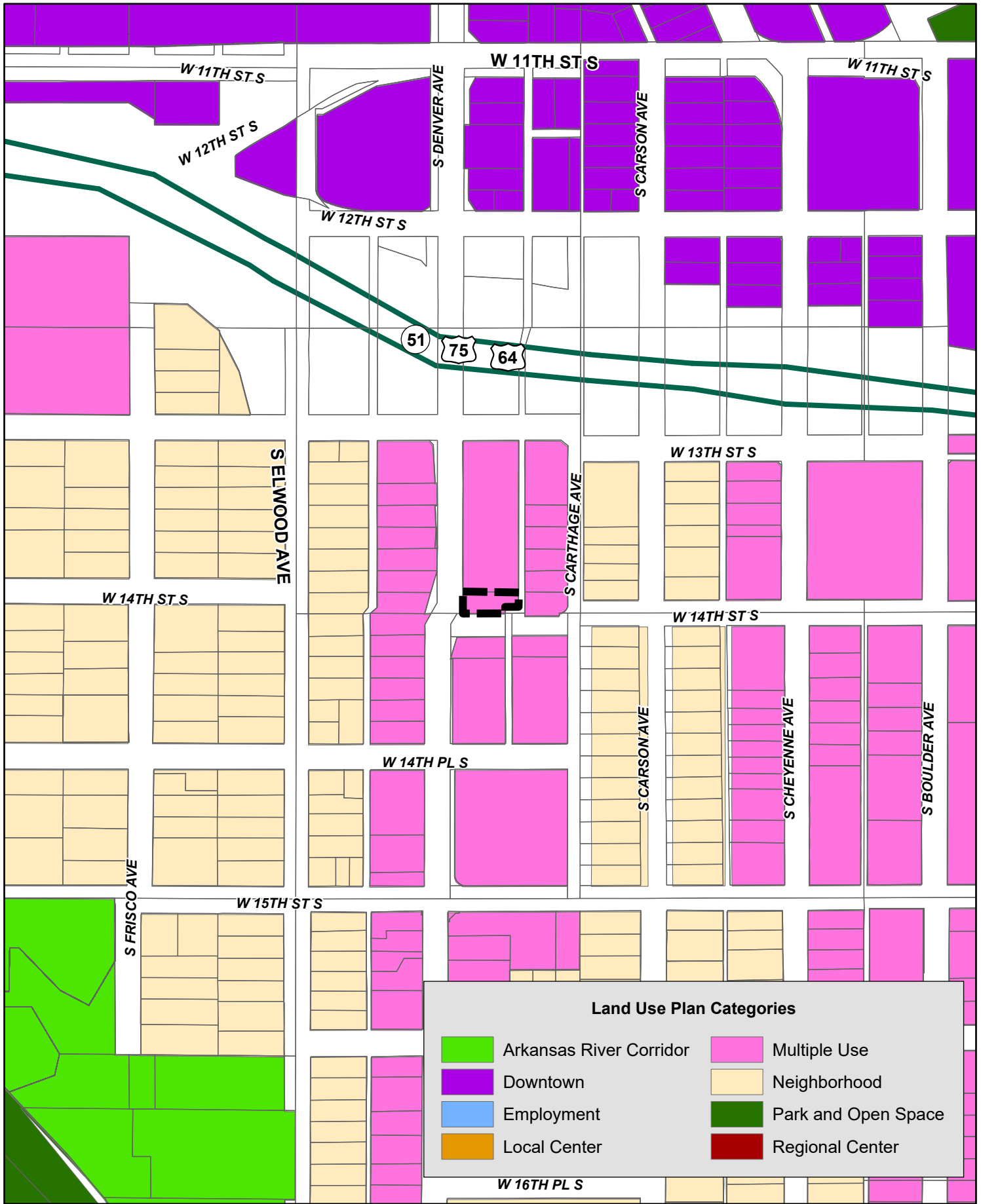
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Aerial Photo Date: 2021

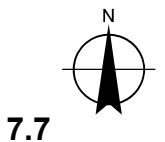


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**Z-7741**







Tulsa Metropolitan Area  
Planning Commission

**Case Number: Z-7742**

**Hearing Date: October 18, 2023**

**Case Report Prepared by:**

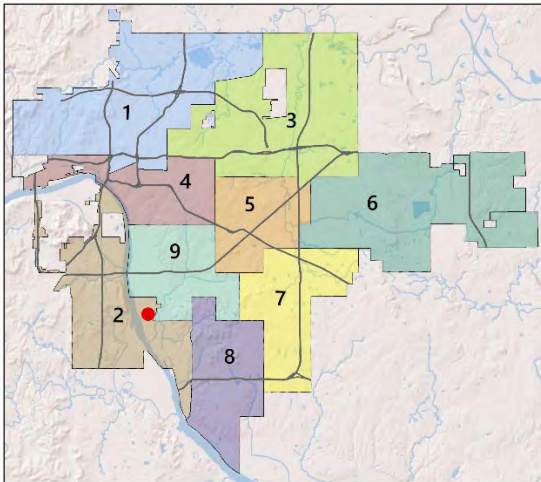
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* RCJ Designs

*Property Owner:* Marcela Homes

**Location Map:**  
**(shown with City Council districts)**



**Applicant Proposal:**

*Present Use:* Residential - Duplex

*Proposed Use:* Residential – Duplex (2)

*Concept summary:* Rezoning to RS-5 to permit a lot split and allow for the opportunity to establish two duplexes. Additional duplex will require a special exception approval by the City of Tulsa BOA in addition to the rezoning

*Tract Size:* 0.25 ± acres

*Location:* West of the northwest corner of East 81<sup>st</sup> Place South and South Evanston Avenue

**Zoning:**

*Existing Zoning:* RS-3

*Proposed Zoning:* RS-5

**Comprehensive Plan:**

*Land Use Map:* Multiple Use

**Staff Recommendation:**

**Staff recommends approval of Z-7742 to rezone the site from RS-3 to RS-5**

**City Council District: 2**

*Councilor Name:* Jeannie Cue

**County Commission District: 2**

*Commissioner Name:* Karen Keith

## SECTION I: Z-7742

**DEVELOPMENT CONCEPT:** The applicant has requested to rezone the property from RS-3 to RS-5 to reduce lot requirements and permit a lot split. The proposed use for the property would be two duplexes. Duplexes in RS-5 are required to obtain a special exception approval from the City Board of Adjustment. The lot previously had a duplex on it that was lost in a fire. A single duplex could be rebuilt on the property today, but a rezoning and Board approval would be required to permit the two duplexes proposed by the applicant.

### **EXHIBITS:**

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

### **DETAILED STAFF RECOMMENDATION:**

The property under application is designated as “Neighborhood” by the Tulsa Comprehensive Plan. Neighborhood areas encourage a mix of residential building types where appropriate. RS-5 is the highest density single-family residential district. As a matter of right, it would only permit detached single-family homes and townhomes which remains consistent with the surrounding area.

A rezoning to RS-5 would reduce the lot size requirements on this property and would permit a lot split to create two lots. The applicant is proposing a lot split to accommodate two duplexes on the property where previously only one duplex was permitted. To obtain permits for two duplexes, the City Board of Adjustment would be required to approve a special exception for another duplex even if the rezoning is approved. If required approvals are obtained, the number of units on the lot would increase from two units to four units.

RS-5 would permit an increase in housing density while maintaining the use requirements of the existing RS-3 zoning district. RS-5 is consistent with the neighborhood land use designation.

Staff recommends approval of Z-7742 to rezone the property from RS-3 to RS-5.

## SECTION II: Supporting Documentation

### **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

**Staff Summary:** The subject property is designated as “Neighborhood” by the Tulsa Comprehensive Plan. RS-5 zoning is consistent with the goals of the Neighborhood land use designation.

### **Land Use Vision:**

#### **Neighborhood**

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 of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off of a lower-order street separated from the arterial, then it would be considered Neighborhood.



### **Transportation Vision:**

**Major Street and Highway Plan:** East 81<sup>st</sup> Place is not classified by the Major Street and Highway Plan and would be considered a residential street requiring 50 feet of ultimate right-of-way.

**Trail System Master Plan Considerations:** None.

**Small Area Plan:** None

**Special District Considerations:** None

**Historic Preservation Overlay:** None

### **DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** The subject property is located on a dead-end street, East 81<sup>st</sup> Place. All developed properties adjacent to this portion of East 81<sup>st</sup> Place currently contain duplexes. The subject property backs up to East 81<sup>st</sup> Street South, a major arterial street.

### **Streets:**

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 81 <sup>st</sup> Place South	None	50'	2

### **Utilities:**

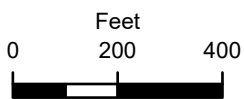
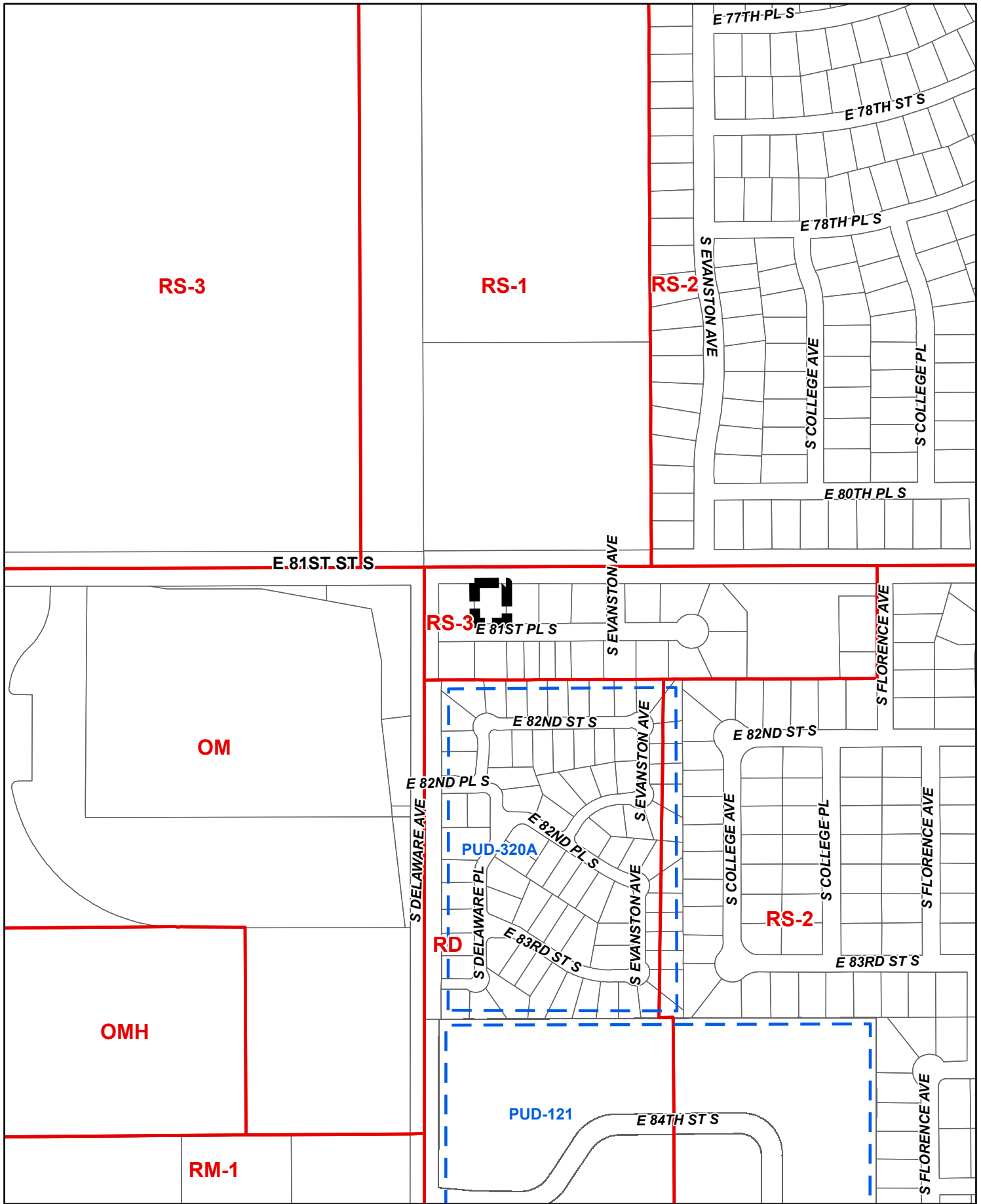
The subject tract has municipal water and sewer available.

### **Surrounding Properties:**

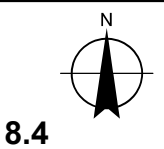
Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	MPD-4	Regional Center	Oral Roberts University
East	RS-3	Neighborhood	Duplex
South	RS-3	Neighborhood	Duplex
West	RS-3	Neighborhood	Vacant

## **SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 11828 dated June 26, 1970, established zoning for the subject property.



**Z-7742**







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Feet

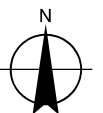
 Subject Tract

**Z-7742**

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

Aerial Photo Date: 2021

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E 81ST ST S

E 81ST PL S

**Z-7742**

Feet  
0 100 200

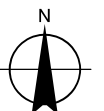


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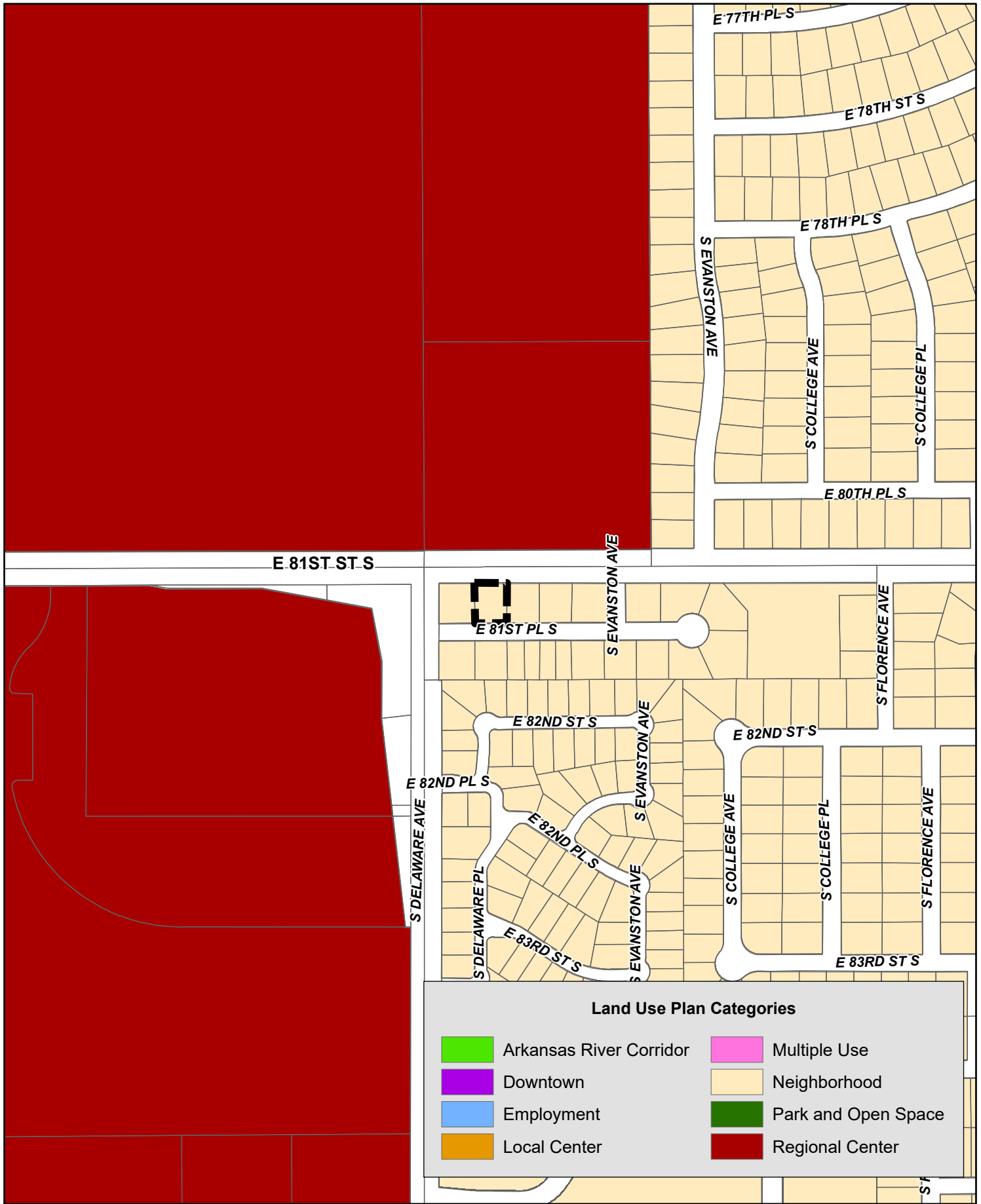
*Note: Graphic overlays may not precisely align with physical features on the ground.*

Aerial Photo Date: 2021

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**Z-7742**





**Case Number: CO-16**

**Hearing Date: October 18, 2023**

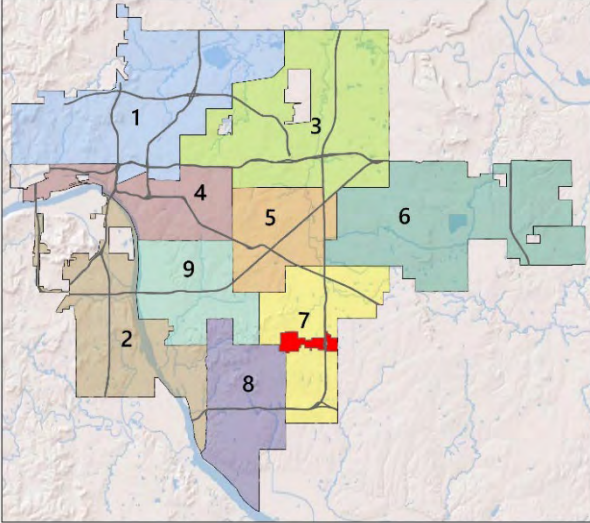
**Case Report Prepared by:**

Nathan Foster  
nathanfoster@cityoftulsa.org, 918-596-7609

**Owner and Applicant Information:**

*Applicant:* Tulsa City Council  
*Property Owner:* Multiple owners

**Location Map** (shown with City Council districts)



**Proposal:**

Apply CO (Corridor) zoning with development standards outlined in Section III.  
  
Abandonment and partial abandonment of multiple planned unit developments (PUDs).

*Location:* Multiple properties located along East 71st Street between South 77th East Place and South Garnett Road

**Zoning:**

*Current & Proposed Zoning:*  
Multiple zoning districts and planned unit developments as shown on Attachment I

Within the proposed boundaries:

- PUD zoning districts would be abandoned.
- All properties would be changed to CO zoning.

**Comprehensive Plan:**

*Land Use Map:* Regional Center, Park & Open Space

**Staff Recommendation:**

Approval of rezoning to CO-16 with the development standards outlined in Section III and abandonment and partial abandonment of existing PUDs outlined in Attachment V and shown on Attachment I.

**City Council Districts: 7 & 8**

*City Councilors:* Lori Decter Wright, Phil Lakin

**County Commission Districts: 1 & 3**

*Commissioners:* Stan Saltee, Kelly Dunkerley

**Item:** Rezone multiple properties along East 71st Street South from South 78th East Avenue to South Garnett Road to CO (Corridor) and abandon or partially abandon multiple planned unit developments (PUDs).

**Current Zoning:** AG (Agriculture), CS (Commercial Shopping), CG (Commercial General), CH (Commercial – High), OL (Office – Low), OM (Office – Medium), OMH (Office – Medium-High), RS-3 (Residential Single-family 3), RM-1 (Residential Multifamily 1), RM-2 (Residential Multifamily 2), and the following PUDs:

PUD-179	PUD-179-L	PUD-179-W	PUD-342	PUD-470-A	PUD-498-E	PUD-595
PUD-179-A	PUD-179-N	PUD-179-X	PUD-342-A	PUD-470-B	PUD-507	PUD-595-A
PUD-179-B	PUD-179-O	PUD-179-Y	PUD-379	PUD-479	PUD-512	PUD-595-B
PUD-179-C	PUD-179-P	PUD-186	PUD-379-A	PUD-479-A	PUD-521	PUD-595-C
PUD-179-D	PUD-179-Q	PUD-186-A	PUD-379-B	PUD-481	PUD-521-A	PUD-601
PUD-179-F	PUD-179-R	PUD-196	PUD-379-C	PUD-489	PUD-567	PUD-601-A
PUD-179-G	PUD-179-S	PUD-196-A	PUD-379-D	PUD-498	PUD-567-A	PUD-602
PUD-179-H	PUD-179-T	PUD-235-A	PUD-379-E	PUD-498-A	PUD-567-B	PUD-736
PUD-179-I	PUD-179-U	PUD-309	PUD-468	PUD-498-B	PUD-567-C	
PUD-179-J	PUD-179-V	PUD-309-A	PUD-470	PUD-498-D	PUD-567-D	

**Proposed Zoning:** CO-16, Corridor Development Plan with the development standards outlined in Section III.

## Section I – Background

Planning Office staff has been working with District 7 & 8 City Councilors since 2021 to discuss strategies to aide in the revitalization of the 71st Street commercial corridor just west of East Memorial Drive to South Garnett Road.

The area is full of Planned Unit Developments (PUDs), customized zoning regulations, adopted primarily in the 1970s, 80s and 90s for individual properties, at a time when developers and City officials had very different development objectives than today. This area includes 19 PUDs, with a total of 47 major amendments and 155 minor amendments since their original approval dates. The goal of this rezoning initiative is to make it easier to open new businesses by simplifying the zoning regulations along 71st Street, which have become very complicated and difficult to understand and administer over time, for business owners, developers, and City officials.

At the time the PUDs were originally approved, the focus was on placing buildings far away from the street (often 1,000 feet or more) behind massive parking lots without any trees or landscaping, limiting building heights to two stories, and severely limiting uses on each property. Complicating the matter, most of these PUDs have been amended dozens of times over the past 50 years, making it virtually impossible for developers, business owners, and property owners to understand quickly and easily what is and is not allowed on an individual property, which deters reinvestment and redevelopment. The result today is a major shopping corridor that is stagnating, showing its age while also being difficult to redevelop.

Recognizing the importance of this corridor to the local and regional economy, a rezoning to Corridor (CO) to replace the complex, restrictive, individualized PUDs with one simple, modern, standardized set of zoning regulations for the entire corridor will allow property owners, developers, and business owners more flexibility to adapt these properties to modern needs and to keep up with growing retail competition from areas that do not face the same restrictive, outdated regulations. The new regulations will be far easier to understand, will encourage redevelopment and reinvestment, and will enhance the area's appearance over time.

The City Council voted to initiate a rezoning to Corridor (CO) and the abandonment of existing PUDs on August 23, 2023.

## Section II – Timeline and Public Engagement

Jan. 2023: Internal Meetings & Research

Feb.-Mar.: Zoning Proposal Developed

Mar. 22: Planning Commission Work Session

Mar. 23: 71st Street Feedback Meeting, with representative real estate brokers and attorneys

Apr.-Jul.: Collect comments from stakeholder group and refine proposal

Sep. 5: Notices mailed to 774 property owners.

Sep. 25, 6 p.m.: Community Meeting at Union High School

Oct. 18: Planning Commission Hearing

## Section III – CO-16 Development Standards

This Corridor Plan will conform to the provisions of the Tulsa Zoning Code for development in a CO district and its supplemental regulations as identified in Section 25 in the Tulsa Zoning Code.

All use categories, subcategories or specific uses and residential building types or building types that are not listed below are prohibited.

### **Permitted Use Categories, Subcategories, and specific uses:**

**RESIDENTIAL** (Use Category, subcategories and specific uses allowed only as follows)





Household Living (if in allowed building types identified below)

Single household

Two or more households on a single lot

Three or more households on a single lot

Group Living (limited to the following specific uses)

Assisted living facility

Elderly/retirement center

Life care retirement center

**PUBLIC, CIVIC AND INSTITUTIONAL** (limited to the following subcategories and specific uses)

College or University

Day Care

Fraternal Organization

Governmental Service or Similar Functions

Hospital

Library or Cultural Exhibit

Natural Resource Preservation

Parks and Recreation

Postal Services

Religious Assembly

Safety Service

School

Minor Utilities and Public Service Facility

Wireless Communications Facility

**COMMERCIAL** (limited to the following subcategories and specific uses)

Animal Service

Assembly and Entertainment

Broadcast or Recording Studio

Commercial Service

Financial Services

Funeral or Mortuary Service (No Crematorium)

Lodging (limited to the following specific uses)

Bed & Breakfast

Short-term rental

Hotel/motel

Office

Parking, Non-accessory

Restaurants and Bars

Restaurant

Bar

Brewpub

Retail Sales (limited to the following specific uses)

Building supplies and equipment

Consumer shopping goods

Convenience goods

Grocery Store

Small Box Discount Store

Studio, Artist, or Instructional Service

Trade School

Vehicle Sales and Service

Fueling station for personal vehicles

Personal vehicle repair and maintenance

Personal vehicle sales and rentals (Outdoor storage and display of vehicles for sale is prohibited)

INDUSTRIAL (limited to the following specific uses in the Low-impact Manufacturing and Industry subcategory)

- Microbrewery
- Micro Distillery
- Coffee roasting with a maximum roasting capacity of 45 kilograms per batch

AGRICULTURAL (limited to the following specific uses)

- Community Garden
- Farm, Market- or Community-Supported

OTHER (limited to the following subcategories)

- Drive-in or Drive-through Facility (as a component of an allowed use)
- Off-Premise Outdoor Advertising Sign (Only allowed when located inside freeway sign corridors and subject to all regulations in Chapter 60 of the Tulsa Zoning Code)

### **Building Types for Household Living:**

Single household:

- Townhouse
- 3+ unit townhouse
- Mixed-use building
- Vertical mixed-use building

Two households on single lot:

- Mixed-use building
- Vertical mixed-use building

Three or more households on a single lot:

- Multi-unit house
- Apartment/Condo
- Mixed-use building
- Vertical mixed-use building

### **Lot and Building Regulations:**

- Minimum Lot Area ..... None
- Minimum Street Frontage..... None
- Minimum Street Setback ..... 20 feet
- Maximum Floor Area Ratio (FAR)..... None
- Minimum Lot Area per Unit (sq. ft.) ..... 200
- Minimum Open Space per Unit (sq. ft.)..... 200
- Minimum Building Setbacks
  - 1. From AG, AG-R, or R district ..... 10 feet
- Maximum Building Height ..... Unlimited [1]

[1] Maximum building height within 100 feet of R-zoned district is limited to 35 feet.

### **Parking:**

Minimum Parking ratios shall be 50% of the minimums required for each specific use as defined in the Tulsa Zoning Code referenced in CH districts.

### **Landscaping and Screening:**

Landscaping shall meet or exceed the minimum standards in Chapter 65 of the Tulsa Zoning Code defined and shall also be subject to the following requirements:

1. Perimeter Landscape requirements when abutting R-zoned lots  
F1 screening is required where abutting R-zoned lots.
2. Properties may utilize Sec. 65.100-D of the Tulsa Zoning Code to allow the use of an Alternative Compliance Landscape and Screening Plan without the need to amend the standards of the CO Development Plan.
3. Dumpsters and mechanical equipment shall be screened as defined in the Tulsa Zoning Code, Section 65.070 and shall be placed a minimum of 120 feet from any property boundary abutting residential uses.

**Outdoor Lighting:**

Outdoor lighting shall conform to the general standards for lighting in the Tulsa Zoning Code as defined in section 67.030.

**Signage:**

Signage shall conform to the provisions of the Tulsa zoning code in a CO district with the following additional standards:

1. A single ground sign is allowed on any lot. The ground sign shall be monument style with a maximum height of 25 feet and 128 square feet of display surface area and may be a multi-tenant project sign or single user ground sign but not both.
2. Dynamic display signage with display area greater than 48 square feet is prohibited.
3. Wall signs shall not exceed an aggregate area of more than 2 square feet per linear foot of building wall to which they are attached.
4. Multi-tenant project signs are permitted, subject to the following:
  - a. Multi-tenant signs shall not be closer than 300 feet from another ground sign.
  - b. Multi-tenant signs shall not exceed 25 feet height and 128 square feet of display surface area.
  - c. Multi-tenant signs must only represent tenants inside the boundaries of the corridor development plan and may only advertise for tenants on the same side of a public street.

**Section IV – Comprehensive Plan Conformance:**

Most of the area contained within the proposal boundary is designated as a **Regional Center** by the Tulsa Comprehensive Plan.

Existing regional trip generators define the Regional Centers in contrast to Local Centers. These centers should be the most connected land use pockets outside of downtown for public transit access and high-capacity arterial streets. New regional trip generators should be permitted in the area with special consideration given to transportation access and circulation. Regional trip generators include universities, malls, large medical campuses, casinos, big-box shopping centers, and very large churches.

The proposed development standards in CO-16 and the abandonment of the existing PUDs will create new potential for investment and redevelopment within one of the city's most iconic regional centers. **CO-16 conforms to the Regional Center designation.**

There are several smaller areas outside of the Regional Center designation that are designated as neighborhood and park and open space. The established uses located on these properties are covered by the proposed development standards in CO-16.

Tulsa's Comprehensive Plan also identifies this area for the following development considerations:

1. Commercial Revitalization Areas
  - Properties within areas identified as Commercial Revitalization Areas would be potentially eligible for Commercial Revitalization Revolving Loan funds and other commercial revitalization opportunities. If a property is located along one of the BRT corridors, within a Destination District boundary, or within one of the 13 priority locations identified in the City of Tulsa Retail Market Study and Strategy.
  - The boundary proposed for CO-16 correlates directly with one of the thirteen priority locations identified in the Retail Market Study. Support for businesses along this corridor is being made available through the City's Commercial Revitalization Revolving Loan Fund, a flexible loan program for small businesses and property developers looking to expand in key commercial corridors.
2. Economic Incentive Areas
  - Beautification efforts including an overhaul of planted medians have already begun along the defined corridor. Additional projects including sidewalks, lighting, landscaping, and other streetscape elements will be implemented over the next 10-15 years by a Tax Increment Finance (TIF) district associated with the new Scheel's store under construction at Woodland Hills Mall.
  - Rezoning to CO-16 and the defined development standards will remove barriers to development and modernize the zoning regulations. The addition of landscaping requirements and the elimination of multiple layers of regulations will support redevelopment efforts along the corridor and complement the ongoing public investment.
3. Transit-Oriented Development Areas
  - East 71st Street and South Memorial Avenue/South Mingo Avenue is identified as a major transit "sub-hub" which serves connections for multiple transit routes throughout the city.
  - Existing PUD restrictions in the corridor make it difficult, and in some cases impossible, to implement transit-oriented development practices recommended by the Tulsa Comprehensive Plan.

## Section V – Staff Recommendation

CO-16 and the abandonment of all existing planned unit developments conforms to the regional center designation of the Tulsa Comprehensive Plan. The development standards outlined in Section III will modernize the zoning regulations along the corridor and remove barriers to development and redevelopment.

The development standards align with the recommendations for designated regional centers, as well as areas identified by the Comprehensive Plan as Commercial Revitalization Areas, Economic Incentive Areas, and Transit-Oriented Development Areas.

**Staff recommends approval of CO-16 and the abandonment of existing PUDs outlined on Attachment V and illustrated Attachment I.**

## Attachments:

Attachment I: Existing Zoning Map

Attachment II: Proposed Zoning Map

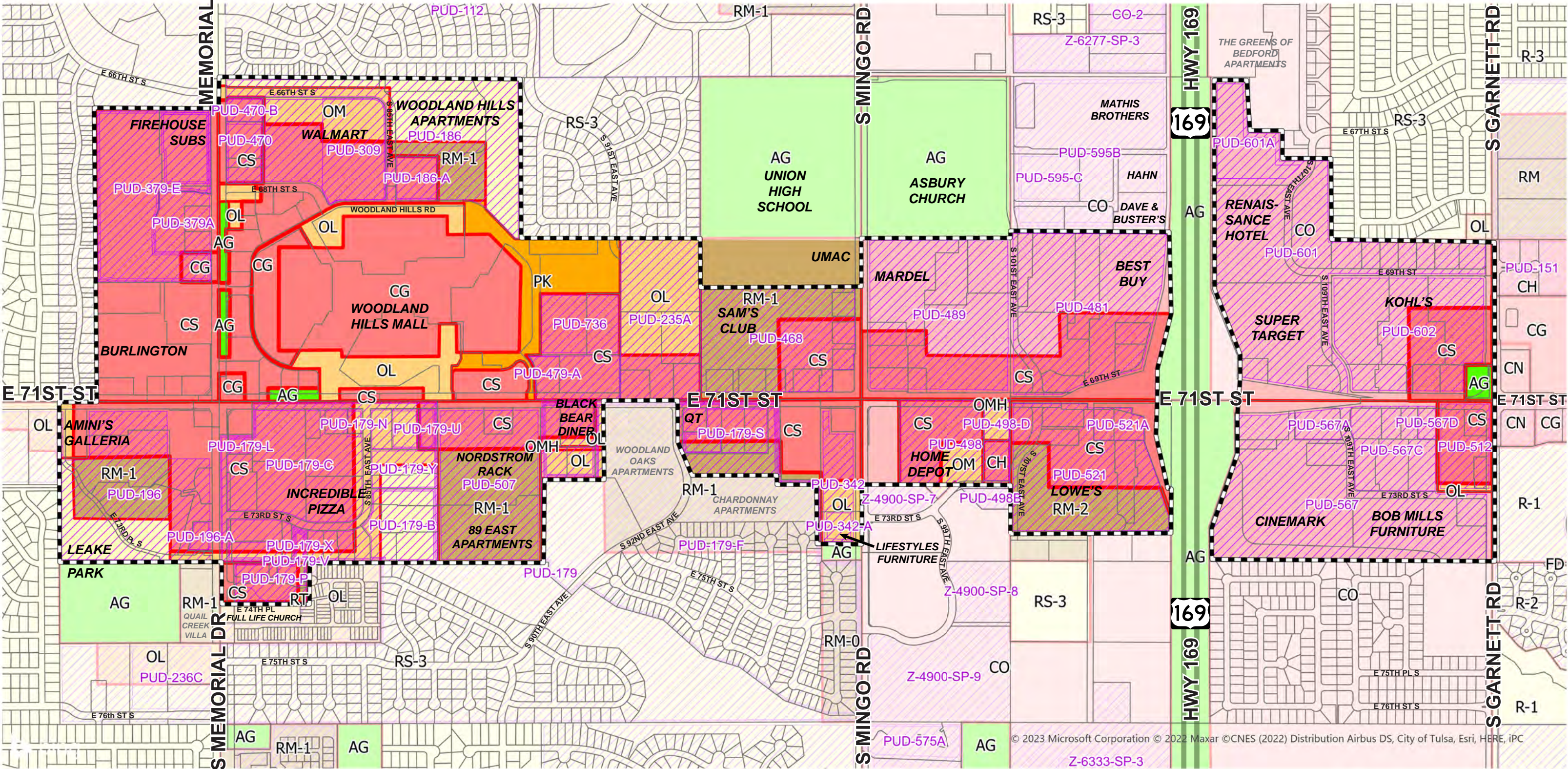
Attachment III: Land Use

Attachment IV: Aerial

Attachment V: List of existing PUDs and associated development standards proposed to be abandoned



# Existing Zoning



Rezoning Boundary

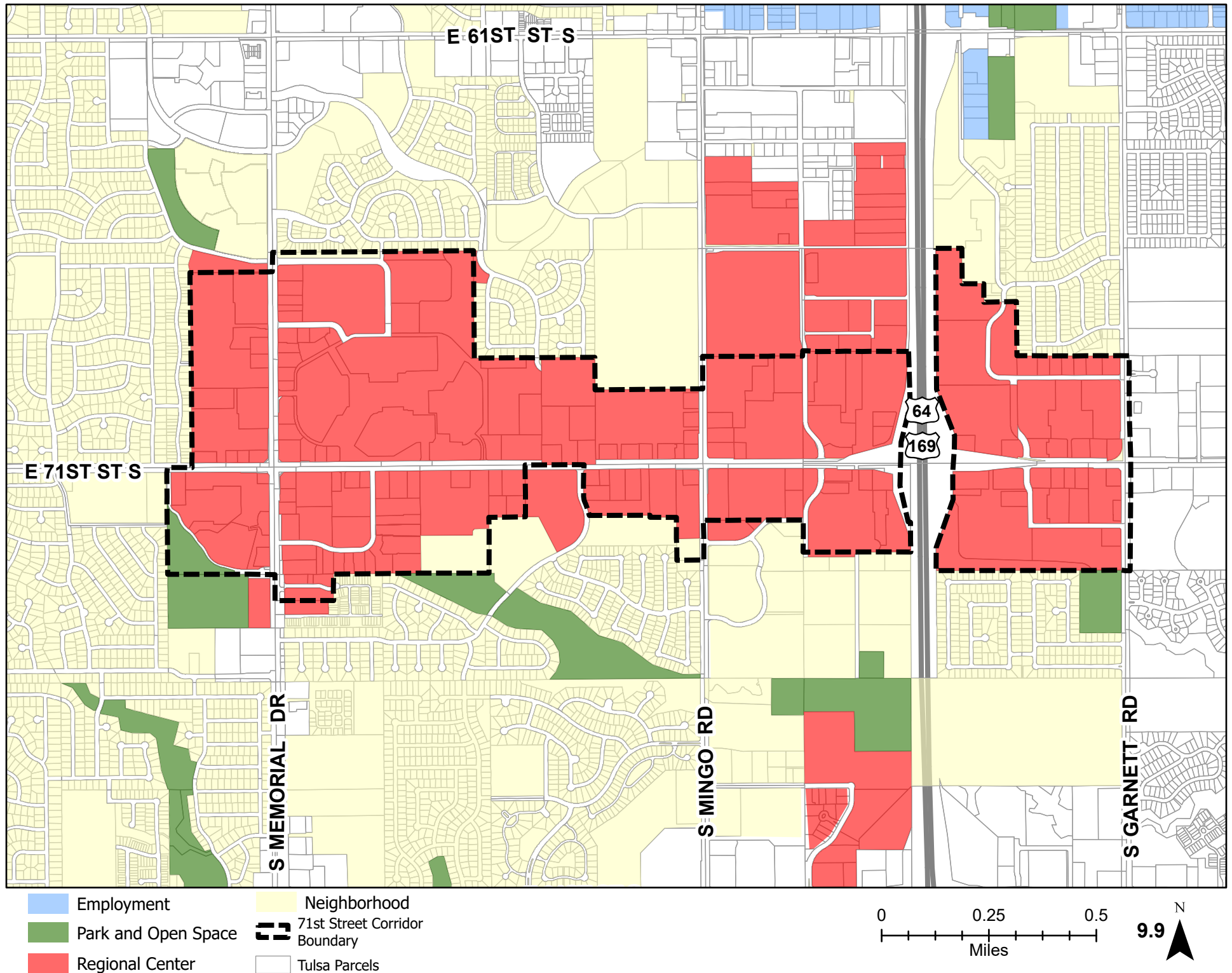
Parcels  
PUDs



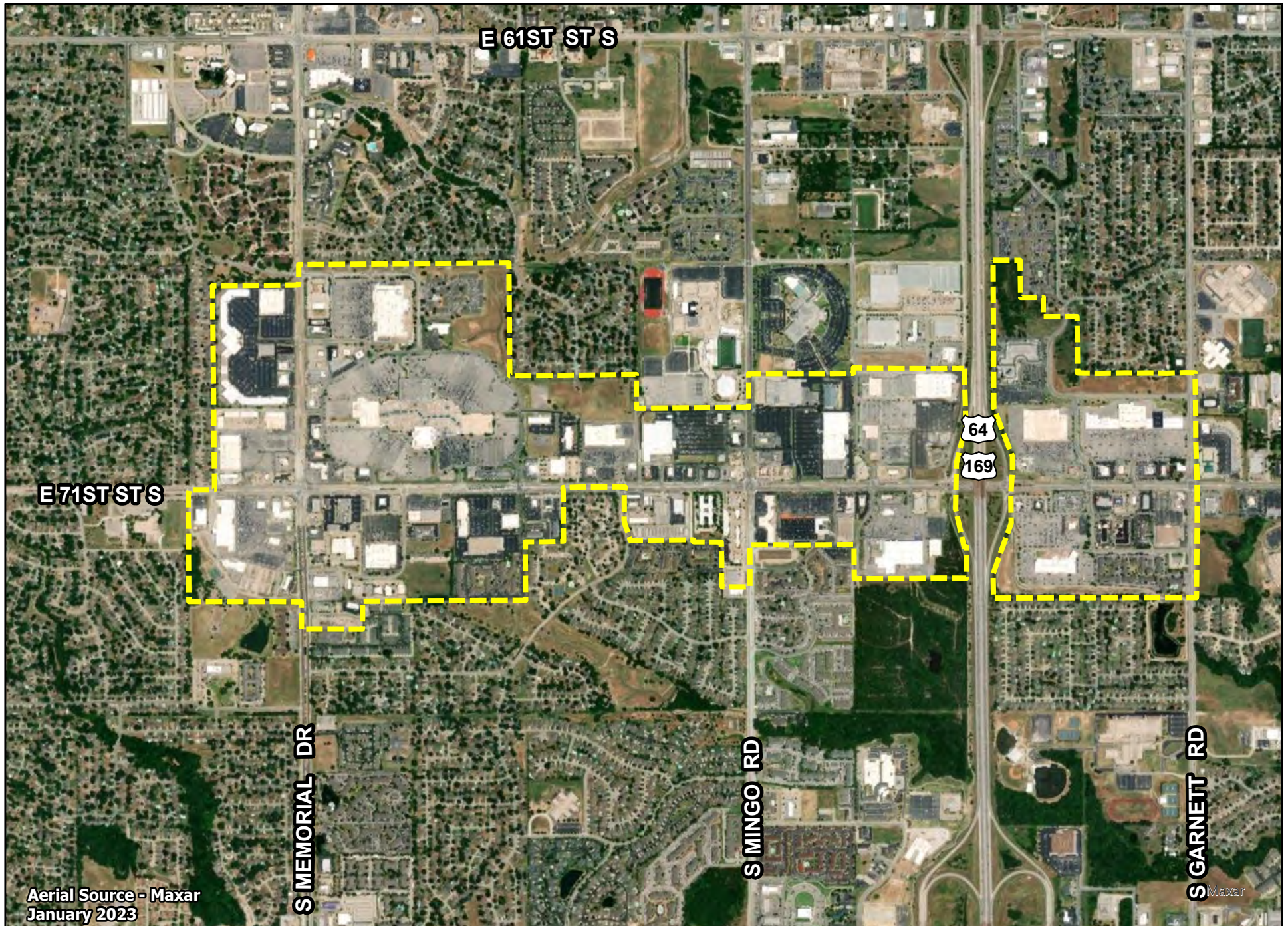





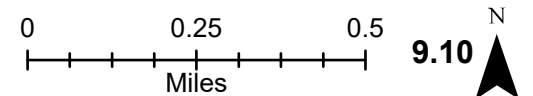
## Existing Land Use







 71st Street Corridor Boundary







## 71st Street Corridor PUD Information

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For more information, contact the Tulsa Planning Office:

[tulsaplanning.org](http://tulsaplanning.org)

918.596.7526

[planning@cityoftulsa.org](mailto:planning@cityoftulsa.org)

## **PUD-179-B**

---

Original approval date: 2/8/1977

Located on the SEC E 71st St S and S 85th E Ave.

Zoned OL and RS-3

Land Area: 7.3 acres

Businesses located within PUD-179-B and underlying zoning:

Designer Show Warehouse (DSW) – OL

Woodland Office Park – OL/RS-3

Minor Amendments:

PUD-179-B-1 – Approved 7/6/1988

Current Development Standards:

Allowable Uses: As permitted by right in CS district.

Maximum Floor Area: 16,500 sf

Minimum Off-Street Parking: 79 spaces

Maximum Building Height: 36 ft

Setbacks:

From E 71st St S: 20 ft

From South 85th E Ave and E 73rd St S: 25 ft

Signs: (Included in sign allowances established for PUD-179 along with subsequent major amendments and not exclusive to subject area of PUD-179-B)

- a. Ground Signs: 3,787.3 sf display area, if more than one ground sign then maximum of 1,893.65 sf. 25 ft height limit.
- b. Two identification signs (one each arterial frontage) 644.5 sf total display area.
- c. Wall or canopy signs not to exceed 2 sf per lineal foot of building wall to which the sign or signs are affixed.



## **PUD-179-C**

---

Original approval date: 10/11/1977

Located on the south side of E 71st St between S Memorial Dr. and S 85th E Ave.

Zoned CS and OL

Land Area: 20.5 acres

Businesses located within PUD-179-C and underlying zoning:

- IBC Bank – CS

- Domino's Pizza – CS

- Lanna Thai - CS

- Center 71 Shopping Center (various retail/services/restaurants) – CS

  - Qdoba Mexican Grill – CS

  - Essential Cannabis – CS

  - Half of Half Name Brand Clothing – CS

  - Incredible Pizza Company – CS/OL

  - Quality Furniture Outlet – CS

  - Heritage Business Center (various offices) – CS/OL

  - AVC Office Building (various offices) – CS/OL

Minor Amendments:

- PUD-179-C-1 – Approved 3/12/1986

- PUD-179-C-2 – Approved 5/7/1986

- PUD-179-C-3 – Approved 1/28/1987

- PUD-179-C-4 – Approved 3/4/1987

- PUD-179-C-5 – Approved 10/7/1987

- PUD-179-C-6 – Approved 4/5/1989

- PUD-179-C-7 – Approved 12/19/1990

- PUD-179-C-8 – Approved 2/20/1991

- PUD-179-C-9 – Approved 6/26/1991

- PUD-179-C-10 – Approved 2/26/1992

- PUD-179-C-11 – Denied 8/25/1992

- PUD-179-C-12 – Approved 3/8/1995

- PUD-179-C-13 – Approved 5/14/1997

- PUD-179-C-14 – Approved 5/12/1999

Current Development Standards:

Allowable Uses: As permitted by right in CS district.

Allowable floor area: 581,224 sf

Minimum Parking: 2,412 spaces

Maximum Building Height: 36 ft

Setbacks:

- From E 71st St S: 20 ft

- From Memorial Dr.: 55 ft

- From South 85th E Ave and E 73rd St S: 25 ft

Signs:

- a. Ground Signs: 3,787.3 sf display area, if more than one ground sign then maximum of 1,893.65 sf., 25 ft height limit.
- b. Two identification signs (one each arterial frontage) 644.5 sf total display area.
- c. Wall or canopy signs not to exceed 2 sf per lineal foot of building wall to which the sign or signs are affixed.

## **PUD-179-G**

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Original approval date: 10/7/1980

Located on the SEC E 73rd St S and S Memorial Dr

Zoned CS

Land Area: 1.56 acres

Businesses located within PUD-179-G and underlying zoning:

Supreme Heights Dispensary – CS

Minor Amendments:

PUD-179-G-1 – Approved 3/2/1988

Current Development Standards:

Same as PUD-179-C. PUD-179-G was to add a ground sign previously not permitted. Allows 100 sf of display surface area for sign and 25 ft maximum height.



## **PUD-179-H**

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Original approval date: 1/27/1981

Located on the East of SEC E 71st St S and S 85th E Ave.

Zoned CS

Land Area: 1.19 acres

Businesses located within PUD-179-H and underlying zoning:

Jared Jewelry Store – CS

Minor Amendments:

None

Current Development Standards:

Allowable Uses: As permitted by right in CS district also to include Use Unit 17 *Automotive and Allied Activities*, limited to car wash.

Maximum Floor Area: 6,800 sf

Minimum Off-Street Parking: 31 spaces

Maximum Building Height: 36 ft

Setbacks:

From E 71st St S: 50 ft

Signs: (Included in sign allowances established for PUD-179 along with subsequent major amendments and not exclusive to subject area of PUD-179-Q)

- a. Ground Signs: One ground sign with a maximum of 80 sf of display surface area and 20 ft in height.
- b. Wall or canopy signs not to exceed 2 sf per lineal foot of building wall to which the sign or signs are affixed.

## **PUD-179-I**

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Original approval date: 6/28/1982

Located at the SWC E 71st St S and S 92nd E Ave.

Zoned RM-1 and RS-3

Land Area: 102.35 acres

Businesses located within PUD-179-I and underlying zoning:

Woodland Oaks Apartments – RM-1

Chardonnay Apartments – RM-1

The Woodlands Single Family Neighborhood – RM-1/RS-3

Minor Amendments:

PUD-179-I-1 – Approved 5/14/1986

PUD-179-I-2 – Approved 2/5/1992

PUD-179-I-3 – Approved 4/19/1995

PUD-179-I-4 – Denied 6/6/2001

PUD-179-I-5 – Approved 12/19/2001

Current Development Standards:

### **Development Area A:**

Allowable Uses: Townhouses, clustered patio homes and customary accessory uses, including clubhouse, pools, tennis courts and similar recreational uses.

Maximum Dwelling Units: 228 units

Maximum Building Height: 30 feet

Livability Space per Dwelling Unit: 600 sf

Yards: As required in RM-1 District

Off-Street Parking: As required in RM-1 district

### **Development Area B:**

Allowable Uses: Townhouses, clustered patio homes and customary accessory uses, including clubhouse, pools, tennis courts and similar recreational uses.

Maximum Dwelling Units: 226 units

Maximum Building Height: 30 feet

Livability Space per Dwelling Unit: 600 sf

Yards: As required in RM-1 District

Off-Street Parking: As required in RM-1 district

### **Development Areas C, D and E:**

Allowable Uses: Use Unit 6 *Single-Family Dwelling*

Maximum Dwelling Units: 250

Maximum Bulk and Area Requirements: As required in RS-4 district

Minimum Off-Street Parking: 2 spaces per dwelling unit

**Development Area F:**

Allowable Uses: Townhouses, clustered patio homes and customary accessory uses, including clubhouse, pools, tennis courts and similar recreational uses.

Maximum Dwelling Units: 200 units

Maximum Building Height: 26 feet

Livability Space per Dwelling Unit: 1,000 sf

Yards: As required in RM-1 District

Off-Street Parking: As required in RM-1 district

**General Development Standards:**

Minimum Building Setbacks:

From 71st St and Mingo Rd: 35 ft (95 ft from the centerline of 71st St and 85 ft from centerline of Mingo Rd.

From 75th St and 90th E Ave: 25 ft (55 ft from the centerline)

Between Buildings: 10 ft

From exterior boundary lines: 20 ft

Minimum off-street parking: 1.5 per 1-bedroom dwelling unit or efficiency. 2.0 per 2 or more bedroom dwelling units.

Maximum total dwelling units: 1,748

Signs: A 28.82 sf identification sign is allowed for the apartments located at the SWC of E 71st St S and S 92nd E Ave.



## **PUD-179-L**

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Original approval date: 1/30/1987

Located on the south of the SEC of 71st St and S Memorial Dr.

Zoned CS

Land Area: 0.77 acres

Businesses located within PUD-179-L and underlying zoning:

Pizza Hut – CS

Minor Amendments:

None

Current Development Standards:

Same as PUD-179-C. PUD-179-L was to increase allowable floor area for the subject lot beyond what is allowed by minor amendment. Allowed 2,908.6 sf of floor area.

## **PUD-179-N**

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Original approval date: 7/24/1987

Located on the SWC E 71st St S and S 85th E Ave.

Zoned CS and OL

Land Area: 0.58 acres

Businesses located within PUD-179-N and underlying zoning:

Firestone Auto Care – CS/OL

Minor Amendments:

PUD-179-N-1 – Approved 9/23/1987

PUD-179-N-2 – Approved 10/7/1987

PUD-179-N-3 – Approved 3/2/1988

PUD-179-N-4 – Approved 9/9/1992

Current Development Standards:

Allowable Uses: As permitted by right in CS district with Special Exception uses in Use Unit 17 *Automotive and Allied Activities* to include only services related to vehicle repair and service.

Maximum Floor Area: 9,400 sf

Maximum Building Height: 1 story

Minimum Off-Street Parking: 36 spaces or as required by applicable Use Units

Setbacks:

From Centerline of E 71st St: 110 ft

From Centerline of S 85th E Ave: 55 ft

From South and West Boundaries: None required

Minimum Landscape Open Space: 2,671 sf

Signs:

One ground sign with a maximum of 228 sf of display surface area and 25 ft in height.

Wall signs not to exceed 2 sf per lineal foot of building wall to which the sign or signs are affixed.

## **PUD-179-O**

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Original approval date: 8/14/1987

Located at the SEC E 71st St S and S 89th E Ave.

Zoned CS and OMH

Land Area: 3.29 acres

Businesses located within PUD-179-O and underlying zoning:

Outback Steakhouse – CS/OMH

Black Bear Diner – CS/OMH

Minor Amendments:

PUD-179-O-1 – Approved 6/21/1989

PUD-179-O-2 – Approved 12/16/1990

PUD-179-O-3 – Approved 3/10/1993

PUD-179-O-4 – Approved 11/2/1994

Current Development Standards:

Allowable Uses: Use Unit 11 Offices, Studios and Support Services, Use Unit 12 Eating Establishments other than Drive-Ins, Use Unit 13 Convenience Good and Services, Use Unit 14 Shopping Goods and Services excluding bars, taverns, pool halls, dance halls, nightclubs and funeral homes.

Maximum Floor Area Ratio: .3

Maximum Building Height: 2 stories

Maximum Building Floor Area: 78,400 sf

Commercial: 72,000 sf

Office: 6,400 sf

Minimum Parking: As required by the City of Tulsa Zoning Code

Minimum Building Setbacks:

From centerline of E 71st St S: 140 feet

From east boundary: 10 feet

From south boundary: 10 feet

From west boundary: 40 feet

Minimum Landscape Area: 10%

Signs:

Ground Signs:

If one ground sign is provided, the maximum display surface area shall not exceed 250 sf. Three ground signs are allowed, the maximum display surface area shall not exceed 450 sf for all ground signs. Ground signs shall be separated a minimum of 100 ft and shall be a minimum of 150 ft from any residential building. Maximum height of any ground sign shall be 25 ft.

Monument Sign:

A monument sign shall be permitted at the main entry for the purposes of identifying the complex and shall not exceed a display surface area of 32 sf nor exceed a maximum of 4 ft in height.



Wall/Canopy Signs:

One wall/canopy sign shall be allowed per tenant with the aggregate display surface area not exceeding 1.5 sf per lineal foot of building wall to which attached. Wall/canopy signs shall not exceed the height limit of the building to which the signs area attached.

## **PUD-179-P**

---

Original approval date: 11/1/1988

Located on the East of S Memorial Dr along the north and south sides of E 74th Pl S

Zoned CS/RT

Land Area: 3.12 acres

Businesses located within PUD-179-P and underlying zoning:

Taco Bell – CS

Hibachi Grill – CS/RT

Minor Amendments:

PUD-179-P-1 – Denied 5/17/1989

PUD-179-P-2 – Approved 5/24/1989

PUD-179-P-3 – Approved 1/23/2008

Current Development Standards:

Allowable Uses:

Lot 1, Block 1: Use Unit 13 Convenience Goods and Services, Use Unit 14 Shopping Goods and Services and Use Unit 17 Automotive and Allied Activities limited to vehicle repair.

Lot 2, Block 1: Supplemental parking for Lot 1, Block 1

Lot 1, Block 2: Use Unit 12 Eating Establishments, Other than Drive-Ins, Use Unit 13 Convenience Goods and Services, Use Unit 14 Shopping Goods and Services, excluding bars, nightclubs and dancehalls

Minimum Landscape Open Space:

Lots 1 & 2, Block 1: 10%

Lot 1, Block 2: 7%

Maximum Floor Area:

Lot 1, Block 1: 12,000 sf

Lot 2, Block 2: 0 sf

Lot 1, Block 2: 15,000 sf

Minimum Off-Street Parking:

Lot 1, Block 1 & Lot 1, Block 2: As required by the zoning code

Lot 2, Block 1: n/a (exclusively used as accessory parking for Lot 1, Block 1)

Minimum Building Setbacks:

From Centerline of S Memorial Dr: 50 ft (PUD states this to be per plat with the 50 ft being the platted requirement)

From Centerline of E 74th Pl S: 50 ft

Lot 1, Block 1:

From North boundary: 12 ft

From East boundary: 5 ft

Lot 2, Block 1: n/a (exclusively used as accessory parking for Lot 1, Block 1)

Lot 1, Block 2:

From South boundary: 12 ft

From East boundary: 200 ft

Signs:

- a. One ground sign on S Memorial Dr for each lot that abuts Memorial, with a maximum display surface area of 140 sf and a maximum height of 25 ft each, as measured from the curb line of the lot upon which it is located.
- b. Wall signs shall not exceed a display surface area of 1 sf per lineal foot of building wall to which attached.

A 6 ft high barricade fence shall be erected along the east boundary of Lot1, Block 2



## **PUD-179-Q**

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Original approval date: 1/20/1989

Located on the East of SEC E 71st St S and S 85th E Ave.

Zoned OL

Land Area: 1.76 acres

Businesses located within PUD-179-Q and underlying zoning:

Southern Trails Shopping Center (various retail/services/restaurants) – OL

Minor Amendments:

None

Current Development Standards:

Allowable Uses: As permitted by right in CS district also to include Use Unit 15 *Other Trades and Services*, limited to a dry-cleaning service.

Maximum Floor Area: 18,500 sf

Minimum Off-Street Parking: 99 spaces

Maximum Building Height: 36 ft

Setbacks:

From 71st St S: 20 ft

Signs: (Included in sign allowances established for PUD-179 along with subsequent major amendments and not exclusive to subject area of PUD-179-Q)

- a. Ground Signs: 3,787.3 sf display area, if more than one ground sign then maximum of 1,893.65 sf. 25 ft height limit.
- b. Two identification signs (one each arterial frontage) 644.5 sf total display area.
- c. Wall or canopy signs not to exceed 2 sf per lineal foot of building wall to which the sign or signs are affixed.

## **PUD-179-R**

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Original approval date: 2/21/1989

Located at the SEC E 71st St S and S 92nd E Ave.

Zoned CS

Land Area: 5.06 acres

Businesses located within PUD-179-R and underlying zoning:

QuikTrip – CS

Keyport Self Storage – CS/RM-1

Minor Amendments:

PUD-179-R-1a – Approved 6/7/1989

PUD-179-R-1b – Approved 3/11/1998

PUD-179-R-2 – Approved 9/9/1998

Current Development Standards:

### **Development Area A:**

Allowable Uses: Retail sale of convenience goods, gasoline and automobile lubricants and accessories, not to include the sale or installation of tires or batteries, nor any minor repair or maintenance of vehicles.

Maximum Building Area: 3,260 sf (.08 FAR)

Open Space: 5,175 sf (13%)

Building Setbacks:

North Property Line: 50 ft

West Property Line: 50 ft

Development Area B: 1 ft

Maximum Building Height: 20 ft (not to exceed 1 story)

Signs: One ground sign with a maximum height of 25 ft, setback at least 110 ft from the centerline of S 92nd E Ave.

Vehicular Access: One access on 71st St without a median break and one access on 92nd St with a connection for parking lots in Development Areas A and B.

Minimum Width of Open Space Requirements:

North: 10 ft

East: 0 ft

South: 0 ft

West:

for south 75 ft: 25 ft

for north 125 ft: 5 ft

**Development Area B:** No longer applicable. Development Area B standards were revised via major amendment and are now part of PUD-179-S, included in this report.

### **Development Area C:**

Allowable Use: Mini-storage

Maximum Building Area: 68,363 sf (.38 FAR)

Open Space: 23,400 sf (13%)

Building Setbacks:

East Property Line: 17.5 ft  
South Property Line: 11 ft  
West Property Line: 45 ft  
North Property Line: 50 ft  
Development Area B: 1 ft

Maximum Building Height: 14 ft (1 story) for mini-storage. 28 ft for manager's quarters and office.

Signs:

One ground sign shall be permitted on 71st St, placed adjacent to the west property line with a maximum height of 25 ft and 55 sf of display surface area.

One non-illuminated wall sign shall be permitted on the west building wall of the managers residence not to exceed 64 sf of display surface area or a distance of more than 100 feet from the north property boundary.

No other wall signs or signs of any kind are allowed on any building walls or screening fences on the exterior of the development.

Minimum Width of Open Space Requirements:

North: 10 ft  
East: 17.5 ft  
South: 11 ft  
West: 45 ft

A 6 ft high solid wood screening fence required on the east 550 ft of the east-west boundary between Development Areas B and C.



## **PUD-179-S**

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Original approval date: 11/21/1991

Located at the East of the SEC E 71st St S and S 92nd E Ave.

Zoned CS and RM-1

Land Area: 3.97 acres

Businesses located within PUD-179-S and underlying zoning:

Sonic Drive-In – CS

Saied Music – CS/RM-1

Aaron's Furniture – CS/RM-1

Mattress Firm – CS/RM-1

Minor Amendments:

PUD-179-S-1 – Withdrawn

PUD-179-S-2 – Approved 4/7/1993

PUD-179-S-3 – Approved 3/6/1996

PUD-179-S-4 – Approved 10/8/1997

PUD-179-S-5 – Approved 8/12/1998

PUD-179-S-6 – Denied 1/22/2003

PUD-179-S-7 – Approved 9/7/2011

Current Development Standards:

### **Development Area A:**

Allowable Uses: Use Unit 11 Offices, Studios and Support Services, Use Unit 13 Convenience Good and Services, Use Unit 14 Shopping Goods and Services, Use Unit 18 Drive-In Restaurants

Maximum Building Floor Area: 12,300 sf

Minimum Landscaped Open Space: 6,621 sf

Minimum Building Setbacks:

North tract line: 20 ft

West tract line: 50 ft

South tract line: 22.5 sf

East tract line: 12 ft

Maximum Building Height: 28 ft

Parking Requirements:

Drive-In Stalls: 27

Employee Parking Spaces: 8

All other parking requirements per City of Tulsa Zoning Code.

Signs: No ground sign is permitted. Wall signs are permitted only on the north and east sides of the buildings. Wall signs allowed 1 sf of display surface area per lineal foot of building wall to which attached.

### **Development Area B:**

Allowable Uses: Use Unit 11 Offices, Studios and Support Services, Use Unit 13 Convenience Good and Services, Use Unit 14 Shopping Goods and Services.

Maximum Building Floor Area: 20,000 sf

Minimum Landscaped Open Space: 8,211 sf

Minimum Building Setbacks:

North tract line: 60 ft

West tract line: 12 ft

South tract line: 22.5 sf

East tract line: 12 ft

Maximum Building Height: 40 ft

Parking Requirements: As required by City of Tulsa Zoning Code

Signs: One ground sign not to exceed 25 ft in height nor 125 sf in display surface area. Wall signs are not permitted on the south, east, or west side of buildings. Wall signs allowed 2 sf of display surface area per lineal foot of building wall to which attached.

**Development Area C:**

Allowable Uses: Use Unit 11 Offices, Studios and Support Services, Use Unit 12 Eating Establishments other than Drive-Ins, Use Unit 13 Convenience Good and Services, Use Unit 14 Shopping Goods and Services.

Maximum Building Floor Area: 20,000 sf

Minimum Landscaped Open Space: 8,168 sf

Minimum Building Setbacks:

North tract line: 60 ft

West tract line: 12 ft

South tract line: 22.5 sf

East tract line: 22.5 ft

Maximum Building Height: 40 ft

Parking Requirements: As required by City of Tulsa Zoning Code

Signs: One ground sign not to exceed 15 ft in height nor 50 sf in display surface area. Wall signs allowed 2 sf of display surface area per lineal foot of building wall to which attached.

**Development Standards Applicable to All Development Areas:**

Open Space areas shall be provided along the 71st St and 92nd E Ave frontages which shall use in combination or individually landscaping, berms and/or decorative screening fences with masonry posts to screen parking areas from adjacent residential areas and arterial streets. The minimum width of these open space areas shall be 25 ft fronting 92nd E Ave and 10 ft fronting 71st St.

## **PUD-179-T**

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Original approval date: 2/9/1995

Located south of the SEC E 71st St S and S 89th E Ave.

Zoned OL and OMH

Land Area: 2.72 acres

Businesses located within PUD-179-T and underlying zoning:

Comfort Inn – OL/OMH

Baymont by Windham – OL/OMH

Minor Amendments:

PUD-179-T-1 – Approved 10/18/1995

PUD-179-T-1 – Approved 12/2/2009

Current Development Standards:

Allowable Uses: Use Unit 11 Offices, Studios and Support Services, Use Unit 12 Eating Establishments other than Drive-Ins, Use Unit 13 Convenience Good and Services, Use Unit 14 Shopping Goods and Services and Hotel, Motel and Health Clubs, except no accessory use bar is permitted in hotels and motels.

Minimum Building Setbacks from PUD boundaries:

North: 10 feet

West: 17.5 feet

East: 60 feet

South: 60 feet

Maximum Building Floor Area:

Western Parcel (Tract A): 30,200 sf

Eastern Parcel: (Tract B): 30,200 sf

Maximum Building Height: 3 stories

Minimum Landscape Area: 10%

Signs: (included in allowances for PUD-179-O)

Ground Signs:

If one ground sign is provided, the maximum display surface area shall not exceed 250 sf. Three ground signs are allowed, the maximum display surface area shall not exceed 450 sf for all ground signs. Ground signs shall be separated a minimum of 100 ft and shall be a minimum of 150 ft from any residential building. Maximum height of any ground sign shall be 25 ft.

Monument Sign:

A monument sign shall be permitted at the main entry for the purposes of identifying the complex and shall not exceed a display surface area of 32 sf nor exceed a maximum of 4 ft in height.

Wall/Canopy Signs:

One wall/canopy sign shall be allowed per tenant with the aggregate display surface area not exceeding 1.5 sf per lineal foot of building wall to which attached. Wall/canopy signs shall not exceed the height limit of the building to which the signs are attached. 1.9 sf of display surface area per lineal foot of building wall to which attached is allowed on the north facing canopy only on Western Parcel.

## **PUD-179-U**

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Original approval date: 3/30/1995

Located East of the NE/c of E. 71st St. S. and S. 85th E. Ave.

Land Area: 1.1907 acres

Businesses located within PUD-179-U and underlying zoning:

Jared Jewelry Store – CS

Minor Amendments:

PUD-179-U-1 – Approved 4/27/2005

Current Development Standards:

Allowable Uses: Use Unit 11 Office Studios and Support Services, Use Unit 13 Convenience Good and Services, Use Unit 14 Shopping Goods and Services and Car Washes.

Maximum Floor Area: 10,000 sf

Minimum Off-Street Parking: As required by Zoning Code.

Maximum Building Height: 1 story

Setbacks:

From 71st Street: 110 ft

West: 5 ft

East: 50 ft

South: 15 ft

Minimum Width of Perimeter Green Belts\*

East boundary: 15 ft

South boundary: 10 ft

West boundary: 5 ft

North boundary: 0 ft

*\* Excluding access drives and only counting open areas within the lot.*

Signs:

The PUD shall be permitted one ground sign no greater than 120 SF in display surface area nor more than 25' in height. Wall signs shall not exceed 1 SF per linear foot of building wall to which they are attached.

Landscaping:

If the present use is expanded, it shall comply with the landscape requirements.

Trash:

All trash areas shall be screened from public view by persons standing at ground level.



## **PUD-179-V**

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Original approval date: 9/7/1995

Located on the East of S Memorial Dr near the northeast end of E 74th Pl S

Zoned CS and RT

Land Area: 0.76 acres

Businesses located within PUD-179-V and underlying zoning:

Core Business and Financial Services – CS/RT

Minor Amendments:

None

Current Development Standards:

Allowable Uses: Use Unit 11 Office, Studios and Support Services, Use Unit 13 Convenience Goods and Services, Use Unit 14 Shopping Goods and Services excluding funeral homes.

Maximum Building Height: One story, not to exceed 22 ft

Maximum Building Floor Area: 6,800 sf

Minimum Building Setbacks

West boundary: 5 ft

North boundary: 12 ft

East boundary: 28 ft

Centerline of E 74th Pl S: 50 ft

Minimum Landscape Open Space: 10%

Signs:

Ground Signs: One ground sign not to exceed 32 sf of display surface area or 8 ft in height.

Wall Signs: Not to exceed 1 sf of display surface area per each lineal foot of building wall to which attached.

A 6 ft high screening fence shall be erected along the east boundary.

## **PUD-179-W**

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Original approval date: 5/7/1998

Located at the South of the SEC E 71st St S and S 92nd E Ave.

Zoned CS and RM-1

Land Area: 1.37 acres

Businesses located within PUD-179-W and underlying zoning:

Henry's Fine Jewelry – CS/RM-1

Inkjunkys Tattoo – CS/RM-1

Evolution Smoking – CS/RM-1

The Fire Station Dispensary – CS/RM-1

Jimmy's New York Pizzeria – CS/RM-1

Minor Amendments:

None

Current Development Standards:

Allowable Uses: Use Unit 11 Offices, Studios and Support Services, Use Unit 12 Eating Establishments other than Drive-Ins, Use Unit 13 Convenience Good and Services, Use Unit 14 Shopping Goods and Services.

Maximum Building Floor Area: 12,300 sf, of which no more than 1,680 sf may be a restaurant, which shall only be in the east 100 feet of the tract.

Minimum Building Setbacks:

North tract line: 20 ft

West tract line: 50 ft

South tract line: 22.5 sf

East tract line: 12 ft

Maximum Building Height: 28 ft

Parking Requirements:

Drive-In Stalls: 27

Employee Parking Spaces: 8

All other parking requirements per City of Tulsa Zoning Code.

Signs: No ground sign is permitted. Wall signs are permitted only on the north and east sides of buildings. Wall signs shall not exceed a display surface area of 2 sf per lineal foot of wall to which they are attached.

## **PUD-179-X**

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Original approval date: 7/15/1999

Located on the East of SEC E 73rd St S and S Memorial Dr

Zoned CS and OL

Land Area: 0.84 acres

Businesses located within PUD-179-X and underlying zoning:

Woodland Hills Medical Clinic – CS/OL

Minor Amendments:

None

Current Development Standards:

Allowable Uses: Use Unit 11 *Office, Studios and Support Services*, Use Unit 13 *Convenience Goods and Services*, Use Unit 14 *Shopping Goods and Services* and motorcycle sales, service and retail of related clothing and accessories

Development Standards applicable to motorcycle sales, service and related retail:

- a. Motorcycle sales and services shall be conducted within the existing building.
- b. Outdoor display, sale, service or storage of motorcycles shall be prohibited.
- c. The area of the building utilized for the service of motorcycles shall not exceed 25% of the gross floor area of the building.
- d. The maximum number of motorcycles displayed for sale at any one time shall not exceed 20.
- e. The exterior façade of the existing building shall not be substantially altered, excepting signage and the enclosure of existing glass areas at the north end of the west wall, unless approved by TMAPC pursuant to detail site plan review.
- f. The maximum floor area not to exceed 6,000 sf.

Development Standards applicable to all uses:

Maximum Floor Area: 9,000 sf, except that uses included within Use Unit 11 shall be limited to 6,000 sf.

Maximum Building Height: One story, not to exceed 22 ft

Minimum Building Setbacks:

West boundary: 10 ft

South boundary: 35 ft

East boundary: 11 ft

Centerline of 73rd St: 55 ft

Minimum Landscape Area: 10% of net lot area

## **PUD-179-Y**

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Original approval date: 9/20/2001

Located South of the SEC E 71st St S and S 85th E Ave.

Zoned OL and RS-3

Land Area: 4.12 acres

Businesses located within PUD-179-Y and underlying zoning:

Hampton Inn & Suites – OL/RS-3

Minor Amendments:

PUD-179-Y-1 – Approved 1/2/2002

Current Development Standards:

Development Area A:

Allowable Uses: Those permitted by right within a CS district

Maximum Building Floor Area: 65,000 sf

Maximum Building Height: Four Stories

Development Area B:

Allowable Uses: Those permitted by right within a OL district

Maximum Building Floor Area: 20,000 sf

Maximum Building Height: Two Stories

Minimum Building Setback:

15 feet from east property line

25 feet from S 85th E Ave

Minimum landscape area: 15%

Signs: (Included in sign allowances established for PUD-179 along with subsequent major amendments and not exclusive to subject area of PUD-179-Y)

- a. Ground Signs: 3,787.3 sf display area, if more than one ground sign then maximum of 1,893.65 sf. 25 ft height limit.
- b. Two identification signs (one each arterial frontage) 644.5 sf total display area.
- c. Wall or canopy signs not to exceed 2 sf per lineal foot of building wall to which the sign or signs are affixed.



## **PUD-186**

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Original Approval Date: 4/20/1976

Located NE/c of S. 85th E. Ave and 68th E. Ave.

Zoned RM-1 and RS-3

Land Area: 29 acres

Business located within PUD-186 and underlying zoning:

Woodland Hills Apartments – RS-3/RM-1

Minor amendments:

PUD-186-1

Current Development Standards:

Development Area A, B and C are reserve for open space and storm water detention.

Development Area D: Included in PUD-186-A.

Development Area E:

1. Limited to 290 apartments
2. Screening required from Single-family residential and Office uses

Signs:

Per code with the addition of one development identification sign limited to 4 feet by 8 feet display area and no greater than 8 feet in height.

## **PUD-186-A**

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Original Approval Date: 4/18/2002

Located East side of S. 85th E. Ave. and South of E. 66th St. S.

Zoned CS

Land Area: 2.92 acres

Business located within PUD-186 and underlying zoning:

Universal Field Service- CS

Minor amendments:

PUD-186-A-1 : Approved 4/17/13

Current Development Standards

Land Area: Permitted Uses:

Allowed uses: Uses included within Use Units 10, Off-Street Parking; 11, Offices and Studios; 12, Entertainment Establishments and Eating Establishments Other Than Drive-Ins; 13, Convenience Good and Services; 14, Shopping Goods and Services; and uses customarily accessory to permitted principal uses.

Maximum Aggregate Building Floor Area:

All Uses: 64,775 sf

Uses included within Use Units 12, 13 and 14: 32,385 sf

Uses included within Use Unit 11: 64,775 sf

Maximum FAR per lot:

Uses included within Use Units 12, 13 and 14: 0.25

Uses included within Use Unit 11: 0.5

Maximum Building Height:

Uses included within Use Units 12, 13 and 14: 30 ft

Uses included within Use Unit 11: 70 ft

Minimum Building Setbacks:

S. 85th E. Ave: 65 ft (Existing encroachment of 8.9 ft permitted per minor amendment)

East boundary of PUD: 15 ft

North boundary of PUD: 25 ft plus 2 ft of setback for each foot of building height over 35 ft

South Boundary of PUD: 25 ft

Parking;

As required by the applicable Use Unit of the Tulsa Zoning Code.

Landscaping:

A minimum of 15% of the net lot area of lots containing Use Unit 11 uses and 10% of the net lot area of lots containing no Use Unit 11 uses shall be improved as internal landscaped open space in accord with the provisions of the Planned Unit Development and Landscape Chapters of the Tulsa Zoning Code.

Signs:

Ground signs shall be limited to one sign on the South 85th East Avenue frontage and one sign on the Woodland Hills Mall internal private collector street frontage with a maximum of 120 sq ft of display surface area for each sign and 20 ft in height.

Wall signs shall be permitted not to exceed 1.5 sq ft of display surface area per lineal foot of building wall of tenant space to which attached. The length of a tenant wall sign shall not exceed 75% of the frontage of the tenant space. No wall sign shall be permitted on the north-facing walls.

Screening:

A six-foot screening wall or fence shall be constructed along the entire north boundary of the PUD.

## **PUD-196**

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Original Approval Date: 6/14/1977

Located SW/c of E. 71st St. and S. Memorial Dr.

Zoned CS, RM-1, and RS-3

Land Area: 34 acres

Business located within PUD-196 and underlying zoning:

Winco – CS and RM-1

Ross – CS

Nail Bar – CS

Aspen Dental – CS

Great Clips – CS

H&R Block – RM-1

Sunshine Furniture – RM-1/RS-3

AT&T – CS

Chuck E. Cheese – CS

KFC – CS

Jamba Juice – CS

City Gear – CS

Take 5 Oil Change – CS

Minor amendments:

PUD-196-1 – Approved 8/5/1998

PUD-196-2 – Denied 11/17/2001

PUD-196-3 – Approved 7/6/2010

PUD-196-4 – Approved 7/10/2013

PUD-196-5 – Approved 9/7/2016

PUD-196-6 – Approved 4/19/2017

Current Development Standards

Development Area A: Area reserved for parks and open space.

Development Area B:

Allowable Uses: Duplex and Single Family dwellings,

Minimum Lot size: 6,900 sf

Livability space: 2,000 sf

Maximum Building Height: 35 feet

Minimum setback from property line: 25 feet

Minimum setback from rear property line: 25 feet

Minimum setback between buildings: 10 feet

Development Area C-1, C- & C-3

Allowable Uses: As allowed in CS

Maximum Floor Area

C-1: 222,500 sf

C-2: 10,000 sf

C-3: 12,500 sf

Maximum Building Height: 35 feet

Minimum Landscaped area: 8.8 %



Minimum setbacks form arterial building: 50 ft

Minimum building separation: 30 ft

Parking requirement: As per code.

Signs: As per PUD Ordinance and limited to 20 ft in height and 3 ground signs per street frontage.

## **PUD-196-A**

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Original Approval Date: 8/29/2013

Located South of the SW/c of S. Memorial Dr and E. 71st St.

Zoned CS

Land Area: 0.97 acres

Businesses located within PUD-196-A and underlaying zoning:

Car Wash – CS

Minor Amendments:

PUD-196-A-1 – Approved 12/2/2016

PUD-196-A-2 – Approved 3/2/2016

PUD-196-A-3 – Approved 6/17/2020

Current Development Standards

Allowable Use:

As allowed in CS with the addition of Car Wash and Tire Sales.

Landscaping:

Minimum Landscaped area of 25% and per all other Zoning Code requirements.

Lighting:

All lighting shall be wall mounted. Wall mounted lighting on the south and east side of the building shall be directed down and the light element shall be shielded so that it cannot be seen from the adjacent residential properties south of this site. Parking lot pole lighting is not allowed.

Signs:

Wall Signage:

Display surface area of wall signage shall not exceed 1.5 square feet per each lineal foot of the building wall to which the sign is affixed.

Ground Signage:

Shall be limited to one 20-foot-tall sign.

## **PUD-235-A**

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Original approval date: 1/6/1994

Located at the NEC E 71st St S and S 89th E Ave

Zoned CS and OL

Land Area: 19.09 acres

Businesses located within PUD-235-A and underlying zoning:

Longhorn Steakhouse – CS

Sleep Number – CS

Sake 2 Me Sushi – CS

Golf Galaxy – OL

Dollar Tree – OL

Harbor Freight Tools – OL

LL Flooring – OL

T-Mobile – OL

Sola Salon Services – OL

Minor Amendments:

PUD-235-A-1 – Approved 4/5/1994

PUD-235-A-2 – Approved 6/22/1994

PUD-235-A-3 – Approved 11/30/1994

PUD-235-A-4 – Approved 3/22/1995

PUD-235-A-5 – Approved 3/22/1995

PUD-235-A-6 – Denied 5/17/1995

PUD-235-A-7 – Approved 8/5/2015

Current Development Standards:

Allowable Uses Lots 1-4: As permitted by right within the CS district except no Use Unit 12A *Adult Entertainment Establishments* nor dance hall.

### **Lot 1:**

Maximum Building Floor Area: 6,125 sf

Minimum Landscape Area: 10% of net lot area

Maximum Building Height: 22 ft

Minimum Building Setbacks:

South lot boundary: 50 ft

East lot boundary: 11 ft

West lot boundary: 10 ft

North lot boundary: 0 ft

Signs:

Ground Signs: Limited to one sign along the 71st St frontage identifying the commercial development within Lot 1 not exceeding a display surface area of 120 sf and not exceeding a height of 25 ft. One monument sign shall be permitted along the 71st St frontage identifying the office within Lot 5. The monument sign shall not exceed a display surface area of 32 sf and 8 ft in height.

Wall Signs: Not to exceed a display surface area of 1.5 sf per lineal foot of building wall to which affixed.

**Lots 2 & 3:**

Maximum Building Floor Area: 94,106 sf

Minimum Landscape Area: 10% of net lot area

Maximum Building Height: 35 ft

Minimum Building Setbacks:

South lot boundary: As established by detail site plan

East lot boundary: 0 ft

West lot boundary: 0 ft

North lot boundary: 25 ft

Signs:

Ground Signs: Limited to one sign along 71st St identifying the center and/or tenants therein. The ground sign shall not exceed a display surface area of 365 sf or a height of 25 ft, provided however that the display area of a single surface shall not exceed 200 sf.

Wall Signs: Not to exceed a display surface area of 2 sf per lineal foot of building wall to which affixed.

**Lot 4:**

Maximum Building Floor Area: 8,500 sf

Minimum Landscape Area: 10% of net lot area

Maximum Building Height: 22 ft

Minimum Building Setbacks:

South lot boundary: 50 ft

East lot boundary: 10 ft

West lot boundary: 15 ft

North lot boundary: 0 ft

Signs:

Ground Signs: Limited to one sign along the 71st St frontage not exceeding a display surface area of 120 sf and not exceeding a height of 25 ft.

Wall Signs: Not to exceed a display surface area of 1.5 sf per lineal foot of building wall to which affixed.

Landscape requirements applicable to Lots 1-4:

A landscape strip a minimum of 20 ft wide shall be provided along the 71st St frontage of each lot.

Required landscaping may include parking islands, plazas and courtyards, but shall exclude walkways design solely for pedestrian movement.

**Lot 5:**

Allowable Uses: Use Unit 11 Offices, Studios and Support Services

Maximum Building Floor Area: 105,772 sf

Minimum Landscape Area: 15% of net lot area. Required landscaping may include parking islands, plazas and courtyards, but shall exclude walkways design solely for pedestrian movement.

Maximum Building Height:

North 300 ft: 1 story



Remainder: 2 stories

Minimum Building Setbacks:

South lot boundary: 10 ft

East lot boundary: 15 ft

West lot boundary: 15 ft

North lot boundary: 75 ft

Signs: Shall comply with limitations applicable within the OL zoning district.

## **PUD-309**

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Original approval date: 12/26/1983

Located between 66th St and 68th Str, east of Memorial Drive

Zoned OM & CS

Land Area: 10.28 acres

Businesses located within PUD-309 and underlying zoning:

Walmart Supercenter – CS/OM

Minor Amendments:

None

Current Development Standards:

See PUD 309-A

## **PUD-309-A**

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Original approval date: 8/18/2004

Located between 66th St and 68th St, east of Memorial Drive

Zoned OM & CS

Land Area: 18.1 acres

Businesses located within PUD-309-A and underlying zoning:

Walmart Supercenter – CS/OM

Minor Amendments:

None

Current Development Standards: Allowable Uses:

Those uses permitted as a matter of right in Use Unit 10, Off-Street Parking Areas; Use Unit 11, Offices, Studios and Support Services; Use Unit 12, Eating Establishments other than Drive-Ins; Use Unit 13, Convenience Goods and Services; Use Unit 14, Shopping Goods and uses customarily accessory to permitted principal uses.

Maximum Building Floor Area: 217,500 sf

Maximum Heights:

Building to parapet: 32 sf

Building perimeter architectural features sf

Maximum Building Setbacks

From C/L of E. 66th St.

To the building wall: 135 feet

To the pharmacy drive thru canopy : 110 feet

From the C/L of S. 85th E. Ave.: 85 feet

From the C/L of E. 68th St. : 130 feet

From the West boundary of the PUD : 500 feet

Bulk and Trash container setbacks: 120 feet

Maximum Access Points on E. 66th St.:

The maximum number of access points to E. 66th St. will be 2.

Off-Street Parking: As per use in the code.

Landscape Open Space: 10%

Lighting:

Lights should not exceed 30 feet in height.

Trash, Mechanical and Equipment Areas:

All trash, mechanical and equipment areas shall be screened from public view of person standing at ground level.

**Signage:**

Two ground signs shall be permitted along the East 68th Street frontage as shown on Exhibit A. The ground sign at the southwest corner of the site shall not exceed 30 feet in height and 160 square feet of display surface area. The ground sign southwest of the store building directing customers to the tire and auto lubrication area shall not exceed 20 feet in height and 32 square feet of display surface area. Wall signs other than directional signs shall be permitted only on the west and south facing building walls and shall not exceed 2 square feet of display surface area per lineal foot of building wall to which attached. No east or north facing wall signs shall be permitted.



## **PUD-342**

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Original approval date: 1/24/1984

Located South of the SWC E 71st St S and S Mingo Rd

Zoned CS and OL

Land Area: 4.61 acres

Businesses located within PUD-179-W and underlying zoning:

Wembley Shopping Center (various retail/services) – CS\OL

Minor Amendments:

PUD-342-1 – Approved 10/11/1989

PUD-342-2 – Approved 3/13/1991

PUD-342-3 – Approved 6/16/2004

PUD-342-4 – Approved 5/6/2015

Current Development Standards:

Allowable Uses: As permitted by right in a CS district

Maximum Floor Area: 76,250 sf

Commercial Uses: 51,864 sf

South 264.24 feet of PUD: 24,386 sf

Maximum Building Height:

Commercial Area: 28 ft / 2 Stories

Minimum Building Setbacks:

From centerline of Mingo Rd: 120 ft. The end or side of the southernmost commercial building may encroach in the required setback 10 ft provided there are no overhang or canopies

From centerline of 71st St: 270 ft

From West property line:

Commercial Building: 20 ft

Office Building: 60 ft

Minimum Off-Street Parking:

Commercial Uses: 1 space per 225 sf of floor area

Office Uses: 1 space per 300 sf of floor area

Minimum Open Space: 10% of net area

Signs:

Ground Signs: Limited to one sign on 71st St and two on Mingo Rd identifying the project or tenants therein. No ground sign shall exceed 25 feet in height nor exceed a display surface area of 200 sf.

Wall Signs: The aggregate display surface area of the wall or canopy signs shall be limited to 1.5 sf per each lineal foot of building wall to which the sign or signs are affixed. Wall or canopy signs shall not exceed the height of the building.

## **PUD-342-A**

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Original approval date: 7/8/2004

Located South of the SW/C of E 71st St S and S Mingo Rd

Zoned OL

Land Area: 1.7 acres

Businesses located within PUD-342-A and underlying zoning:

Lifestyles Flooring – OL

Minor Amendments:

PUD-342-A-3 – Approved 6/02/2004

PUD-342-A-4 – Approved 2/16/2005

Current Development Standards:

Allowable Uses: Those uses included within Use Unit 10 (Off-Street Parking Areas), Use Unit 11 (Office, Studios and Support Services), Use Unit 13 (Convenience Goods and Services), and retail establishments only as included within Use Unit 14 (Shopping Goods and Services).

Maximum Floor Area:

52,506 sf

Maximum Building Height:

1 story, not to exceed 31 feet (Changed from 28 per minor amendment)

Minimum Building Setbacks:

From C/L of Mingo Road: 110 ft

From North Boundary: 11 ft

From South Boundary: 11 ft

From West Boundary: 50 ft

Minimum Off-Street Parking:

As required by the applicable Use Unit.

Minimum Landscapes Area: 10% of net area

Signs:

Signs accessory to the uses within the Development Area shall comply with the restrictions of the PUD Chapter and the following additional restrictions.

Ground Signs: Ground signs shall be limited to one along the Mingo Road right-of-way, which shall not exceed eight feet in height and not to exceed a display surface area of 64 sq ft.

Wall or Canopy Signs: Wall or canopy signs shall not exceed 1.5 sq ft of display surface area per lineal foot of the main building wall to which affixed, provided, however, the aggregate length of wall signs shall not exceed 75 percent of the wall or canopy to which affixed and no wall signs shall be affixed to the west- or south-facing walls.

## **PUD-379-A**

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Original approval date: 7/01/1986

Located West side of S. Memorial Dr. approximately ¼ mile North of 71st St.

Zoned CS

Land Area: 1 acres

Businesses located within PUD-379-A and underlying zoning:

Various Restaurants and Retail Uses – CS

Minor Amendments:

PUD-379-A-1 – Approved 10/22/1986

PUD-379-A-2 – Approved 8/24/1988

PUD-379-A-3 – Approved 8/23/1989

PUD-379-A-4 – Approved 8/23/1989

PUD-379-A-5 – Approved 9/06/1989

PUD-379-A-6 – Denied 6/17/1992

PUD-379-A-7 – Approved 9/5/2007

PUD-379-A-8 – Approved 9/5/2007

PUD-379-A-9 – Approved 3/7/2012

Current Development Standards:

Allowable Uses: Uses permitted as a matter of right in the CS Commercial Shopping Center District. Restaurants as a principal use shall be located only in the south 750 feet of the east 400 feet of 6800 Memorial Drive.

Maximum Floor Area:

Lot 1 Block 1: 228,850 sf

Lot 2, Block 1: 77,150 sf

Block 2: 38,500 sf

Maximum Building Height (to top of parapet):

Within 125 ft of the W. Boundary: 22 ft

More than 125 ft from W. Boundary: 30 ft

Minimum Building Setbacks:

From East Boundary (from centerline of Memorial): 85 ft

From North Boundary: 20 ft

From South Boundary: 35 ft

From West Boundary: 130 ft

Minimum Off-Street Parking:

As required by the applicable Use Unit.

Minimum Landscapes Area : 8% of net area

Signs:

As per code. Height of ground sign increased from 20 feet to 28 feet, and by minor amendment.

## **PUD-379-E**

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Original approval date: 5/2/2018

Located South of E. 66th St. S. and S. Memorial Drive

Zoned CS

Land Area: 21 acres

Businesses located within PUD-379-A and underlying zoning:

Various Restaurants, Retail and Assembly and Entertainment Uses –CS

Minor Amendments: None.

Current Development Standards:

Development area A (Formerly part of PUD 379, Lot 1, Block 1) (19.90 +/- acres)

Development Area B (Formerly PUD 379 B and C, Lot 2 Block 1) (5.95 +/- acres)

Permitted uses for Both Development Areas:

Uses shall include permitted uses and those allowed by special exception as outlined below:

- 1) Residential
  - Townhouse
- 2) Public, Civic and Institutional
  - College or University
  - Hospital
  - Library or Cultural Exhibit
  - Parks and recreation
  - Religious Assembly
  - Safety Service
  - School
  - Minor Utilities and Public Service Facility
  - Wireless Communication Facility (Includes all specific uses)
- 3) Commercial
  - Large Indoor Assembly and Entertainment
  - Animal Service (Includes all specific uses)
  - Small indoor assembly and entertainment
  - Broadcast or Recording Studio
  - Commercial Service (Includes all specific uses)
  - Financial Services (includes all specific uses)
  - Funeral or Mortuary Service
  - Lodging
    - Hotel/Motel only
  - Office (Includes all specific uses)
  - Restaurants and Bars
    - Restaurant
    - Bar
    - Brewpub
  - Retail Sales (includes all specific uses)
  - Studio, Artist or Instructional Service
  - Trade School
- 4) Industrial



Low-impact Manufacturing and industry limited to:

Microbrewery with a tasting room: (Limited to less than 10,000 barrels of beer and malt beverages per calendar year).

Micro distillery with a tasting room: (Limited to no more than 30,000 proof gallons per calendar year.)

5) Agricultural

Community Garden

Farm, Market or Community Supported

DEVELOPMENT AREA A

Maximum floor Area Ratio: 0.50

Maximum building Height: (To top of the parapet)

Within 125 feet of the West Boundary: 22 feet

More than 125 feet from the West Boundary: 50 feet

Architectural elements maximum height: 60 ft when more than 125 feet from the west lot line.

Minimum Setbacks:

From West Boundary: 85 ft

From South Boundary: 20 ft

From North Boundary: 35 ft

From East Boundary: 25 ft

Off street parking:

Vehicular and bicycle parking shall be provided as required by the applicable use classification in a CG district however no parking is required for the first 5,000 sq ft of any use.

Landscaping

(Additional landscape requirements beyond minimum standards defined in Zoning Code)

Minimum 25 foot wide landscape edge along the west boundary (Minimum of one 2" caliper tree for every 20 linear foot of boundary)

Minimum 25 foot wide landscape edge along the east boundary (Minimum of one 2" caliper tree for every 50 linear foot of frontage)

Architecture:

Architectural materials on the rear of any building shall be similar to the front and of the same materials

Light:

No light in excess of 6 feet above ground level on the west side of the buildings

All lighting shall be pointed down and away from residential uses.

No light fixture may exceed 24 feet in height. Additionally No light within 300 feet of the west boundary can exceed the height of the building closest to the fixture.

Trash receptacles and loading docks:

All trash receptacles and loading docks shall be screened from ground level from properties from the west and north with masonry screening.

Signage

Only as allowed by right in a CS zoning District but limited to 2.0 square feet of display surface area for each lineal foot of building wall to which the sign is attached.

Permit a projecting, roof and flashing sign as part of a motion picture theatre marquee

Permit motion picture theatre signage which is consistent and compatible with the architectural theme of the shopping center and the architectural design of the motion picture theater space.

Flashing signs, changeable copy signs, running light or twinkle signs animated signs, revolving or rotating signs or signs with movement shall be prohibited.

Dynamic Display signs are prohibited

The maximum ground sign height cannot exceed 25 feet

Wall signs on the west wall of any building are prohibited when within 200 feet of the west boundary.

#### DEVELOPMENT AREA B:

Maximum floor Area Ratio: 0.50

Minimum Lot area: 0.5 acres

Minimum lot width: 100 ft

Maximum building Height: To top of the parapet): 50 ft

Architectural elements maximum height: 60 ft

#### Minimum Setbacks:

From West Boundary: 0 ft

From South Boundary: 20 ft

From North Boundary: 35 ft

From East Boundary: 25 ft

#### Off street parking:

Vehicular and bicycle parking shall be provided as required by the applicable use classification in a CS district; however, no parking is required for the first 5,000 sq ft of any use.

#### Landscaping

(Additional landscape requirements beyond minimum standards defined in Zoning Code)

Minimum 25-foot-wide landscape edge along the east boundary (Minimum of one 2" caliper tree for every 50 linear ft of frontage)

#### Architecture:

Architectural materials on the rear of any building shall be similar to the front and of the same materials

#### Light:

All lighting shall be pointed down and away from residential uses.  
No light fixture may exceed 24 feet in height.

#### Trash receptacles and loading docks:

All trash receptacles and loading docks shall be screened from ground level from properties from the west and north with masonry screening.

#### Signage

Only as allowed by right in a CS zoning District but limited to 2.0 square feet of display surface area for each lineal foot of building wall to which the sign is attached.

Permit a projecting, roof and flashing sign as part of a motion picture theatre marquee

Permit motion picture theatre signage which is consistent and compatible with the architectural theme of the shopping center and the architectural design of the motion picture theater space.

Flashing signs, changeable copy signs, running light or twinkle signs animated signs, revolving or rotating signs or signs with movement shall be prohibited.

Dynamic Display signs are prohibited

The maximum ground sign height cannot exceed 28 ft

Wall signs on the west wall of any building are prohibited when within 200 ft of the west boundary.

Wall signs on the north wall of any building are prohibited when within 400 feet of the north boundary.

## PUD-468

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Original approval date: 5/21/1991

Located at the NWC E 71st St S and S Mingo Rd

Zoned CS and RM-1

Land Area: 24.27 acres

Businesses located within PUD-468 and underlying zoning:

- Sam's Club – CS/RM-1
- Carl's Jr. – RM-1
- B & B Liquor Warehouse – CS
- Waffle House – CS
- Metro by T-Mobile – CS
- McDonald's – CS
- Arby's – CS/RM-1
- Bricktown Brewery – RM-1
- King Burrito – RM-1

Minor Amendments:

- PUD-468-1 – Approved 4/21/1993
- PUD-468-2 – Approved 4/5/1995
- PUD-468-3 – Denied 2/21/1996
- PUD-468-4 – Approved 12/4/1996
- PUD-468-5 – Approved 8/28/2002
- PUD-468-6 – Approved 4/21/2004
- PUD-468-7 – Approved 10/20/2004
- PUD-468-8 – Approved 10/5/2005
- PUD-468-9 – Approved 8/6/2008

Current Development Standards:

Allowable Uses: As allowed by right in a CS district except no Entertainment and/or Drinking Establishments in Use Unit 12 *Entertainment Establishments and Eating Establishments Other Than Drive-Ins* are allowed in the north 280 ft of the PUD.

Maximum Building Floor Area:

- Lot 1: 162,500 sf
- Lots 2 through 9: 53,000 sf. Commercial floor area shall not exceed 29,300 sf.

Maximum Building Height: 35 ft

Minimum Landscape Open Space:

- Lot 1: 12.5% of net area
- Lots 2 through 9: 10% of net area

Minimum Building Setbacks:

- Lot 1:
  - From centerline of 71st St: 275 ft
  - From centerline of Mingo Rd: 275 ft
  - From west boundary: 60 ft
  - From north boundary: 60 ft



Lots 2 through 9:

From centerline of 71st St: 110 ft

From centerline of Mingo Rd: 100 ft

From other lot boundaries: 10 ft

Minimum Off-Street Parking:

Lot 1: 5.6 parking spaces per 1,000 sf of floor area.

Lots 2 through 9: As required by the applicable Use Unit in the Zoning Code.

Off-Street Parking Setback from PUD Boundaries: 10 ft, with the exception of 8 ft allowed on Lot 8 and Part of Lot 7, which were combined (current Bricktown Brewery site)

Signs:

Ground Signs:

Lot 1: One allowed on Mingo frontage not to exceed 200 sf of display surface area. One allowed on 71st St frontage not to exceed 250 sf of display surface area. Maximum height of ground signs is 25 ft.

Lots 2, 3, 4, 7, 8 and 9: 1 per lot limited to 1 sf per linear foot of frontage for commercial and 0.2 sf per linear foot of frontage for office. Maximum height of ground signs is 25 ft. Lot 4 allowed 200 sf of display surface area.

Lots 5 and 6: 2 per lot limited to 1 sf per linear foot of frontage for commercial and 0.2 sf per linear foot of frontage for office. Maximum height of ground signs is 25 ft.

Wall Signs: For commercial uses, 2 sf per linear foot of wall to which they are affixed. One wall sign is allowed for office uses at a maximum size of 0.2 sf per linear foot of frontage if no ground sign is on the lot.

No business ground sign shall be located within 150 ft of the north boundary of the PUD.

All ground signs shall be separated by at least 100 ft with the exception that for the eastern portion of Lot 5 (current Metro by T-Mobile location) may be separated by 68 ft from other ground signs.

No open-air storage, display of merchandise offered for sale nor loading area shall be located within 300 ft of the north boundary of the PUD.

No loading area or received dock is allowed on the north side of buildings on Lots 1 and 2.

A screening fence meeting the requirements of Section 212 of the City of Tulsa Zoning Code shall be erected along the northern boundary of the PUD.

The façade of exterior walls of buildings in the PUD shall not be made of metal sheeting nor shall the front of buildings be faced with standard concrete block. All sides of buildings shall have a similar exterior painting scheme.

No tractor-trailer trucks or portions thereof shall be stored nor truck trailers used for storage of merchandise, supplies or other items within the PUD.

Parking areas shall be screened from abutting arterial streets by fences or peripheral berms and/or landscaping.

All trash, mechanical and equipment areas shall be screened from public view.

## PUD-470

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Original approval date: 6/18/1991

Located at the SEC E 66th St S and S Memorial Dr

Zoned OM

Land Area: 1.37 acres

Businesses located within PUD-470 and underlying zoning:

Vacant – OM

Minor Amendments:

PUD-470-1 – Approved 2/23/1996

Current Development Standards:

**Development Area A:** No longer applicable. Development Area A standards were revised via major amendment and are now part of PUD-470-A, included in this report.

**Development Area B:**

Allowable Uses: Use Unit 12 *Eating Establishments other than Drive-Ins*, excluding bars, taverns, clubs, pool halls and dance halls

Maximum Floor Area: 9,500 sf

Maximum Height: 30 ft

Minimum Building Setbacks:

From centerline of Memorial: 150 ft

From centerline of 66th St: 100 ft

From east boundary: 65 ft

From south boundary of the Development Area: 20 ft

Parking Ratios: As applicable to the Use Unit

Minimum Interior Landscaped Open Space: 20% of net lot area

Signs:

Ground Signs: One along Memorial Drive not to exceed 15 ft in height and 100 sf in display surface area. The ground sign shall be setback at least 110 ft from the centerline of 66th St.

Wall Signs: Only permitted on the south and west sides of the building and shall not exceed 1 sf of display surface area for each lineal foot of building wall to which the sign is affixed.

Parking Areas are to be screened from residential areas to the north and Memorial Dr by peripheral berms and/or landscaping.

## **PUD-470-A**

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Original approval date: 3/5/2015

Located at the NEC E 68th St S and S Memorial Dr

Zoned CS

Land Area: 3.57 acres

Businesses located within PUD-470-A and underlying zoning:

Discount Tire – CS

MedWise Urgent Care - CS

Minor Amendments:

None

Current Development Standards:

Allowable Uses: Those uses permitted by right and exception within the Commercial Shopping (CS) district, excluding sexually oriented businesses as defined by the City of Tulsa Zoning Code.

Maximum Floor Area: 50,000 sf

Minimum Lot Width (South Memorial Drive: 50 ft

Maximum Building Height: 35 ft

Minimum Off-Street Parking: As set forth by applicable use. Cross access and parking shall be permitted for all lots within PUD-470A. The remainder of PUD-470 will also be allowed through a cross parking and access through PUD-470-A

Minimum Building Setbacks:

From South Memorial Right-of-Way: 25 ft

From East Property Line: 25 ft

From North Development Area Line: 25 ft

From East 68th Street Right-of-Way: 15 ft

Landscape Standards: Within the street yard, trees will be installed and maintained in the landscape edge between the parking and street right-of-way with a maximum spacing of 30 feet except at driveway connections to South Memorial Drive or East 68th Street South. In addition to the street yard trees, all landscaping will meet or exceed the standards defined in the landscape chapter of the Tulsa Zoning Code and will include a minimum of 10% landscape area outside the street yard and 15% minimum landscape area in the street yard.

Signs: Signs shall be installed in accordance with the City of Tulsa Zoning Code.

Parking Lighting: Exterior lighting shall be in conformance with the Tulsa Zoning Code except that light poles shall be limited to sixteen feet in height and shall be pointed down and away from the boundary of PUD-470-A

Trash Enclosures: Shall be gated and screened in order to prohibit loose trash from leaving the enclosed area.

## **PUD-479**

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Original approval date: 1/23/1992

Located East of the NEC E 71st St S and S 89th E Ave

Zoned CS

Land Area: 3.47 acres

Businesses located within PUD-470-A and underlying zoning:

Ashley Home Store – CS

Minor Amendments:

PUD-479-1 – Approved 3/18/1992

Current Development Standards:

### **Development Area A:**

Allowable Uses: As permitted by right in the CS district

Maximum Floor Area: 31,500 sf

Maximum Building Height: 38 ft

Minimum Building Setbacks:

From centerline of 71st St: 120 ft

From West boundary: 50 ft

From East boundary: 20 ft

From North boundary: 0 ft

Parking Ratio: As provided within the applicable use unit

Minimum Interior Landscaped Open Space: 11% of net area

Signs:

Ground Signs: Shall be limited to one with a maximum height of 15 ft and 192 sf of display surface area.

Wall or Canopy Signs: Shall be limited to 1.5 sf of display surface area per lineal foot of building wall to which the signs are affixed. Wall or canopy signs shall only be allowed on the south side of the building with the exception of directional signs. All wall or canopy signs shall not exceed the height of the building.

**Development Area B:** No longer applicable. Development Area A standards were revised via major amendment and are now part of PUD-479-A, included in this report.

## **PUD-479-A**

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Original approval date: 2/17/2019

Located at the NEC E 71st St S and S 89th E Ave

Zoned CS

Land Area: 1.53 acres

Businesses located within PUD-470-A and underlying zoning:

BJ's Restaurant & Brewhouse – CS

Minor Amendments:

None

Current Development Standards:

Allowable Uses: As permitted by right in the CS district

Maximum Floor Area: 15,000 sf

Maximum Building Height: 30 ft

Minimum Building Setbacks:

From centerline of 71st St: 120 ft

From West boundary: 50 ft

From East boundary: 20 ft

From North boundary: 0 ft

Parking Ratio: As provided within the applicable use unit

Minimum Interior Landscaped Open Space: 11% of net area

Signs:

Ground Signs: Shall be limited to one with a maximum height of 25 ft and 150 sf of display surface area.

Wall or Canopy Signs: Shall be limited to 1 sf of display surface area per lineal foot of building wall to which the signs are affixed. All wall or canopy signs shall not exceed the height of the building.



## **PUD-481**

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Original approval date: 2/20/1992

Located on the northwest corner of E 71st St S and Hwy 169

Zoned CS/CO

Land Area: 22.5 acres

Businesses located within PUD-481 and underlying zoning:

- Marketplace – CO
- Boot Barn – CO
- Joann Fabric and Crafts – CO
- Conn's Home Plus – CO
- Floor & Decor – CO
- JC Penny Home Store – CO
- Best Buy – CO
- PetSmart – CO
- Northern Tool & Equipment – CO
- Party City – CO
- Moody's – CS
- Quizno's – CS
- Verizon – CS
- Braum's – CS
- Bank of America - CS

Minor Amendments:

- PUD-481-1 – Approved 7/22/1992
- PUD-481-2 – Approved 8/26/1992
- PUD-481-3 – Approved 10/28/1992
- PUD-481-4 – Approved 11/24/1993
- PUD-481-5 – Approved 8/24/1994
- PUD-481-6 – Approved 9/14/1994
- PUD-481-7 – Approved 1/25/1995
- PUD-481-8 – Approved 9/20/1995
- PUD-481-9 – Approved 8/7/1996
- PUD-481-10 – Approved 5/14/1997
- PUD-481-11 – Approved 8/27/2008
- PUD-481-12 – Withdrawn 6/17/2020
- PUD-481-13 – Approved 12/16/2020

Current Development Standards:

### **Development Area A:**

Allowable Uses: As permitted by right in a CS district

Allowable floor area: 365,000 sf

Maximum Building Height: 35 ft (48 ft allowed for space currently occupied by Best Buy)

Setbacks:

- From Centerline of E 71st St S: 200 ft
- From Expressway right-of-way: 75 ft

From west boundary: 75 ft  
From north boundary: 50 ft

Minimum Parking: As required by the applicable Use Unit

Landscape Area: 10% of lot

Signs:

Wall signs shall be limited to 3 sf per linear foot of building wall to which attached.

**Development Areas B thru D:**

Allowable Uses: As permitted by right in a CS district

Allowable floor area:

Area B: 9,040 sf  
Area C: 8,000 sf  
Area D1: 8,000 sf  
Area D2: 8,000 sf

Maximum Building Height: 35 ft

Setbacks:

From Centerline of E 71st St S: 110 ft  
From Expressway right-of-way: 50 ft  
From west boundary: 40 ft (17.5 ft for Development Area B)  
From north boundary: 10 ft

Minimum Parking: As required by the applicable Use Unit

Landscape Area: 10% of lot

Signs:

Wall signs shall be limited to 3 sf per linear foot of building wall to which attached.

Development Standards applicable to all development areas:

Signs:

Lot 1, Block 1: One shopping center identification ground sign with a maximum height of 40 ft and 500 sf in area located in the northeast corner of the lot and one additional ground sign with a maximum height of 20 ft and 180 sf in area.

Lots 2 and 3, Block 1: No Ground Signs

Lot 4, Block 1: Two ground signs, one a shopping center identification sign with a maximum height of 40 ft and 50 sf in area and one Lot 4 tenant sign with a maximum height of 25 ft and 75 sf in area.

Lot 5, Block 1: Two ground signs permitted, one with a maximum height of 25 ft and the other with a maximum height of 20 ft. Total area for both signs limited to 96 sf.

Lot 6, Block 1: One ground sign per lot having a maximum height of 25 ft and 75 sf in area.

Lot 1, Block 2: One ground sign per lot having a maximum height of 25 ft and 175 sf in area.

## **PUD-489**

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Original approval date: 5/21/1992

Located on the northeast corner of E 71st St S and S Mingo Rd

Zoned CS/CO

Land Area: 34 acres

Businesses located within PUD-481 and underlying zoning:

- Mardel – CO
- Hobby Lobby – CO
- Venue 68 - CO
- The Tile Shop – CO
- Guitar Center – CO
- Pan-Asia Supermarket – CO
- Bed Bath & Beyond – CS/CO
- Dick's Sporting Goods – CS
- Panda Express – CS
- El Chico – CS
- Golden Corral – CS
- Zaxby's – CO/CS

Minor Amendments:

- PUD-489-1 – Approved 2/17/1993
- PUD-489-2 – Approved 12/22/1993
- PUD-489-3 – Approved 4/27/1994
- PUD-489-4 – Approved 6/1/1994
- PUD-489-5 – Approved 1/18/1995
- PUD-489-6 – Denied 5/24/1995
- PUD-489-7 – Approved 9/3/2003
- PUD-489-8 – Approved 1/5/2005
- PUD-489-9 – Approved 9/21/2005
- PUD-489-10 – Approved 6/20/2007
- PUD-489-11 – Approved 9/7/2010
- PUD-489-12 – Approved 5/18/2011

Current Development Standards:

### **Lot 1:**

Allowable Uses: Principal and accessory uses as permitted by right in CS district.

Maximum Building Area: 47,147 sf

Parking Required: 170 spaces

Maximum Building Height: 40 ft

Setbacks:

- From south boundary: 60 ft
- From north boundary: 60 ft
- From east boundary: 60 ft

Minimum Landscape: 10%

Signs: As permitted by Section 1103.B.2 of the City of Tulsa Zoning Code.

### **Lot 2:**

Allowable Uses: Principal and accessory uses as permitted by right in CS district.  
Maximum Building Area: 33,000 sf  
Parking Required: 143 spaces  
Maximum Building Height: 35 ft  
Setbacks: From north boundary: 60 ft  
Signs: As permitted by Section 1103.B.2 of the City of Tulsa Zoning Code.

**Lot 3:**

Allowable Uses: Principal and accessory uses as permitted by right in CS district.  
Maximum Building Area: 109,800 sf (4,000 sf for Lot 3A)  
Parking Required: 488 spaces  
Maximum Building Height: 40 ft  
Setbacks: From centerline of S Mingo Rd: 200 ft for principal structures and 100 ft for accessory open air structures.  
Minimum Landscape: 10%  
Signs: As permitted by Section 1103.B.2 of the City of Tulsa Zoning Code.

**Lot 4:**

Allowable Uses: Principal and accessory uses as permitted by right in CS district.  
Maximum Building Area: 11,000 sf  
Parking Required: 106  
Maximum Building Height: 24 ft  
Setbacks: From north, east and south boundaries: 30 ft  
Minimum Landscape: 10%  
Signs: As permitted by Section 1103.B.2 of the City of Tulsa Zoning Code.

**Lot 5:**

Allowable Uses: Principal and accessory uses as permitted by right in CS district.  
Maximum Building Area: 7,000 sf  
Parking Required: 53 spaces  
Maximum Building Height: 24 ft  
Setbacks:  
    From north and east boundaries: 30 ft  
    From centerline of E 71st St: 110 ft  
Minimum Landscape: 10%  
Signs: As permitted by Section 1103.B.2 of the City of Tulsa Zoning Code.

**Lot 6:**

Allowable Uses: Principal and accessory uses as permitted by right in CS district.  
Maximum Building Area: 196,931 sf (3,769 sf for Lot 6A)  
Parking Required: 782 spaces  
Maximum Building Height: 40 ft  
Setbacks:  
    From centerline of E 71st St: 110 ft  
    From east boundary: 60 ft  
Minimum Landscape: 10%  
Signs: As permitted by Section 1103.B.2 of the City of Tulsa Zoning Code.

## **PUD-498**

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Original approval date: 6/3/1993

Located east of the southeast corner of E 71st St S and S Mingo Rd

Zoned CS/OM

Land Area: 11.5 acres

Businesses located within PUD-498 and underlying zoning:

Home Depot – CS/OM

Minor Amendments:

PUD-498-1 – Approved 10/11/1995

PUD-498-2 – Approved 8/12/1998

Current Development Standards:

Lot 1, Block 1:

Allowable Uses: As permitted by right within a CS district except Use Unit 12a – Adult Entertainment Establishments and Dance Halls prohibited.

Allowable Floor Area: 135,000 sf

Maximum Building Height: 41 ft

Minimum Building and outdoor display of merchandise setback:

From centerline of 71st St: 110 ft

From west and east lot boundaries: 50 ft

From south lot boundary: 40 ft

Minimum Landscape Open Space: 10%

Maximum Permitted Signage:

Ground Signs – one is permitted on the 71st St frontage with a maximum height of 25 ft and maximum display surface area of 200 sf.

Wall Signs – Permitted on the west, north and east walls and shall not exceed 1 ½ sf of display surface area per lineal foot of building wall to which attached.



## **PUD-498-B**

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Original approval date: 2/22/2001

Located at the southeast corner of E 73rd St S and S 101st E Ave

Zoned CO

Land Area: 1.24 acres

Businesses located within PUD-498-B and underlying zoning:

Candlewood Suites – CO

Minor Amendments:

None

Current Development Standards:

Allowable Uses: Use Unit 19 – *Hotel, Motel and Recreation Facilities*, limited to hotel only, excluding bars, restaurants or retail uses.

Maximum Building Floor Area: 35,000 sf

Maximum Building Height: 3 stories, however no greater than 40 ft.

Off Street Parking: As required for the use by the Tulsa Zoning Code

Maximum Number of Hotel Rooms: 60, plus one resident manager's apartment unit.

Minimum Building Setbacks:

From centerline of E 73rd St S: 85 ft

From centerline of S 101st E Ave: 85 ft

From other PUD Boundaries: 17.5 ft

Landscape Open Space and Screening:

A six foot screening wall or fence shall be provided along the west and south boundaries of the PUD. A minimum of 25% of the net land area shall be improved as internal landscaped open space.

Signs:

Ground – One is permitted on S 101st E Ave frontage not to exceed 25 ft in height nor 150 sf of display surface area.

Wall – Permitted on north and east facing walls of buildings, not to exceed 2 sf of display surface area for each lineal foot of building wall to which attached.

## **PUD-498-D**

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Original approval date: 2/24/2021

Located west of the southeast corner of E 71st St S and S 101st E Ave

Zoned: OMH

Land Area: 3.1 acres

Businesses located within PUD-498 and underlying zoning:

Former Babies R Us – OMH

Minor Amendments:

None

Current Development Standards:

Allowable Uses: Mini-Storage, excluding outdoor storage and as permitted by right within a CS district except Use Unit 12a – Adult Entertainment Establishments and Dance Halls prohibited.

Maximum Building Floor Area: 130,000 sf

Maximum Building Height: 40 ft

Setbacks:

From centerline of 71st St S: 110 ft

From west boundary: 24 ft

From east boundary: 11 ft

From south boundary: 25 ft

Minimum Landscape Open Space: 10%

Signs:

Ground: Two signs are permitted on the 71st St frontage. One with a maximum height of 25 ft and 150 sf in display surface area and one with a maximum height of 6 ft and display surface area of 71 sf. One ground sign along the southern boundary with a maximum height of 6 ft and 40 sf in display surface area.

Wall: Only permitted on north, south and west walls and shall not exceed ½ sf per lineal ft of building wall to which attached.

## PUD-507

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Original approval date: 2/10/1994

Located South of E 71st St S midway between S 85th E Ave and S 92nd E Ave

Zoned CS/RM-1

Land Area: 24.32 acres

Businesses located within PUD-507 and underlying zoning:

- Barnes and Noble – CS
- Torrid – RM-1
- Versona – RM-1
- Ulta – RM-1
- Nordstrom Rack – RM-1
- Old Navy – RM-1
- Kirklands – RM-1
- Five Below – CS/RM-1
- Metro Show Warehouse – CS/RM-1
- On The Border Grill & Cantina – CS
- 89 East Apartments – RM-1

Minor Amendments:

- PUD-507-1 – Approved 4/27/1994
- PUD-507-2 – Approved 10/12/1994
- PUD-507-3 – Withdrawn 12/14/1994
- PUD-507-4 – Approved 3/8/1995
- PUD-507-5 – Approved 3/15/1995
- PUD-507-6 – Approved 11/1/1995
- PUD-507-7 – Approved 2/7/1996
- PUD-507-8 – Approved 1/28/1998

Current Development Standards:

**Development Area A** – Shopping:

Allowable Uses: As permitted by right in a CS district, except dance hall and Use Unit 12a *Adult Entertainment Establishments* shall be in the north 400 feet.

Maximum Floor Area: 152,443 sf total

Lot 1 (On the Border site): 7,683 sf

Lot 2 (Remainder of Dev Area A): 144,760 sf

Maximum Building Height:

Ceiling: 30 ft

Parapet on front of building: 42 ft

Minimum Building Setbacks:

From centerline of E 71st St S: 110 ft

From west boundary: 20 ft

From east boundary: 50 ft

From south boundary of Dev. Area A: 50 ft

Minimum Off-Street Parking: As required by applicable Use Unit

Minimum Landscape Open Space: 10%

Signs:

- a. Ground signs shall be limited to the 71st St frontage and shall not exceed one monument sign for the multifamily in Development Area B up to 6 ft in height and 32 sf of display surface area. Three signs for businesses in Development Area A up to 25 ft in height and 125 sf of display surface area each.
- b. Wall or canopy signs are permitted up to 1.5 sf of display surface area per lineal foot of building wall to which the sign is affixed except 2 sf of display surface area per lineal foot of building wall to which the sign is affixed for building currently containing Five Below and Metro Shoe Warehouse and 2 sf of display surface area per lineal foot of building wall to which the sign is affixed for southern most building in Dev Area A, limited to north face only, otherwise standard allocation to other sides of building. No wall signs shall be affixed to the south or east building wall of any wall greater than 600 ft from the centerline of 71st St.

**Development Area B – Multifamily**

Allowable Uses: Use Unit 8 *Multifamily Dwelling and Similar Uses* and customary accessory uses

Maximum Number of Dwelling Units: 240

Minimum Livability Space per Dwelling Unit: 600 sf

Maximum Building Height: 48 ft

Maximum Stories: 3

Minimum Building Setbacks:

From north boundary of Dev. Area B: 20 ft (25 ft required for 3 story units)

From east boundary: 50 ft

From south boundary: 10 ft (30 ft required for 3 story units)

From west boundary: 20 ft (25 ft required for 3 story units)

Other Bulk and Area Requirements: As required in RM-1 district

Signs: No wall or ground signs permitted

## **PUD-512**

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Original approval date: 5/19/1994

Located on the southwest corner of E 71st St S and S Garnett Rd

Zoned CS/OL

Land Area: 6.2 acres

Businesses located within PUD-512 and underlying zoning:

Bob Mills Furniture – CS/OL

Seventy First Wine & Spirits – CS

Super Nails – CS

Kum & Go - CS

Minor Amendments:

None

Current Development Standards:

### **Development Area A:**

Allowable Uses: Use Unit 11 – Offices, Studios and Support Services, Use Unit 12 – Eating Establishments Other Than Drive-Ins, Use Unit 13 – Convenience Goods and Services, Use Unit 14 – Shopping Goods and Services

Allowable floor area: 60,000 sf

Maximum Building Height: 35 ft

Setbacks:

From Centerline of E 71st St S: 110 ft

From Centerline of S Garnett Rd: 100 ft

From west boundary: 35 ft

From south boundary: 35 ft

From east interior boundary: 0 ft

Minimum Parking: As required by the applicable Use Unit

Landscape Area: 10% of lot

Signs:

- a. Ground Signs: One on E 71st St S and one on S Garnett Rd not to exceed 25 ft in height nor 150 sf in area per sign.
- b. 1.5 sf per lineal foot of building wall to which attached, except no wall signs on the south and west facing walls.

### **Development Area B:**

Allowable Uses: Uses permitted by right in the CS district

Allowable floor area: 9,000 sf

Maximum Building Height: 35 ft

Setbacks:

From Centerline of E 71st St S: 110 ft

From Centerline of S Garnett Rd: 100 ft

From west boundary: 0 ft



From south boundary: 0 ft

Minimum Parking: As required by the applicable Use Unit

Landscape Area: 10% of lot

Signs:

- a. Ground Signs: One on E 71st St S and one on S Garnett Rd not to exceed 25 ft in height nor 125 sf in area per sign if two signs are used, 150 sf if one sign is used.
- b. As provided in Section 1103.B.2 (2 sf per lineal foot of building wall to which attached)

**Development Area C:**

Allowable Uses: Uses permitted by right in the CS district

Allowable floor area: 6,000 sf

Maximum Building Height: 35 ft

Setbacks:

From Centerline of S Garnett Rd: 100 ft

From west boundary: 0 ft

From south boundary: 60 ft

From north boundary 30 ft

Signs:

- a. Ground Signs: One ground sign not to exceed 25 ft in height nor 100 sf in area per sign.
- b. 1.5 sf per lineal foot of building wall to which attached, except no wall signs on the south and west facing walls.

## **PUD-521**

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Original approval date: 1/12/1995

Located on the southwest corner of E 71st St S and Hwy 169

Zoned CS/RM-2

Land Area: 22.5 acres

Businesses located within PUD-521 and underlying zoning:

Lowe's – CS/RM-2

Panera Bread – CS/RM-2

Krispy Kreme - CS

Tropical Smoothie Cafe – CS

Staples – CS/RM-2

Minor Amendments:

PUD-521-1 – Approved 11/29/1995

PUD-521-2 – Approved 9/15/1999

PUD-521-3 – Approved 12/7/2010

PUD-521-4 – Approved 7/15/2015

Current Development Standards:

### **Development Area A:**

Allowable Uses: Use Unit 11 – Offices, Studios and Support Services, Use Unit 12 – Eating Establishments Other Than Drive-Ins, Use Unit 13 – Convenience Goods and Services, Use Unit 14 – Shopping Goods and Services, Use Unit 16 – Mini-Storage and customary accessory uses

Allowable floor area: 8,000 sf

Minimum Parking: As required by the applicable Use Unit

Maximum Building Height: One story not exceeding 25 ft

Setbacks:

From Centerline of E 71st St S: 110 ft

From S 101st E Ave ROW: 25 ft

From west boundary of Area A: 17.5 ft

Landscape Area: 10% of lot

Signs:

- d. Ground Signs: Limited to one with a maximum of 160 sf of display surface area and 25 ft in height
- e. Wall signs shall be permitted not to exceed 1.5 sf of display surface area per linear foot of building wall to which attached. The length of a wall sign shall not exceed 75% of the frontage of the building.

### **Development Area B:**

Allowable Uses: Use Unit 11 – Offices, Studios and Support Services, Use Unit 12 – Eating Establishments Other Than Drive-Ins, Use Unit 13 – Convenience Goods and Services, Use Unit 14 – Shopping Goods and Services, Use Unit 16 – Mini-Storage and customary accessory uses

Allowable floor area: 6,500 sf

Minimum Parking: As required by the applicable Use Unit

Maximum Building Height: One story not exceeding 25 ft

Setbacks:

From Centerline of E 71st St S: 110 ft

From S 101st E Ave ROW: 25 ft

From east boundary of Area B: 25 ft

From north boundary of Area D: 25 ft

Landscape Area: 10% of lot

Signs:

- a. One center and tenant identification ground sign shall be permitted with a maximum of 450 sf of display surface area and 35 ft in height if set back an additional 10 ft as required by the zoning code.
- b. One ground sign 25 ft in height with 160 sf of display surface area.
- c. Wall signs shall be permitted not to exceed 1.5 sf of display surface area per linear foot of building wall to which attached. The length of a wall sign shall not exceed 75% of the frontage of the building.
- d. One monument sign shall be permitted with a maximum of 64 sf of display surface area and 6 ft in height.

#### **Development Area C:**

Allowable Uses: Use Unit 11 – Offices, Studios and Support Services, Use Unit 12 – Eating Establishments Other Than Drive-Ins, Use Unit 13 – Convenience Goods and Services, Use Unit 14 – Shopping Goods and Services, Use Unit 16 – Mini-Storage and existing carpet installation business and customary accessory uses.

Allowable floor area: 25,000 sf

Minimum Parking: As required by the applicable Use Unit

Maximum Building Height: 25 ft. Architectural elements and business logos may exceed maximum height with detail site plan approval

Setbacks:

From Centerline of E 71st St S: 110 ft

From easternmost boundary of Area C: 17.5 ft

From west boundary of Area C: 25 ft

From north boundary of Area D: 25 ft

Landscape Area: 10% of lot

Signs:

- a. Two ground signs shall be permitted with a maximum height of 25 ft and a maximum display surface area of 150 sf each.
- b. Wall signs shall be permitted not to exceed 1.5 sf of display surface area per linear foot of building wall to which attached. The length of a wall sign shall not exceed 75% of the frontage of the building.

**Development Area D:**

Allowable Uses: Use Unit 11 – Offices, Studios and Support Services, Use Unit 12 – Eating Establishments Other Than Drive-Ins, Use Unit 13 – Convenience Goods and Services, Use Unit 14 – Shopping Goods and Services, and vehicular repair and service except body repair or painting and customary accessory uses.

Allowable floor area: 285,000 sf

Minimum Parking: As required by the applicable Use Unit

Maximum Building Height: 35 ft. Architectural elements and business logos may exceed maximum height with detail site plan approval

Maximum Parapet Wall Height: 50 ft (No more than 250 linear feet per detailed site plan)

**Setbacks:**

From S 101st E Ave ROW: 25 ft

From easterly boundary of Area D: 40 ft

From south boundary of Area D: 40 ft

From southern boundaries of Areas B and C: 300 ft

Landscape Area: 10% of lot

**Signs:**

- a. One ground sign shall be permitted with a maximum of 400 sf of display surface area and 50 ft in height.
- b. Wall signs shall be permitted not to exceed 1.5 sf of display surface area per linear foot of building wall to which attached. The length of a wall sign shall not exceed 75% of the frontage of the building.

## **PUD-521-A**

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Original approval date: 2/29/1996

Located on the southwest corner of E 71st St S and Hwy 169

Zoned CS

Land Area: 2.28 acres

Businesses located within PUD-521-A and underlying zoning:

Mathis Sleep Center – CS

Appliance Solutions – CS

Minor Amendments:

None

Current Development Standards:

Same as Development Area C of PUD-521. PUD-521-A added Use Unit 4 – *Public Protection & Utility Facilities* as an allowable use within Development Area C.



## **PUD-567**

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Original approval date: 10/16/1997

Located on the southeast corner of E 71st St S and Hwy 169

Zoned CO

Land Area: 31.5 acres

Businesses located within PUD-567 and underlying zoning:

- Cinemark Tulsa – CO
- Fish Daddy's – CO
- Cheddars - CO
- Craving Crab – CO
- Woodland Park Apartment Homes – CO
- Yale Cleaners - CO

Minor Amendments:

- PUD-567-1 – Approved 9/16/1998
- PUD-567-2 – Approved 3/24/1999
- PUD-567-3 – Approved 5/17/2000
- PUD-567-4 – Approved 10/25/2000
- PUD-567-5 – Approved 11/7/2001
- PUD-567-6 – Withdrawn 8/21/2002
- PUD-567-7 – Approved 2/18/2004
- PUD-567-8 – Denied 11/3/2004
- PUD-567-9 – Approved 11/17/2004

Current Development Standards:

### **Development Area A:**

Allowable Uses: Use Unit 10 – Off-Street Parking, Use Unit 11 – Offices, Studios and Support Services, Use Unit 12 – Eating Establishments Other Than Drive-Ins, Use Unit 13 – Convenience Goods and Services, Use Unit 14 – Shopping Goods and Services and uses customarily accessory to permitted principal uses.

Allowable floor area: 50,000 sf

Minimum Parking: As required by the applicable Use Unit

Maximum Building Height: One story not exceeding 25 ft

Setbacks:

- From Centerline of E 71st St S: 135 ft
- From west boundary of Area A: 20 ft
- From east boundary of Area A: 40 ft
- From south boundary of Area A: 10 ft

Landscape Area: 10% of lot

Minimum Lot Frontage on 71st St: 150 ft

Maximum Access Points on 71st St: 3

Signs:

- a. Ground Signs: Limited to two for each lot along E 71st St S frontage with a maximum of 160 sf of display surface area and 25 ft in height.
- b. Wall signs shall be permitted not to exceed 1.5 sf of display surface area per linear foot of building wall to which attached. The length of a wall sign shall not exceed 75% of the frontage of the building.
- c. One monument sign shall be permitted at the northeast corner of Development Area A with a maximum of 64 sf of display surface area and 6 ft in height.
- d. A 31.2 sf projecting sign is allowed for the Fish Daddy's building.

**Development Area B:**

Allowable Uses: Use Unit 10 – Off-Street Parking, Use Unit 11 – Offices, Studios and Support Services, Use Unit 12 – Eating Establishments Other Than Drive-Ins, Use Unit 13 – Convenience Goods and Services, Use Unit 14 – Shopping Goods and Services, Use Unit 19 – Hotel, Motel and Recreation Facilities (limited to motion picture theaters and video/electronic games only) and uses customarily accessory to permitted principal uses.

Allowable floor area:

110,000 sf for movie theater

150,000 sf for other uses

Minimum Parking: As required by the applicable Use Unit

Maximum Building Height:

52 ft for Movie Theater

35 ft for other uses

(Architectural elements may exceed maximum building height with Detailed Site Plan Approval)

Setbacks:

From north boundary of Area B: 450 ft for movie theater, 60 ft for other uses

From west boundary of Area B: 20 ft

From south boundary of Area B: 150 ft for movie theater, 75 ft for other uses

From east boundary of Area B: 60 ft

Landscape Area: 10% of lot

Signs:

- a. Two marquee ground signs shall be permitted immediately in front of the north entry to the theater complex with a total maximum surface display area of 500 square feet and maximum height of 20 feet each. No marquee wall signs are allowed on any building walls and wall signage on the north-facing wall shall not exceed 2 square feet per lineal foot of building wall.
- b. No Wall signs on the west wall within 214 ft of the south boundary of Development Area B except one wall sign not to exceed 148 sf in display surface area and an output of no more than 20 foot-candles shall be allowed.
- c. No ground signs are allowed at either collector street entry of Development Area B.

Lighting:

Light standards and building mounted lights for Development Area B shall not exceed 35 ft in height and shall be hooded and directed downward and away from the south and east boundaries of Development Area B. Light standards and building mounted lights within the south 150 ft of Area B shall not exceed 16 ft in height. No lighted decorative features shall be visible from the south boundary of the PUD nor the west boundary of Development Area D.

Building Façade:

The exterior building materials of all buildings in Area B shall be of a similar masonry, stucco or artificial stucco material and shall be similar on all sides of the buildings. Elevation drawings of all sides of buildings, specifying exterior materials, shall be submitted for approval at the time of Detail Site Plan approval.

**Bulk Trash Container Setbacks:**

All bulk trash containers shall be compactors and shall be set back a minimum of 150 feet from the south and east boundaries of Area B and in a masonry enclosure.

**Exterior Noise and Access:**

No exterior speakers are permitted in Area B. All public entrances to buildings if on the south, west or east sides of a building shall be at least 250 feet north of the south boundary of Area B.

**Screening and Buffering:**

An eight ft high or greater screening wall or fence shall be provided along the entire southern boundary of Development Area B and constructed with all braces and supports on the south side of the fence. Also, a six-foot screening wall or fence shall be provided along the west and east boundaries of these parking, loading or paved vehicular access areas when such areas are within 200 feet of the south boundary of Area B. When Development Area D is developed with multifamily dwellings, this screening wall or fence shall be extended along the entire west boundary of Development Area D. A landscaped buffer strip shall be provided between the single-family dwelling to the south and this Development area. The exact location and design of this buffer strip shall be determined by TMAPC during the Landscape Plan approval process.

**Development Area C:**

Allowable Uses: Uses permitted as a matter of right in Use Unit 10 – *Off-Street Parking*, Use Unit 11 – *Offices, Studios and Support Services*, Use Unit 12 – *Eating Establishments Other Than Drive-Ins*, Use Unit 13 – *Convenience Goods and Services*, Use Unit 14 – *Shopping Goods and Services*, Use Unit 19 – *Hotel, Motel and Recreation Facilities* and uses customarily accessory to permitted principal uses as well as Display, sale and servicing of scientific, business and office machines, equipment, furnishings and supplies, including occupancies such as cameras and photographic supplies, computers and data processing equipment, office furniture and equipment and dealer showrooms, office supplies and storage systems, computer software and servicing companies, medical and clinical equipment and supplies, mail services, telephone and communications systems supplies and services, banking support services such as clearing houses, business forms, dental supplies, decorating fabrics, wall coverings and accessories, gourmet food preparation supplies.

Allowable floor area: 130,000 sf

Minimum Parking: As required by the applicable Use Unit

Maximum Building Height: 35 ft (Architectural elements may exceed maximum building height with Detailed Site Plan Approval. The maximum building height for hotel/motel uses shall be determined with Detailed Site Plan Approval.)

**Setbacks:**

- From centerline of E 71st St: 110 ft
- From west boundary of Area C (collector street): 40 ft
- From south boundary of Area C: 35 ft
- From east boundary of Area C: 11 ft

Landscape Area: 10% of lot

Minimum Lot Frontage on 71st St: 150 ft

Maximum Access Points on 71st St: 3

Signs:

- a. Ground Signs: Limited to one for each lot along E 71st St S frontage with a maximum of 160 sf of display surface area and 25 ft in height
- b. Wall signs shall be permitted not to exceed 1.5 sf of display surface area per linear foot of building wall to which attached. The length of a wall sign shall not exceed 75% of the frontage of the building. No wall signs permitted on south facing walls within 150 ft of the south boundary of Area C.

Lighting:

Light standards for Development Area C shall not exceed 35 feet in height and shall be hooded and directed downward and away from the south boundary of Development Area C.

**Development Area D:**

Allowable Uses: Those uses permitted as a matter of right in use Unit 8 - *Multifamily Dwellings and Similar Uses* and uses customarily accessory to permitted uses.

Maximum number of dwelling units: 304

Maximum Building Height:

Within 150 ft of southern boundary of Area D – Two Stories nor more than 35 ft  
Remainder of Area D – three stories nor more than 45 ft

Minimum Parking: As required by the applicable Use Unit

Setbacks:

From north boundary of Area D (collector street): 25 ft  
From centerline of S Garnett Rd: 85 ft  
From south boundary of Area D: 50 ft  
From west boundary of Area D: 50 ft

Minimum Parking Setback: 25 ft from south boundary of Area D

Minimum Livability Space Per Dwelling Unit: 500 ft

Signs:

One ground sign on the South Garnett Road frontage and one ground sign on the collector street frontage not exceeding 32 square feet of display surface area each and 12 feet in height.

Screening and Buffering:

A six-foot screening wall or fence shall be provided along the entire southern boundary of Area D. A landscape buffer strip shall be provided between the single-family dwelling to the south and this Development Area. The exact location and design of this buffer strip shall be determined by TMAPC during the Landscape Plan approval process.

Lighting:

Light standards and building-mounted lights in Development Area D shall not exceed 25 feet in height except that those south of the southernmost buildings shall not exceed 12 feet in height. All lights shall be hooded and directed downward.

Access:

The primary accesses to developments in Area D shall be from the corridor collector street. At least two access points to the collector street shall be provided. One access to Garnett Road is permitted, which is designed primarily to serve the rental office and clubhouse area.

**Bulk Trash Containers:**

All bulk trash containers shall be screened from public view and located at least 300 feet from the south boundary of the PUD.

**Development Area E:**

Allowable Uses: Uses permitted as a matter of right in Use Unit 10 – *Off-Street Parking*, Use Unit 11 – *Offices, Studios and Support Services*, Use Unit 12 – *Eating Establishments Other Than Drive-Ins*, Use Unit 13 – *Convenience Goods and Services*, Use Unit 14 – *Shopping Goods and Services*, Use Unit 15 – Other Trades and Services limited to Dry Cleaning/Laundry only (laundry and dry cleaning not to exceed 5,000 sf) and uses customarily accessory to permitted principal uses.

Maximum Building Floor Area: 13,000 sf

Maximum Building Height: 25 ft

Minimum Parking: As required by the applicable Use Unit

**Setbacks:**

From north boundary of Area E (collector street): 35 ft

From centerline of S Garnett Rd: 100 ft

From south boundary of Area E: 25 ft

From west boundary of Area E: 25 ft

Landscape Area: 10% of lot

**Signs:**

- a. One ground sign along the South Garnett Avenue frontage shall be permitted with a maximum of 120 square feet of display surface area and a maximum of 25 feet in height, and shall be at least 150 feet north of the south boundary of Area E.
- b. Wall signs shall be permitted not to exceed two square feet of display surface area per lineal foot of building wall to which attached. No wall signs shall be permitted on the west faces of a building or canopy. A 32 sf wall sign is permitted on the south facing fascia for dry cleaner.

**Lighting:**

Exterior light standards shall not exceed 25 feet in height. All exterior light fixtures shall be hooded and shall direct light downward and away from the south and west boundaries of the development area.

**Access:**

Primary access to Area E shall be from the corridor collector street. Only one access is permitted onto Garnett Road and it shall be at least 50 feet from the south boundary of Area D.

**Development Area F:**

Allowable Uses: Stormwater drainage facility and landscape open space only.



## **PUD-567-A**

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Original approval date: 6/18/1998

Located on the southwest corner of E 71st St S and S 109th E Ave

Zoned CO

Land Area: 2.2 acres

Businesses located within PUD-567-A and underlying zoning:

Smashburger – CO

The Joint Chiropractic – CO

Jamba Juice - CO

Express – CO

Chuy's Mexican Food – CO

Minor Amendments:

PUD-567-A-1 – Approved 2/22/2001

Current Development Standards:

Same as Development Area A of PUD-567, with the exception of the addition of allowable use of Use Unit 17 – *Automotive and Allied Activities* limited to Motorcycle sales and service. No outdoor display, sale, service or storage of motorcycles shall be permitted. The area of the retail store space for display and service of motorcycles shall be limited to 30% of the gross area of the retail store space permitted within Lot 2, Block 1 Woodland Park Center. The maximum number of motorcycles displayed for sale at any one time shall not exceed 20.

## **PUD-567-C**

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Original approval date: 2/18/1999

Located on the southeast corner of E 71st St S and S 109th E Ave

Zoned CO

Land Area: 10 acres

Businesses located within PUD-567-C and underlying zoning:

Chipotle Mexican Grill – CO

T-Mobile – CO

Petland of Tulsa – CO

Sport Clips – CO

Fed-Ex Office – CO

IHOP – CO

Wendy's – CO

Springhill Suites – CO

Residence Inn – CO

Staybridge Suites - CO

Minor Amendments:

PUD-567-C-1 – Approved 9/22/1999

PUD-567-C-2 – Approved 5/3/2000

PUD-567-C-3 – Approved 11/1/2000

PUD-567-C-4 – Approved 2/2/2005

Current Development Standards:

Same as Development Area C of PUD-567, with the exception of the allowable use of Use Unit 17 – *Automotive and Allied Activities* limited to Automobile tire and wheels store, suspension and muffler repair service as well as light repair and service of new and uses motor vehicles within an enclosed building and sale of parts and accessories and other such items incidental to light motor vehicle repair and service and customary accessory uses. Signs revised for tract C-3 to allow one additional ground sign, limited to 40 sf in area and 5 ft in height, a maximum of 179 sf of display surface area for all ground signs in Tract C-3 and one ground sign shall be allowed 34 ft in height in Tract C-3. Increased Maximum Building Floor Area to 200,000 sf.

## **PUD-567-D**

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Original approval date: 3/4/2004

Located east of the southeast corner of E 71st St S and S 109th E Ave

Zoned CO

Land Area: 1 acre

Businesses located within PUD-567-D and underlying zoning:

Broken Arrow Beauty College – CO

Minor Amendments:

None

Current Development Standards:

Same as Development Area C of PUD-567 and PUD-567-C with the addition of allowing Use Unit 15 – *Other Trades and Services* limited to Cosmetology School.

## PUD-601

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Original approval date: 2/11/1999

Located on the northeast corner of E 71st St S and Hwy 169

Zoned CO

Land Area: 40.6 acres

Businesses located within PUD-601 and underlying zoning:

Target – CO

Raising Cains – CO

Fuddruckers - CO

Renaissance Hotel – CO

Minor Amendments:

PUD-601-1 – Approved 11/17/1999

PUD-601-2 – Approved 4/26/2000

PUD-601-3 – Approved 5/15/2002

Current Development Standards:

### **Development Area A-1:**

Allowable Uses: Uses permitted as a matter of right in Use Unit 10 – *Off-Street Parking*, Use Unit 11 – *Offices, Studios and Support Services*, Use Unit 12 – *Eating Establishments Other Than Drive-Ins*, Use Unit 13 – *Convenience Goods and Services*, Use Unit 14 – *Shopping Goods and Services* and uses customarily accessory to permitted principal uses.

Allowable floor area: 222,500 sf for Use Units 12, 13 & 14, 84,000 sf for Use Unit 11

Maximum Building Land Coverage per lot (all uses): 30%

Maximum Building Height: 35 ft for Use Units 12, 13 & 14, 52 ft for Use Unit 11

Setbacks:

From Centerline of E 71st St S: 135 ft

From east boundary: 40 ft

From west boundary: 20 ft

From north boundary: 60 ft

Internal lot side yards to be established by Detail Site Plan

Minimum Lot Frontage on E 71st St: 150 ft

Maximum Access Points on E 71st St: 2

Minimum Parking: As required by the applicable Use Unit

Landscape Area: 10% of lot

Signs:

- a. One ground sign shall be permitted for each lot on the East 71 st Street frontage with a maximum of 150 square feet of display surface area and 25 feet in height.
- b. Wall signs shall be permitted not to exceed 2.0 square feet of display surface area per lineal foot of building wall to which attached. The length of a wall sign shall not exceed 75% of the frontage of the building.

- c. One business sign shall be permitted along the Mingo Valley Expressway right-of-way with a maximum of 335 square feet of display surface area and 40 feet in height; the business sign shall be set back a minimum of 10 feet from the Expressway right-of-way.
- d. A projecting sign shall be permitted on Lo2, Block 1 provided that the total display surface area of the projecting sign and of the wall signs on the same wall do not exceed the total display surface area permitted on that wall and that the total display surface area of the projecting sign does not exceed 45 sf.

Lighting: Exterior light standards for Development Area A-1 shall not exceed 43 feet in height and shall be hooded and the light directed downward and away from the boundaries of the development area.

#### **Development Area A-2:**

Allowable Uses: Uses permitted as a matter of right in Use Unit 10 – *Off-Street Parking*, Use Unit 11 – *Offices, Studios and Support Services*, Use Unit 12 – *Eating Establishments Other Than Drive-Ins*, Use Unit 13 – *Convenience Goods and Services*, Use Unit 14 – *Shopping Goods and Services*, Use Unit 19 – *Hotel, Motel and Recreation Facilities* and uses customarily accessory to permitted principal uses.

Allowable floor area: 400,000 sf for Hotel and Convention Facilities, 20,000 sf for other uses

Maximum Building Land Coverage per lot (all uses): 30%

Maximum Building Height: 200 ft for Hotel and Office uses, 35 ft for other uses

Setbacks:

From south boundary: 10 ft

From east boundary: 40 ft

From west boundary: 20 ft

From north boundary: 20 ft

Internal lot side yards to be established by Detail Site Plan

Minimum Parking: As required by the applicable Use Unit

Landscape Area: 10% of lot

Signs:

- a. One ground sign shall be permitted for each lot on the South 107th East Avenue frontage with a maximum of 160 square feet of display surface area and 15 feet in height.
- b. Wall signs shall be permitted not to exceed 1.5 square feet of display surface area per lineal foot of building wall to which attached. The length of a wall sign shall not exceed 75% of the frontage of the building.
- c. One monument sign shall be permitted at the entrance to the hotel and convention center from South 109th East Avenue with a maximum of 128 square feet of display surface area and 10 feet in height.
- d. One business sign shall be permitted along the Mingo Valley Expressway right-of-way with a maximum of 500 square feet of display surface area and 40 feet in height; the business sign shall be set back a minimum of 10 feet from the Expressway right-of-way.

Lighting: Exterior light standards for Development Area A-2 shall not exceed 43 feet in height and shall be hooded and the light directed downward and away from the boundaries of the development area.

#### **Development Area B:**

Allowable Uses: Use Unit 11 – *Offices, Studios and Support Services* and Multifamily Dwellings as permitted in Use Unit 8 – *Multifamily Dwellings and Similar Uses* and uses customarily accessory to permitted uses; Use Unit 21 (Limited to 1 sign)



Maximum Building Floor Area Ratio (Use Unit 11 uses): .50

Maximum Number of Dwelling Units Per Acre Per Lot: 30

Maximum Building Land Coverage Per Lot (all uses): 30%

Maximum Building Height: 120 ft for Use Unit 11 uses and 52 ft for Use Unit 8 uses

Other Bulk Area Requirements:

Use Unit 11 uses: As established within the OM district

Use Unit 8 uses: As established within the RM-1 district

Minimum Internal Landscape Open Space: 15% for Use Unit 11, Office uses

Signs: As permitted within the OM district

Lighting: Exterior light standards shall not exceed 25 feet in height. All exterior light fixtures shall be hooded and direct light downward and away from the north and internal east boundaries of the development area.

**Development Area C:**

Allowable Uses: Uses permitted as a matter of right in Use Unit 10 – *Off-Street* Parking, Use Unit 11 – *Offices, Studios and Support Services*, Nursing Home as permitted in Use Unit 2 and Assisted Living Facility and Elderly Retirement Housing only as permitted in Use Unit 8 and uses customarily accessory to permitted uses.

Maximum Building Floor Area Ratio (Use Unit 11 and Nursing Home uses): .40

Maximum Number of Dwelling Units Per Acre Per Lot (Assisted Living and elderly retirement home): 25

Maximum Building Land Coverage Per Lot (all uses): 30%

Maximum Building Height: 52 ft for Use Unit 11 uses and 43 ft for Nursing home, assisted living and elderly retirement uses.

Setbacks:

From westerly and south boundaries of the Development Area: 40 ft

From east boundary: 20 ft from south 275 ft of east boundary and 20 ft from the remainder of east boundary (plus 2 feet of setback for each foot of building height exceeding 15).

From north boundary: 20 ft

Minimum Internal Landscape Open Space: 15% for Use Unit 11, Office uses

Minimum Livability Space per Dwelling Unit: 500 sf

Signs: As permitted within the OM district

Lighting: Light standards shall not exceed 20 feet in height and shall be hooded and the light directed downward and away from the east and north boundary of Development Area C. Building-mounted lights shall be hooded and the light directed downward. (Within 150 feet of single-family development, light standards shall not exceed 12 feet in height.)

**Development Area D:** Combined with Development Area A as part of minor amendment PUD-601-1 to establish Development Areas A-1 and A-2.

**Development Area E:**

Allowable Uses: Uses permitted as a matter of right in Use Unit 11 – *Offices, Studios and Support Services*, a drive-in bank facility on the east 225 feet and uses customarily accessory to permitted principal uses.

Maximum Building Floor Area: 158,000 sf

Maximum Building Floor Area Ratio Per Lot: .40

Maximum Land Coverage of a Building within a lot: 30%

Maximum Building Height: Two Stories

Setbacks:

- From south boundary: 40 ft

- From north boundary: 20 ft for one story and 50 ft for two stories

- From north boundary: 20 ft

- Internal lot side yards to be established by Detail Site Plan

Minimum Parking Setback: 10 ft from north boundary of Development Area

Minimum Internal Landscape Open Space: 15%

Signs: As permitted in the OM district

Lighting: Exterior light standards or building-mounted lights for Development Area E shall not exceed 12 feet in height, except in the north 50 feet, lights shall not exceed eight feet in height and shall be hooded and the light directed downward and away from the boundaries of the development area. No light standards or building-mounted lights are permitted within the north 25 feet of the Development Area.

## **PUD-601-A**

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See standard for development Area B in PUD-601.

## PUD-602

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Original approval date: 2/18/1999

Located on the northwest corner of E 71st St S and S Garnett Rd

Zoned CO/CS

Land Area: 26.1 acres

Businesses located within PUD-602 and underlying zoning:

- Office Depot – CO
- Ding Tea / Project BMB – CO
- Shoe Carnival - CO
- Kohl's – CO/CS
- Lane Bryant – CO/CS
- Michael's – CO/CS
- Abuelo's – CO
- Carrabba's – CO
- Texas Roadhouse – CS
- Chick-fil-A - CS

Minor Amendments:

- PUD-602-1 – Approved 2/2/2002
- PUD-602-2 – Approved 9/27/2000
- PUD-602-3 – Approved 11/1/2000
- PUD-602-4 – Approved 1/16/2002
- PUD-602-5 – Denied 7/24/2013

Current Development Standards:

Allowable Uses: Uses permitted as a matter of right in Use Unit 10 – *Off-Street Parking*, Use Unit 11 – *Offices, Studios and Support Services*, Use Unit 12 – *Eating Establishments Other Than Drive-Ins*, Use Unit 13 – *Convenience Goods and Services*, Use Unit 14 – *Shopping Goods and Services* and uses customarily accessory to permitted principal uses.

Allowable floor area: 275,000 sf

Maximum Building Coverage per lot: 30%

Maximum Building Height: 35 ft. Architectural elements may exceed building height with Detailed Site Plan Approval.

Setbacks:

- From Centerline of E 71st St S: 110 ft
- From Centerline of S Garnett Rd: 100 ft
- From internal collector street: 40 ft
- From north boundary: 75 ft (Amended to permit a reduction of the setback from the north boundary for 183 feet of the north-facing building wall from 75 feet to 42 feet for 43 feet of north-facing building wall and from 75 feet to 60 feet for 140 feet of north-facing building wall.)
- From other external boundaries of the PUD: 20 ft
- Internal lot side yards to be established by Detail Site Plan

Minimum Lot Frontage on E 71st St: 150 ft

Maximum Access Points on E 71st St: 4

Maximum Access Points on S Garnett Rd: 3

Minimum Parking: As required by the applicable Use Unit

Landscape Area: 10% of lot

Signs:

- a. One center and tenant identification ground sign shall be permitted at the principal entrance on East 71st Street and one at the principal entrance on South Garnett with a maximum of 280 square feet of display surface area and 35 feet in height for each.
- b. One ground sign shall be permitted for each lot along the East 71st Street frontage with a maximum of 150 square feet of display surface area and 25 feet in height for each sign
- c. Wall signs shall be permitted, not to exceed 1.5 square feet of display surface area per lineal foot of building wall to which attached. The length of a wall sign shall not exceed 75% of the frontage of the building. No wall signs shall be permitted on north facing walls of buildings within the north 300 feet of the PUD.

Lighting: Exterior light standards the PUD shall not exceed 43 feet in height and shall be hooded and the light directed downward and away from the boundaries of the development area.

## **PUD-736**

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Original approval date: 1/25/2007

Located North of the NEC E 71st St S and S 89th E Ave

Zoned CS

Land Area: 7.57 acres

Businesses located within PUD-736 and underlying zoning:

Holiday Inn Express & Suites – CS

Courtyard by Marriott - CS

Minor Amendments:

PUD-736-1 – Approved 2/7/2007

Current Development Standards:

### **Development Area A:**

Allowable Uses: Uses permitted as a matter of right in Use Unit 10 Off-Street Parking, Use Unit 11 Office and Studios, Use Unit 12 Entertainment Establishments and Eating Establishments Other Than Drive-Ins, Use Unit 13 Convenience Goods and Services, Use Unit 14 Shopping Goods and Services, Use Unit 19 Hotel, Motel and Recreation Facilities limited to Hotel and Motel uses only, and customarily accessory to permitted principal uses.

Maximum Number of Lots: 3

Maximum Building Floor Area: 80,000 sf

Maximum Height:

Hotels and Offices: 70 ft

Other Permitted Uses: 45 ft

Minimum Building Setbacks:

From North boundary: 30 ft

From West boundary: 65 ft

From East boundary: 5 ft

From South boundary: 20 ft

Off-Street Parking: As required by the applicable Use Unit of the Tulsa Zoning Code.

Landscape Area: A minimum of 10% of the net land area shall be improved as internal landscaped open space in accordance with the provisions of the Landscape Chapter of the Tulsa Zoning Code.

Signs:

Ground Signs: Development Areas A and B combined shall be permitted one ground sign along Mall Ring Road not to exceed 100 sf of display surface area and 20 ft in height.

Wall Signs: Wall signs shall be permitted not to exceed 1.5 sf of display surface area per lineal foot of building wall to which attached. The length of a wall sign shall not exceed 75% of the frontage of the building.

Lighting: Exterior light standards for Development Area A shall not exceed 25 ft in height and shall be hooded and directed downward and away from the boundaries of the PUD.



**Development Area B:**

Allowable Uses: Uses permitted as a matter of right in Use Unit 10 Off-Street Parking, Use Unit 11 Office and Studios, Use Unit 12 Entertainment Establishments and Eating Establishments Other Than Drive-Ins, Use Unit 13 Convenience Goods and Services, Use Unit 14 Shopping Goods and Services, Use Unit 19 Hotel, Motel and Recreation Facilities limited to Hotel and Motel uses only, and customarily accessory to permitted principal uses.

Maximum Number of Lots: 1

Maximum Building Floor Area: 84,996 sf

Maximum Height:

Hotels and Offices: 70 ft

Other Permitted Uses: 45 ft

Minimum Building Setbacks:

From North boundary: 30 ft

From West boundary: 5 ft

From East boundary: 20 ft

From South boundary: 20 ft

Off-Street Parking: As required by the applicable Use Unit of the Tulsa Zoning Code.

Landscape Area: A minimum of 10% of the net land area shall be improved as internal landscaped open space in accordance with the provisions of the Landscape Chapter of the Tulsa Zoning Code.

Signs:

Ground Signs: Development Areas A and B combined shall be permitted one ground sign along Mall Ring Road not to exceed 100 sf of display surface area and 20 ft in height. One directional sign permitted for Development Area B at the hotel entrance and exit with the hotel franchise logo not to exceed 12 sf of display surface area and four feet in height.

Wall Signs: Wall signs shall be permitted not to exceed 1.5 sf of display surface area per lineal foot of building wall to which attached. The length of a wall sign shall not exceed 75% of the frontage of the building.

Lighting: Exterior light standards for Development Area B shall not exceed 25 ft in height and shall be hooded and directed downward and away from the boundaries of the PUD.

**Item**

**ZCA-27:** Consider proposed amendments to the City of Tulsa Zoning Code, for work in City of Tulsa parks within Historic Preservation (HP) Overlay Districts, in the following sections:

- **Chapter 20 Overlay Districts:** Section 20.020 HP, Historic Preservation Overlays: Section 20.020-D Design Guidelines
- **Chapter 70 Review and Approval Procedures:** Section 70.070 HP Permits: Section 70.070-B Exemptions; Section 70.070-K Action by Preservation Officer

**Background**

The Tracy Park HP Overlay was adopted in November 2022 and became effective in January 2023. As adopted, the overlay excluded Tracy Park itself because of concerns about the standards and approval process for future updates to the park. However, the City Council instructed Tulsa Planning Office staff to consider HP design standards for City parks and to return with a new proposal for inclusion of the park in the HP Overlay.

Earlier this year staff met with the City of Tulsa Parks, Culture, and Recreation Department (Parks Department) to discuss possible amendments to the *Unified Design Guidelines for Non-Residential and Mixed-Use Structures* that would address projects within City parks. The Parks Department requested that typical park amenities, such as playground equipment and park furnishings, be exempt from the HP permit requirement in most cases. From those discussions, staff determined that amendments to the Tulsa Zoning Code would be necessary to meet those requests.

The proposed zoning code amendments in ZCA-27 supplement the proposed amendments to the *Unified Design Guidelines for Non-Residential and Mixed-Use Structures*. The proposed amendments in Section 70.070 add HP permit exemptions or allow administrative approval for several types of projects in City of Tulsa parks located in HP Overlays. The proposed amendment in Section 20.020 requires applicable design guidelines to identify historic resources within City parks when they are included in the boundaries of future HP zoning map amendments.

A new HP zoning map amendment requesting the addition of Tracy Park to the Tracy Park HP Overlay will be brought forward after the proposed zoning code and design guideline amendments.

**Staff Recommendation**

Approval of the proposed amendments to the City of Tulsa Zoning Code as shown in the attachment

**Attachment**

- Proposed zoning code amendments (ZCA-27)

## Tulsa Zoning Code

### Chapter 20 Overlay Districts

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#### Section 20.020 HP, Historic Preservation Overlays

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##### 20.020-D Design Guidelines

Design guidelines governing the applicable HP zoning district must be adopted before or concurrent with any HP zoning map amendments. When the boundaries of an HP zoning map amendment include a City of Tulsa park, design guidelines governing the applicable HP zoning district must identify the historic resources within the park.

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### Chapter 70 Review and Approval Procedures

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#### Section 70.070 HP Permits

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##### 70.070-B Exemptions

The applicability provisions of 70.070-A notwithstanding, none of the following changes or work require an HP permit:

1. Ordinary maintenance and repair including the removal, installation, or replacement of guttering; the removal or replacement of roof covering with like material; and the application of any paint color to non-masonry surfaces;
2. The interior of buildings or structures;
3. Portions of buildings, structures, or sites not visible from adjoining streets;
4. Accessory structures or buildings, such as storage sheds, garages, decks, patios, fencing, swimming pools and pool houses that are not part of the primary structure, provided that the structures or buildings are not located in street yards.
5. Installation of radio or television antennas that are not visible from abutting streets;
6. General landscape maintenance and planting of new organic materials; ~~and~~
7. Work required for temporary stabilization of a building or structure due to damage; ~~;~~
8. Installation, removal, or alteration of park furnishings within City of Tulsa parks, such as benches, tables, bicycle racks, planters, statues, lighting, trash receptacles, and drinking fountains, provided they have not been identified as historic resources within the design guidelines governing the applicable HP zoning district;
9. Installation, removal, or alteration of shade canopies or similar open-air shade structures within City of Tulsa parks, provided they are no more than 10 feet in height, and provided they have

not been identified as historic resources within the design guidelines governing the applicable HP zoning district;

10. Removal or replacement of existing fencing with equivalent materials within City of Tulsa parks, provided the fencing has not been identified as a historic resource within the design guidelines governing the applicable HP zoning district;
11. Installation, removal, or alteration of sport courts, sport fields, swimming pools, and dog parks within City of Tulsa parks, inclusive of any fencing and lighting abutting the court, field, swimming pool, or dog park;
12. Installation, removal, or alteration of playground equipment and other recreational equipment within City of Tulsa parks, provided they are no more than 16 feet in height; and
13. Installation, removal, or alteration of signs within City of Tulsa parks that are erected and maintained pursuant to the discharge of governmental functions, or that are required by law, ordinance, or government regulation, or that are required to be posted in order to effectuate a legal right.

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#### 70.070-K Action by Preservation Officer

1. The preservation officer is authorized to approve HP permit applications for proposed work on existing structures involving the replacement of existing materials with equivalent materials if the work complies with the design guidelines of the subject HP district.
2. The preservation officer is also authorized to approve HP permit applications for the following minor exterior alterations if the work complies with design guidelines of the subject HP district:
  - a. Installation of storm windows and doors;
  - b. Removal of non-historic materials, including but not limited to siding, storm windows and doors, awnings, shutters, retaining walls and fences; and
  - c. Removal of paint from historic masonry surfaces.
3. The preservation officer is authorized to approve HP permit applications for the replacement of trails or walkways within City of Tulsa parks with an alternative material if the work complies with the design guidelines of the subject HP district, provided that the location and size of the trail or walkway remain the same.



Prepared by Austin Chapman, [achapman@cityoftulsa.org](mailto:achapman@cityoftulsa.org), 918.596.7597

**Item**

**ZCA-28:** Consider proposed amendments to the City of Tulsa Zoning Code in the following sections:

Chapter 5	Residential Districts: Table 5-2: R District Use Regulations;
Chapter 10	Mixed-use Districts: Table 10-2: MX District Use Regulations;
Chapter 15	Office, Commercial and Industrial Districts: Table 15-2: O, C, and I District Use Regulations;
Chapter 25	Special Districts: Table 25-1: AG District Use Regulations; Table 25-4: CO District Use Regulations; Table 25-5: SR District Use Regulations; Table 25-7: IMX District Use Regulations;
Chapter 35	Building Types and Use Categories: Sec. 35.040-D Day Care;
Chapter 40	Supplemental Use and Building Regulations: Section 40.120: Day Cares
Chapter 45	Accessory Uses and Structures: Sec. 45.070 Family Child Care Homes; Figure 45-2: Separation Requirements for Family Child Care Homes.

**Background**

On May 17, 2023, the TMAPC heard Zoning Code amendments (ZCA-23) to increase the number of allowed children in family child care homes (FCCH) from 7 to 12 children and reduce the lot and area requirement for operating day cares in residential zoning districts. At the TMAPC public hearing, interested parties requested an additional two amendments: 1) removal of the 300-foot spacing requirement between FCCHs; and 2) allowance of FCCHs as principal uses by right in residential zoning districts. Current regulations require FCCHs to be accessory to a household living use in residential zoning districts, and a Special Exception from the Board of Adjustment is required for principal use FCCHs.

The TMAPC discussed the two proposed additions but could not take action at that time since they were not included in the Zoning Code items initiated by City Council and advertised for the May 17, 2023, hearing. As a result, the TMAPC requested staff place the initiation of these amendments to the Zoning Code on a future TMAPC agenda. TMAPC voted to initiate these items on June 21, 2023. (Note: ZCA-23 was approved by the City Council on July 26, 2023 and is now in effect.)

**Staff Summary**

Recent changes to the Zoning Code (ZCA-23) allowed for increased opportunities in residential zoning districts for locating family child care homes while respecting the residential character and function of neighborhoods. The Zoning Code (5.010-B) states: *Residential zoning districts are primarily intended to create, maintain, and promote a variety of housing opportunities for individual households and to maintain and promote the desired physical character of existing and developing neighborhoods. While the districts primarily accommodate residential uses, some nonresidential uses are also allowed by exception.* To allow for principal use family child care homes by right in residential neighborhoods is not consistent with this stated purpose.

On March 1, 2023 Housing Solutions of Tulsa, in conjunction with the City of Tulsa and PartnerTulsa, released the "Tulsa Citywide Housing Assessment" (<https://www.housingsolutionstulsa.org/tulsa-housing-study/>). This study finds Tulsa will need to build 1,290 new units per year of housing to meet demand over the next 10 years, though currently it averages only 830 new units per year. This estimated housing is needed in Tulsa across the affordability spectrum and housing stock in existing neighborhoods presents an opportunity to meet housing demand and often provide affordable options for lower and moderate-income households.



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The assessment cites short-term rentals as a non-residential use allowed by right in the Zoning Code that may be contributing to a decrease in housing supply and increasing overall housing prices. Short-term rentals in the City of Tulsa are currently allowed by right in residential zoning districts, subject to a license agreement. Allowing principal use family child care homes by right has the potential for similar effects on housing supply and affordability.

The City of Tulsa Comprehensive Plan identifies several strategies to provide transitions between nonresidential and residential uses and provide assistance for housing rehabilitation (Land Use Strategy LU 5.3; Housing and Neighborhoods Strategy HN 3.3). Staff finds allowing residential properties to be used for this use by right would not conform to the Strategies identified in the Comprehensive Plan related to Land Use and Housing and Neighborhoods.

Day cares are allowed by right in all O, C and MX districts, this provides flexibility to family child care home operators who do not want to live in the home to seek property that already has the zoning in place. There appears to be ample office and commercially zoned property in the City of Tulsa for these opportunities without allowing the introduction of commercial uses in a residentially zoned neighborhood by right.

The original intent of the 300-foot spacing requirement between family child care homes was to provide relief to neighbors from traffic congestion, noise and other externalities that may arise from an over concentration of these uses in a single street. Staff has reviewed data available since 2007 and found a single case where a permitted FCCH was within 300-feet of another, the property was granted a variance of this provision. This provision has been in the Zoning Code for decades and it is hard to determine if it has been beneficial to neighborhoods or a hinderance to locating family child care homes. It does not appear that removing the 300-foot spacing requirement from the Zoning Code would be detrimental to neighborhoods as long as family child care homes remain as accessory to a household living use.

### Staff Recommendation

- Staff recommends Denial of the following amendments in **Attachment I**:

Chapter 5	Residential Districts: Table 5-2: R District Use Regulations;
Chapter 10	Mixed-use Districts: Table 10-2: MX District Use Regulations;
Chapter 15	Office, Commercial and Industrial Districts: Table 15-2: O, C, and I District Use Regulations;
Chapter 25	Special Districts: Table 25-1: AG District Use Regulations; Table 25-4: CO District Use Regulations; Table 25-5: SR District Use Regulations; Table 25-7: IMX District Use Regulations;
Chapter 35	Building Types and Use Categories: Sec. 35.040-D Day Care;
Chapter 40	Supplemental Use and Building Regulations: Section 40.120: Day Cares
- Staff recommends Approval of the following amendments in **Attachment II**:

Chapter 45	Accessory Uses and Structures: Sec. 45.070 Family Child Care Homes; Figure 45-2: Separation Requirements for Family Child Care Homes.
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## Tulsa Zoning Code

## Chapter 5 Residential Districts

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## Sec. 5.020 Use Regulations

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Table 5-2: R District Use Regulations

Table 5-2: R District Use Regulations

Subcategory Specific use	RE	RS-					RD	RT	RM-				RMH	Supplemental Regulations	
		1	2	3	4	5			0	1	2	3			
RESIDENTIAL															
Household Living (if in allowed building type identified in Table 5-2.5)															
Single household	P [1]	P [1]	P [1]	P [1]	P [1]	P [1]	P [2]	P [2]	P [2]	P [2]	P [2]	P [2]	P [2]	P [2]	
Two households on single lot	-	-	-	S	S	S	P	P	P	P	P	P	P	-	
Three or more households on single lot	-	-	-	-	-	S	S	P	P	P	P	P	P	-	
Group Living															<a href="#">Section 40.160</a>
Assisted living facility	S	S	S	S	S	S	S	S	P	P	P	P	P	-	
Community group home	S	S	S	S	S	S	S	S	P	P	P	P	P	-	<a href="#">Section 40.100</a>
Convent/monastery/novitiate	S	S	S	S	S	S	S	S	P	P	P	P	P	-	
Elderly/retirement center	-	-	-	-	-	-	-	-	P	P	P	P	P	-	
Fraternity/Sorority	-	-	-	-	-	-	-	-	P	P	P	P	P	-	
Homeless center	S	S	S	S	S	S	S	S	S	S	S	S	S	S	<a href="#">Section 40.130</a>
Life care retirement center	S	S	S	S	S	S	S	-	P	P	P	P	P	-	
Re-entry facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Residential treatment center	S	S	S	S	S	S	S	S	S	S	S	S	S	S	<a href="#">Section 40.130</a>
Rooming/boardings house	-	-	-	-	-	-	-	-	P	P	P	P	P	-	
Shelter, emergency and protective	S	S	S	S	S	S	S	S	S	S	S	S	S	S	<a href="#">Section 40.130</a>
Transitional living center	S	S	S	S	S	S	S	S	S	S	S	S	S	S	<a href="#">Section 40.130</a>
PUBLIC, CIVIC AND INSTITUTIONAL															
Airport	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Cemetery	S	S	S	S	S	S	S	S	S	S	S	S	S	S	<a href="#">Section 40.150</a>
College or University	S	S	S	S	S	S	S	S	S	S	S	S	S	S	<a href="#">Section 40.070</a>
Day Care	S	S	S	S	S	S	S	S	S	S	S	S	S	S	<a href="#">Section 40.120</a>
Family Child Care Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	<a href="#">Section 40.120</a>

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**Chapter 10 Mixed-use Districts**

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**Sec. 10.020 Use Regulations**

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**Table 10-2: MX District Use Regulations***Table 10-2: MX District Use Regulations*

Subcategory

Specific use

**RESIDENTIAL****Supplemental Regulations**

Household Living (allowed building types regulated by character zone)

P

P

P

[Section 40.160](#)

Group Living

Assisted living facility

P

P

P

Community group home

P

P

P

[Section 40.100](#)

Elderly/retirement center

P

P

P

Life care retirement center

P

P

P

Shelter, emergency and protective

S

S

S

[Section 40.130](#)**PUBLIC, CIVIC AND INSTITUTIONAL**

College or University

S

S

P

[Section 40.070](#)

Day Care

P

P

P

[Section 40.120](#)

Family Child Care Home

P

P

P

[Section 40.120](#)

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**Chapter 15 Office, Commercial and Industrial Districts**

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**Sec. 15.020 Use Regulations**

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**Table 15-2: O, C and I District Use Regulations***Table 15-2: O, C and I District Use Regulations*

Subcategory Specific use	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH	Supplemental Regulations
Homeless center	S	S	S	S	S	S	S	S	S	S	S	<a href="#">Section 40.130</a>
Life care retirement center	S	P	P	P	P	P	P	P	-	-	-	
Re-entry facility	S	P	P	P	S	S	S	S	P	S	S	
Residential treatment center	S	P	P	P	S	S	S	S	P	S	S	<a href="#">Section 40.130</a>
Rooming/boarding house	S	P	P	P	P	P	P	P	-	-	-	
Shelter, emergency and protective	S	S	S	S	S	S	S	S	S	S	S	<a href="#">Section 40.130</a>
Transitional living center	S	P	P	P	S	S	S	S	P	S	S	<a href="#">Section 40.130</a>
<b>PUBLIC, CIVIC AND INSTITUTIONAL</b>												
Airport	S	S	S	S	S	S	S	S	S	S	S	
Cemetery	S	S	S	S	S	S	S	S	S	S	S	<a href="#">Section 40.150</a>
College or University	S	P	P	P	P	P	P	P	S	S	S	<a href="#">Section 40.070</a>
Day Care	P	P	P	P	P	P	P	P	S	S	S	<a href="#">Section 40.120</a>
Family Child Care Home	P	P	P	P	P	P	P	P	P	P	P	<a href="#">Section 40.120</a>

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**Chapter 25 Special Districts**

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**Sec. 25.020 AG, Agricultural District and AG-R, Agricultural-Residential District**

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**Sec. 25.020-B Use Regulations**

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**Table 25-1: AG District Use Regulations***Table 25-1: AG District Use Regulations*

Assembly and Entertainment			<a href="#">Section 40.040</a>
Indoor gun club	S	-	
Outdoor gun club	S	-	
Stable or riding academy	P	-	
Other indoor assembly and entertainment	S	-	
Other outdoor assembly and entertainment	S	-	
Day Care	S	S	<a href="#">Section 40.120</a>
Family Child Care Home	P	P	<a href="#">Section 40.120</a>

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**Sec. 25.040 CO, Corridor District**

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**Sec. 25.040-B Use Regulations**

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**Table 25-4: CO District Use Regulations***Table 25-4: CO District Use Regulations*

USE CATEGORY		CO	Supplemental Regulations
Subcategory ( <a href="#">Section 35.020</a> )	Specific use		
RESIDENTIAL			
Household Living (if in allowed building type indicated in 25-4.5)			
Single household	P*		
Two households on single lot	P*		
Three or more households on single lot	P*		
Group Living	P*	<a href="#">Section 40.160</a>	
PUBLIC, CIVIC, AND INSTITUTIONAL			
Airport	P*		
Cemetery	P*	<a href="#">Section 40.150</a>	
College or University	P*	<a href="#">Section 40.070</a>	
Day Care	P*	<a href="#">Section 40.120</a>	
Family Child Care Home	P*	<a href="#">Section 40.120</a>	

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**Sec. 25.050 SR, Scientific Research District**

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**Sec. 25.050-B Use Regulations**

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**Table 25-5: SR District Use Regulations***Table 25-5: SR District Use Regulations*

USE CATEGORY			Supplemental Regulations
Subcategory ( <a href="#">Section 35.020</a> ) Specific use		SR	
RESIDENTIAL			
Group Living			<a href="#">Section 40.160</a>
Homeless center	S		<a href="#">Section 40.130</a>
Life care retirement center	S		
Re-entry facility	S		
Residential treatment center	S		<a href="#">Section 40.130</a>
Shelter, emergency and protective	S		<a href="#">Section 40.130</a>
Transitional living center	S		<a href="#">Section 40.130</a>
PUBLIC, CIVIC AND INSTITUTIONAL			
Airport	S		
Cemetery	S		<a href="#">Section 40.150</a>
College or University	S		<a href="#">Section 40.070</a>
Day Care	S		<a href="#">Section 40.120</a>
Family Child Care Home	P		<a href="#">Section 40.120</a>

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**Sec. 25.060 IMX, Institutional Mixed-Use**

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**Sec. 25.060-B Use Regulations**

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**Table 25-7: IMX District Use Regulations***Table 25-7: IMX District Use Regulations*

PUBLIC, CIVIC, AND INSTITUTIONAL		
Airport	S	
Cemetery	S	<a href="#">Section 40.150</a>
College or University	P	<a href="#">Section 40.070</a>
Day Care	P	<a href="#">Section 40.120</a>
Family Child Care Home	P	<a href="#">Section 40.120</a>

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**Chapter 35 Building Types and Use Categories**

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**35.040-D Day Care****1. Day Care**

Uses providing care and supervision for children or adults for a fee on a regular basis away from their primary residence for less than 24 hours per day. Uses providing care and supervision for children or adults for 24 hours per day or longer are classified as group living uses. Day cares in residential districts are subject to the same lot and building regulations that apply to detached houses, except as modified by supplemental regulations of Section 40.120-A. ~~Family Child Care Homes provide care and supervision for 12 or fewer children for less than 24 hours per day and are accessory uses regulated by Section 45.070.~~

**2. Family Child Care Home**

A day care that provides care and supervision for 12 or fewer children for less than 24 hours per day. Family Child Care Homes may be a principal use or accessory to an allowed household living use. See Section 40.120-B for supplemental regulations for Family Child Care Homes.

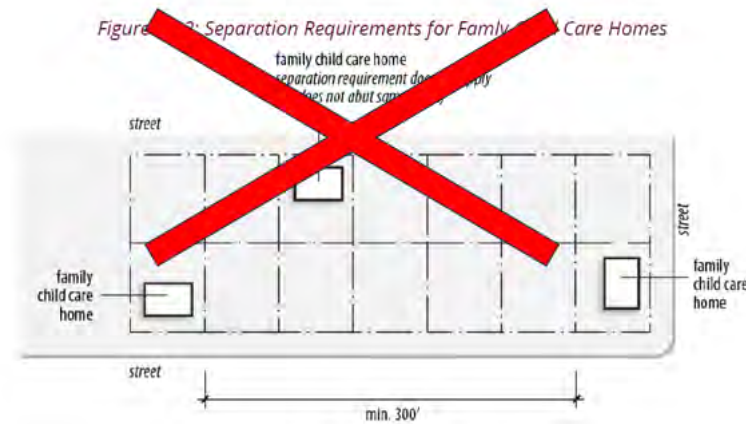
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## Chapter 45 Accessory Uses and Structures

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## Section 45.070 Family Child Care Homes

- 45.070-A** Family child care homes must be an accessory use to an allowed household living use and be licensed by the State of Oklahoma.
- 45.070-B** Applicants for family child care homes must obtain a zoning clearance permit and a certificate of occupancy before commencing operation.
- 45.070-C** Family child care homes may provide supervision for no more than 12 children.
- 45.070-D** Signs advertising a family child care home are prohibited.
- 45.070-E** No exterior building alterations or site modifications may be made that would change the residential character of the premises.
- ~~**45.070-F** A family child care home may not be established on any lot located within 300 feet of another lot occupied by a family child care home if any boundary of the subject lot abuts the same street. For purposes of this provision, "street" means any named or numbered street along its full length, regardless of any intervening streets. State-licensed family childcare home lawfully established on or before October 22, 1985 that would be prohibited by the distance separation requirements of this section, are allowed to continue to exist and operate.~~



**Chapter 40 Supplemental Use and Building Regulations**

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**Section 40.120 Day Care****40.120- A Day Cares**

When a day care use is located inside an R or AG-R zoning district, outdoor child play equipment may not be located or stored in the street yard. See also the ~~(accessory use)~~ family child care home regulations of Section ~~45.070~~ 0.120-B.

**40.120-B Family Child Care Homes**

1. Family Child Care Homes must be licensed by the State of Oklahoma.
2. Applicants for Family Child Care Homes must obtain a zoning clearance permit and a certificate of occupancy before commencing operation.
3. Family Child Care Homes may provide care and supervision for the number of children authorized under the state license, up to a maximum of 12 children.
4. When a Family Child Care Home is located in AG, AG-R or R zoning districts, signs advertising a Family Child Care home are prohibited.
5. When a Family Child Care Home is located in a AG, AG-R or R zoning district, no exterior building alterations or site modifications may be made that would change the residential character of the premises.

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# TULSA PRESERVATION COMMISSION

## REPORT & RECOMMENDATION

Amendments to Unified Design Guidelines for Work in City Parks  
Wednesday, October 18, 2023

### AMENDMENTS TO UNIFIED DESIGN GUIDELINES FOR WORK IN CITY PARKS

**LOCATIONS AFFECTED:** CITY OF TULSA PARKS WITHIN HISTORIC PRESERVATION OVERLAYS

**APPLICANT:** REQUESTED BY CITY COUNCIL

#### A. CASE ITEM FOR CONSIDERATION

- Proposed amendments to the *Unified Design Guidelines for Non-Residential and Mixed-Use Structures* to add a new section, "Section H – Guidelines for City of Tulsa Parks"

#### B. RECOMMENDATION

The Tulsa Preservation Commission recommends approval of the proposed amendments to the *Unified Design Guidelines for Non-Residential and Mixed-Use Structures*, which would address Work in City of Tulsa parks located within Historic Preservation (HP) Overlay Districts.

As described in Section 75.020-M(4) of the Tulsa Zoning Code, the proposed amendments to the Unified Design Guidelines are critical for the review and approval of HP permit applications and relate to the significant characteristics of historic resources within HP Overlay Districts. The guidelines were developed by the Tulsa Preservation Commission (TPC) with the input of the City of Tulsa Department of Parks, Culture, and Recreation (Parks Department) as well as neighborhood representatives and residents in the Swan Lake and Tracy Park Historic Districts.

#### C. BACKGROUND

The Tracy Park HP Overlay was adopted by the Tulsa City Council in November 2022 and became effective in January 2023. As adopted, the overlay excluded Tracy Park because of concerns brought forward by the Parks Department about the standards and approval process for future updates to the park. However, the city council instructed Tulsa Planning Office staff to consider amendments to the Unified Design Guidelines and return with a new proposal for inclusion of the park in the HP Overlay.

Proposed is a new section in the *Unified Design Guidelines for Non-Residential and Mixed-Use Structures* which would apply only to City of Tulsa parks within HP Overlay Districts. Swan Lake Park is the only City park currently included in an HP Overlay, except for the Creek Council Oak Tree and Stickball Park, which are subject to their own set of guidelines.

#### D. SUMMARY OF PROCESS

After the Tracy Park HP Overlay became effective, staff met with the Parks Department to discuss possible amendments to the *Unified Design Guidelines for Non-Residential and Mixed-Use Structures* for projects within City parks. The Parks Department requested the exemption of typical park amenities, such as playground equipment, sport courts and fields, park furnishings, and required signs, from the HP permit requirement. From that discussion staff determined that

amendments to the Tulsa Zoning Code would be necessary to exempt those park amenities. Staff also heard from the HP Permit Subcommittee and Tracy Park and Swan Lake neighborhood residents about the possible amendments to the Unified Design Guidelines. Concerns included compatibility of new buildings, like bathroom facilities; future redevelopment of the park for a non-park use; construction of pavilions or other tall structures; maintenance of the Tracy Park fountain and circular pathway around it; and maintenance of the retaining walls along 11<sup>th</sup> Street and Norfolk Avenue. The proposed amendments consider those concerns brought forward by neighbors, the Parks Department, and the HP Permit Subcommittee.

The HP Permit Subcommittee reviewed multiple versions of the draft amendments, and representatives from the Parks Department provided comments on each draft and were present for discussion at meetings. On August 15, 2023, the HP Permit Subcommittee recommended approval of the proposed amendments to the Unified Design Guidelines.

In accordance with Section 75.020-M(4) of the zoning code and Article VIII of the TPC Rules and Regulations, the proposed amendments were made available for review on the TPC website and in the Tulsa Planning Office at City Hall, and a notice of the TPC public meeting was mailed to the City of Tulsa—the property owner directly affected by the proposed amendments. Additional courtesy notices were sent to the Parks Department, neighborhood representatives for Swan Lake and Tracy Park, and Swan Lake and Tracy Park neighborhood association email contacts. On September 14, 2023, the Tulsa Preservation Commission recommended approval of the proposed amendments, as reflected in the current draft.

#### **E. PROPOSED AMENDMENTS**

The proposed amendments to the *Unified Design Guidelines for Non-Residential and Mixed-Use Structures* would update the TPC logo on the cover page and add a section, “Section H – Guidelines for City of Tulsa Parks.” Subsection H.1 gives general requirements and identifies historic park features in Swan Lake Park and Tracy Park. Subsection H.2 addresses furnishings, playgrounds, and recreational equipment. Subsection H.3 addresses paving, fencing, and walls. Subsection H.4 addresses signage and art.

#### **F. ATTACHMENT**

- Proposed amendments to the Unified Design Guidelines, as recommended by TPC

Proposed changes are shown in ~~strike-through~~/underline



## TULSA PRESERVATION COMMISSION



## Unified Design Guidelines

### NON-RESIDENTIAL AND MIXED-USE STRUCTURES

within

Historic Preservation Overlay Zoning Districts

ADOPTED: February 22, 2017

AMENDED: ((INSERT DATE))



\* \* \*

## **SECTION H – GUIDELINES FOR CITY OF TULSA PARKS**

Use the following guidelines as the basis for work within City of Tulsa parks:

### **H.1 General Requirements**

H.1.1 Retain and preserve original historic park features through repair.

.1 Swan Lake – The historic park features in Swan Lake Park are Swan Lake and the concrete fountain in its center.

.2 Tracy Park – The historic park features in Tracy Park are the stone retaining walls along 11<sup>th</sup> Street and Norfolk Avenue, the concrete fountain basin, and the circular walkway.

H.1.2 Removal of original historic park features will be considered by the Tulsa Preservation Commission on a case-by-case basis. Removal of non-historic features can be staff approved.

H.1.3 Ensure that new park features are consistent with the scale and massing of other such historic elements typically found within the district. New park features should not duplicate existing park features to create a false historical appearance.

H.1.4 The construction of new buildings shall be reviewed subject to Section C – Guidelines for New Construction.

## **SECTION H – GUIDELINES FOR CITY OF TULSA PARKS**

### **H.2 Furnishings, Playgrounds, and Recreational Equipment**

H.2.1 Benches, tables, bicycle racks, planters, statues, lighting, trash receptacles, and drinking fountains are examples of appropriate park furnishings and will be selected by the City of Tulsa Parks, Culture and Recreation Department. Installation, removal, or alteration of park furnishings is exempt from HP Permit review, unless they have been identified as historic features under guideline H.1.1.

H.2.2 Shade canopies and similar open-air shade structures may be maintained, replaced, removed, and installed by the City of Tulsa Parks, Culture, and Recreation Department. Installation, removal, or alteration of shade canopies or similar open-air shade structures no more than 10 feet in height is exempt from HP Permit review, unless they have been identified as historic features under guideline H.1.1.

H.2.3 Playground equipment and other recreational equipment may be maintained, replaced, removed, and installed by the City of Tulsa Parks, Culture, and Recreation Department. Installation, removal, or alteration of playground equipment and other recreational equipment no more than 16 feet in height is exempt from HP Permit review.

## **SECTION H – GUIDELINES FOR CITY OF TULSA PARKS**

### **H.3 Paving, Fencing, and Walls**

- H.3.1 Retain and preserve original historic paving, steps, bulkheads, walls, and fencing through repair.
- H.3.2 Ensure that the design of new paving is consistent with historic elements found along the same street and within the same neighborhood. This guideline is not intended to prevent alterations, such as widening of pathways or adjustment of slopes, necessary to meet the requirements of the Americans with Disabilities Act (ADA).
- H.3.3 Use paving materials that are consistent with the historic paving found along the same street and within the same neighborhood. Stone, concrete, masonry, chat, and decomposed granite are acceptable materials for walkways and trails within parks. Asphalt and stained concrete are not allowed. Replacement of existing trails or walkways in the same size and location can be staff approved.
- H.3.4 Use fencing materials that are consistent with the historic fencing found along the same street and within the district. Chain-link fencing, wire fencing (12 gauge or less), vinyl fencing, or any fencing that blocks the view of structures will be considered by the Tulsa Preservation Commission on a case-by-case basis. Installation, removal, or alteration of fencing that abuts a sport field, sport court, swimming pool, or dog park is exempt from HP Permit review. Removal or replacement of existing fencing with the same material is exempt from HP Permit review unless it has been identified as a historic feature under guideline H.1.1.
- H.3.5 Use wall materials that are consistent with the historic walls found along the same street and within the district. Cinder block, corrugated metal, and railroad ties are not allowed. Historically styled cast concrete block and segmental retaining wall systems will be considered by the Tulsa Preservation Commission on a case-by-case basis.
- H.3.6 Existing sport fields, sport courts, swimming pools, and dog parks may be maintained and replaced by the City of Tulsa Parks, Culture, and Recreation Department. Installation, removal, or alteration of sport courts, sport fields, swimming pools, and dog parks is exempt from HP Permit review.
- H.3.7 Surface parking lots do not support the historic character of the district. Construction of new parking lots is strongly discouraged but will be considered by the Tulsa Preservation Commission on a case-by-case basis provided that the following guidelines are met:
- .1 Match the front setback pattern of the historic structures on the same side of the street. On corner lots, match the setback pattern of the historic structures on all adjoining streets. When the setback pattern of the historic structures on the same side of the street varies, locate the parking lot between the minimum and maximum of the prevailing setbacks.
  - .2 The screening that is required by the Zoning Code shall meet the conditions of H.3.4 and H.3.5. Ensure that screening is of sufficient height and density to obscure the view of the parking lot from the street and adjacent historic structures.

.3 When possible, provide vehicular access to the parking lot from an alley or arterial street to minimize the traffic impact on residential streets.

## **SECTION H – GUIDELINES FOR CITY OF TULSA PARKS**

### **H.4 Signage and Art**

- H.4.1 Installation, removal, or alteration of signs that are erected and maintained pursuant to the discharge of governmental functions, or that are required by law, ordinance, or government regulation, or that are required to be posted in order to effectuate a legal right is exempt from HP Permit review.
- H.4.2 Thoughtful signage, art, and other forms of interpretation are encouraged to enhance park users' awareness of the history of the park, district, or city.
- H.4.3 Ensure that signage is consistent in design with the historic character of the neighborhood. Construct signs of materials similar to those used for existing historic structures in the neighborhood, such as wood, stone, or brick.
- H.4.4 Install signage and art so that historic park features are not damaged.

## Good, Felicity

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**From:** Chip Atkins <apmsllc@gmail.com>  
**Sent:** Wednesday, September 20, 2023 11:17 AM  
**To:** Good, Felicity  
**Subject:** HP guideline H.1.1

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Felicity, In the following guideline H.1.1 Retain and preserve original historic park features through repair. .1 Swan Lake – The historic park feature in Swan Lake Park is the concrete fountain in the center of Swan Lake

Is there a way we can replace the following words? " Maintain instead of retain in the opening. and maintenance instead of repair at end".

So H1.1 would read as:

H.1.1 Maintain and preserve original historic park features through Maintenance.

1 Swan Lake – The historic park feature in Swan Lake Park is the concrete fountain in the center of Swan Lake

Thank you,

Chip Atkins

C.918-851-0913 Email: [Apmsllc@gmail.com](mailto:Apmsllc@gmail.com)

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