



Tulsa Metropolitan Area Planning Commission

Case PUD-187-A-1 Staff Report

Hearing Date: February 21, 2024

Prepared by: Dylan Siers

dsiers@cityoftulsa.org

918-596-7584

Owner and Applicant Information

Applicant: Nathalie Cornett

Property Owner: Jack West Theimer

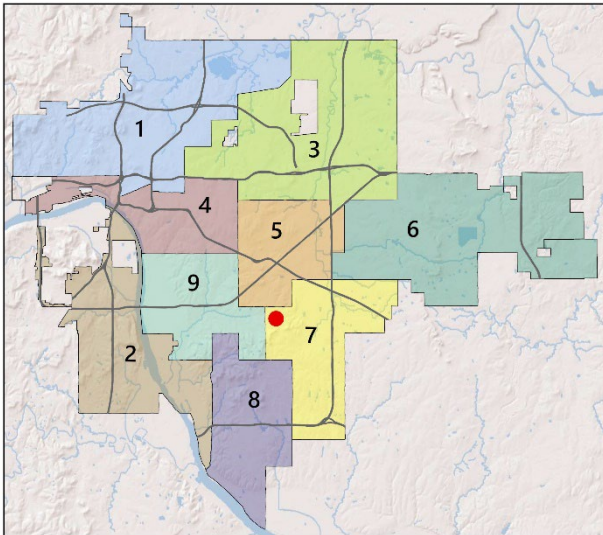
Property Location

N & E of the NE/c of S 75th E Ave & E 63rd Pl S

Tract Size: ±1.50 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 7, Lori Decter Wright

County Commission: District 3, Kelly Dunkerley

Public Notice Required

Mailed Notice to 300' radius – min. 20 days in advance

Staff Recommendation

Staff recommends Approval.

Request Summary

Minor Amendment request to add household living (Single household) as a permitted use in the PUD and adjust lot and building regulations to adjust for new residential building types.

Zoning

Existing Zoning: OL/PUD-187-A

Existing Overlays: None

Use

Current Use: Vacant

Proposed Use: Townhouses

Comprehensive Plan Considerations

Land Use

Land Use Plan: Local Center

Small Area Plans: None

Development Era: Late Automobile

Transportation

Major Street & Highway Plan: N/A

planitulsa Street Type: None

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: N/A

Environment

Flood Area: N/A

Tree Canopy Coverage: 0-10%

Parks & Open Space: N/A

Detailed Staff Recommendation

The applicant is proposing a Minor Amendment request to add household living (Single household) as a permitted use in the PUD and adjust lot and building regulations to adjust for new residential building types.

This proposal would add two new permitted building types and update some development standards. The two new permitted building types consist of Townhouse and Detached house.

The updated development standards discuss the Residential lot and building regulations and how the new permitted building types adjust to those regulations.

Underlined and Italicized items are additions to the previous development regulations.

Development Regulations:

Permitted Use Categories:

Residential (only if within a permitted building type)

Single Household

Commercial

Office

Business or professional office

Medical, dental or health practitioner office

Permitted Building Types:

Detached House

Townhouse

Residential Development Standards:

Residential buildings shall comply with the applicable* Residential Lot and Building Regulations of the OL District.

* For purposes of clarity, the Maximum Floor Area Ratio (FAR) shall not be applicable to residential buildings.

Commercial Development Standards:

BUILDING REQUIREMENTS:

Maximum Building Height: (35 feet)

Primary building entrances shall face north. Only emergency exits shall be allowed on the south wall of any commercial building. Second floor windows on any commercial building facing south shall be at least 6 feet above the second-floor elevation.

Staff has reviewed the request and determined:

- 1) PUD-187-A-1 is consistent with the provisions for administration and procedures of a PUD in section 30.010-H.
- 2) PUD-187-A-1 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-187-A.
- 3) All remaining development standards defined in PUD-187-A and subsequent amendments shall remain in effect.

With consideration given to the factors listed herein, staff recommends **approval** of the application.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as Local Center

Local Centers serve the daily needs of those in the surrounding neighborhoods. This designation implies that the center generally does not serve an area beyond the nearby neighborhoods. Typical uses include commercial or retail uses that serve the daily needs of nearby residents. In order to introduce a regional trip generator, the entire local center designation should be amended to be Regional Center with significant input from all affected properties and nearby neighborhoods.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	CG w ODP Z-7407	Local Center	Self-Storage
East	RS-3/PUD-202-B	Local Center	Business Center
South	RS-3/PUD-187	Neighborhood	Single Family Home
West	RS-3/PUD-187	Neighborhood	Single Family Home

Small Area Plans

The subject properties are not within a small area plan.

Development Era

The subject property is located in an area developed during the Late Automobile Era.

The subject property is in an area developed during the Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

Transportation

Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: None

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Arterial Traffic per Lane: N/A

Environmental Considerations

Flood Area: The subject properties are not within a flood area.

Tree Canopy Coverage: Tree canopy in the area is 10% The area would benefit from additional trees, which also capture and treat runoff before it enters the river.

Parks & Open Space: N/A

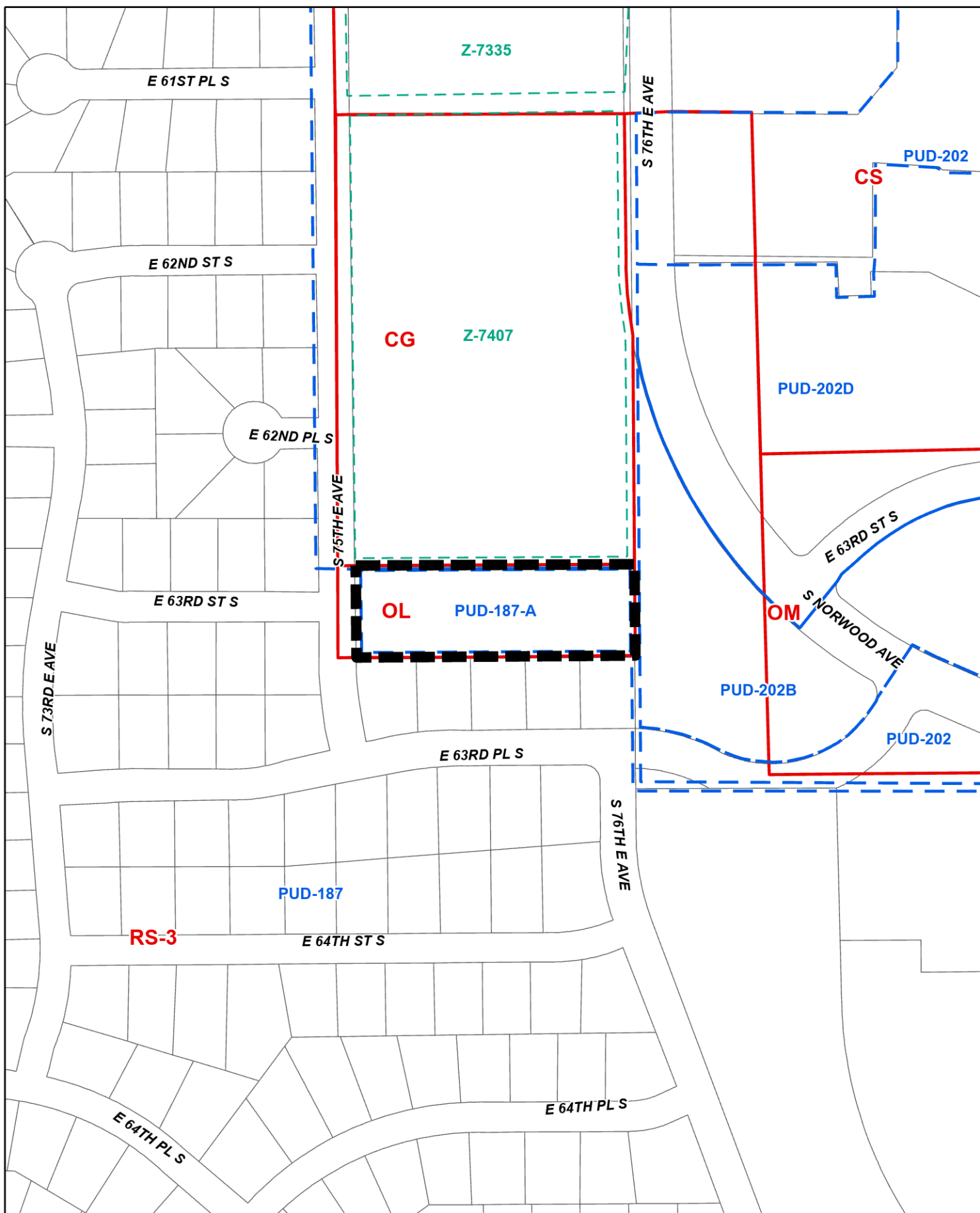
Exhibits

Case map

Aerial (small scale)

Aerial (large scale)

Tulsa Comprehensive Plan Land Use Map



A number line is shown with tick marks at 0, 200, and 400. The word "Feet" is written above the tick mark at 200. The segment of the number line from 0 to 200 is shaded black, and the segment from 200 to 400 is white.

PUD-187-A-1



2.5



Subject
Tract

Feet
0 200 400

PUD-187-A-1

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

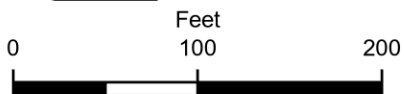
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Aerial Photo Date: 2021





Subject
Tract



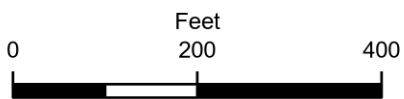
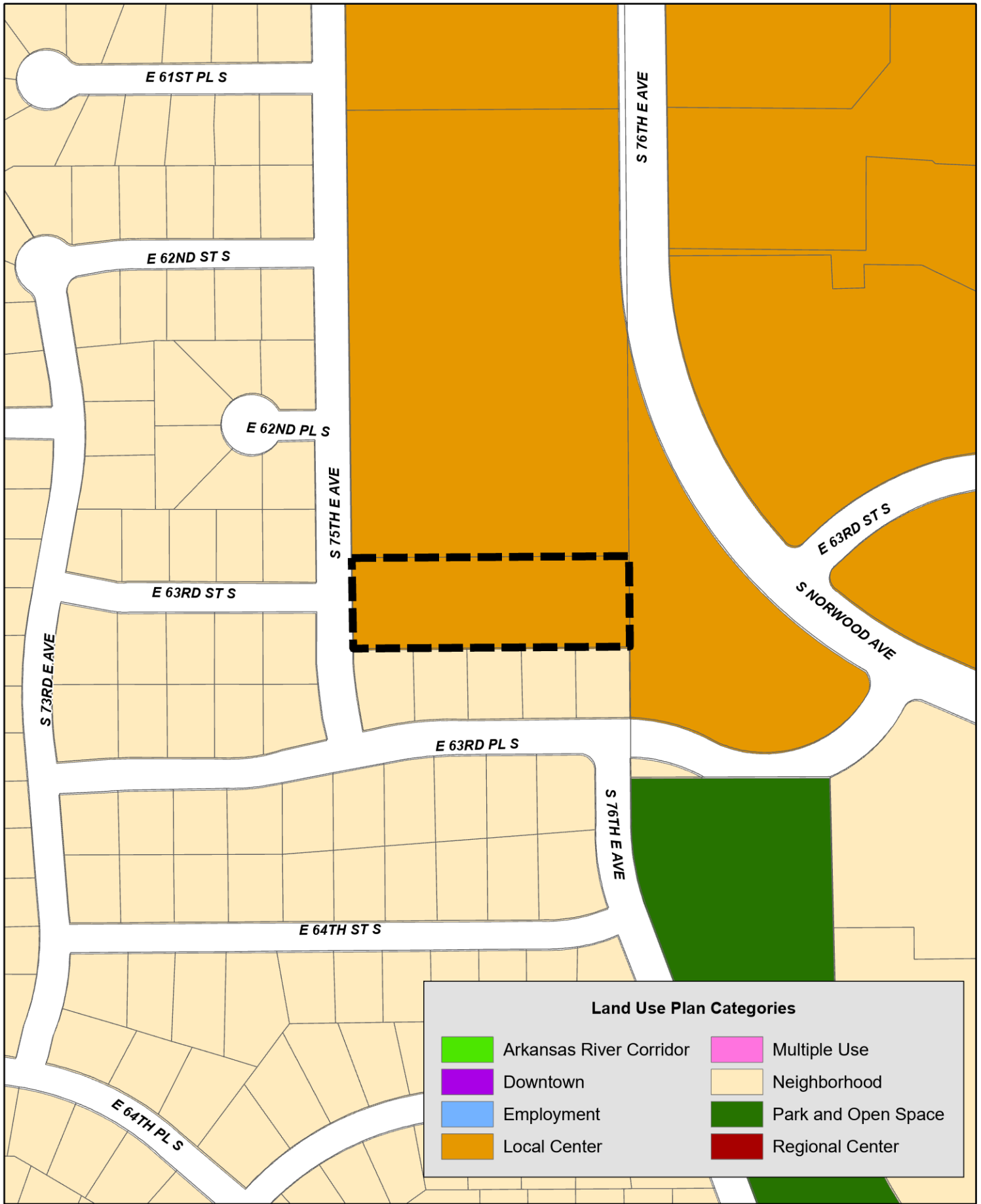
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Aerial Photo Date: 2021

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