



Tulsa Metropolitan Area  
Planning Commission

**Case Number:** PUD-202-F Abandonment  
(Related to Z-7551)

**Hearing Date:** May 6, 2020

**Case Report Prepared by:**

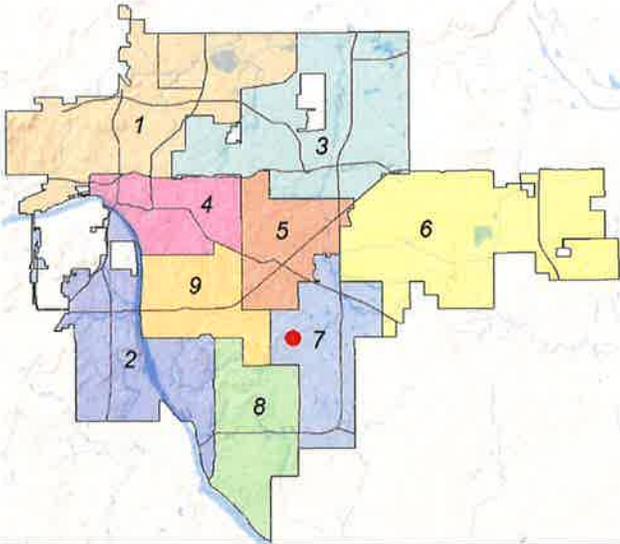
Jay Hoyt

**Owner and Applicant Information:**

*Applicant:* Tanner Consulting, LLC /Erik Enyart

*Property Owner:* Triad Bank N.A.

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



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Office

*Concept summary:* Abandon a portion of the PUD to allow rezoning to CS to permit an office building.

*Tract Size:* 1.66 ± acres

*Location:* Southeast corner of East 61st Street South & South 76th East Avenue

**Zoning:**

*Existing Zoning:* CS, RS-3, PUD-202

*Proposed Zoning:* CS

**Comprehensive Plan:**

*Land Use Map:* Town Center

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 8302

CZM: 53

**City Council District: 7**

*Councilor Name:* Lori Decter Wright

**County Commission District: 3**

*Commissioner Name:* Ron Peters

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## SECTION I: PUD-202-F

**DEVELOPMENT CONCEPT:** The applicant is proposing to abandon a portion of PUD-202, in association with a rezoning request (Z-7551) for CS zoning in order to construct an office building. The remainder of PUD-202 would retain the same development standards that currently exist, with the exception that the allowable floor area for Development Area H would be reduced by 27,369 SF due to the loss of the subject site and its allocation of allowable floor area. Based on the analysis provided by the applicant and included with this report, PUD-202, Development Area H would have a remaining 83,339 SF of available floor area after the subject site is abandoned.

### EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
  - PUD Analysis Memorandum

### **DETAILED STAFF RECOMMENDATION:**

The abandonment request included in PUD-202-F is consistent with the land use vision in the Tulsa Comprehensive Plan and,

Rezoning/Abandonment request is non-injurious to the existing proximate properties and,

Abandonment requested as well as CS rezoning requested in related case Z-7551 are consistent with the anticipated future development of the surrounding property therefore,

**Staff recommends Approval of PUD-202-F to abandon a portion of PUD-202.**

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: The subject site is located in a Town Center land use designation and an Area of Growth. An office building, as proposed, would be compatible with the Town Center designation by providing spaces for various business and provide employment to the area.*

### Land Use Vision:

*Land Use Plan map designation: Town Center*

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

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*Areas of Stability and Growth designation: Area of Growth*

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

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

Transportation Vision:

*Major Street and Highway Plan:* E 61<sup>st</sup> St S is designated as a Secondary Arterial.

*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 site contains a former convenience/gas station.*

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
E 61 <sup>st</sup> St S	Secondary Arterial	100 Feet	5

Utilities:

The subject tract has municipal water and sewer available.

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Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	CH/RS-3	Existing Neighborhood	Growth/Stability	Multifamily
South	CS	Town Center	Growth	Commercial/Office
East	CS	Town Center	Growth	Commercial/Office
West	CS	Town Center	Growth	Convenience Store

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 12459 dated May 8, 1972 and Ordinance number 13996 dated December 5, 1977 established the current zoning for the subject property.

***Subject Property:***

**PUD-202 November 1977:** All concurred in **approval** of a proposed *Planned Unit Development* on a 46.35+ acre tract of land for commercial, office, and church uses, on property located southwest corner of 61<sup>st</sup> Street and Memorial Boulevard (this area includes the subject property and the surrounding area), subject to the following conditions (Ordinance No.13996):

1. That the applicant's text and plot plan be incorporated as conditions of approval unless modified herein.
2. Development Area "H" (commercial) standards.
  - a. Net site area: 20.45 acres
  - b. Permitted uses: uses permitted by right in the CS District
  - c. Maximum floor area: 445,000 square feet
  - d. Building height, parking, and setbacks: as provided in the CS District, and appropriate use unit category, except no building structure of greater than two stories shall be permitted within the western 400' of the PUD.
3. Development Area "I" (office) standards.
  - a. Net site area: 14.44 acres
  - b. Permitted uses: uses permitted by right in the OM District
  - c. Maximum floor area: 314,000 square feet
  - d. Building height, parking, and setbacks: as provided in the OM District, and appropriate use unit category, except no building structure of greater than two stories shall be permitted within the western 400' of the PUD.
4. Development Area "J" (church) standards.
  - a. Net site area: .74 acres. This portion of the tract is to be added to a larger church site to the south and developed as a unit.
  - b. Permitted uses: church and accessory uses
  - c. Building height, yards, setback, parking, and livability space: as provided in the RM-1 District
5. That a detailed site plan be submitted and approved by the TMAPC for each development area prior to the issuance of any building permit.

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6. That a minimum of 14% of the net site area be reserved and maintained as landscaped open space and shall not include vehicular parking or vehicular accessways.
7. That the drainage and detention plans be approved by the City Engineer; and that the City Traffic Engineer approve the traffic circulation and access points.
8. That the commercial ground signs shall comply with Section 1130.2 (b) of the Tulsa Zoning Code and be submitted for TMAPC review and approval prior to issuance of any permit.
9. That Sections 1100-1170 of the Tulsa Zoning Code shall apply.
10. That a subdivision plat covering the total PUD area be approved by the TMAPC and filed of record in the County Clerk's office prior to the issuance of any building permits, incorporating within the restrictive covenants the PUD conditions of approval and that the City of Tulsa be made beneficiary to those covenants.

**Z-4109 April 1972 :** All concurred in **approval** of a request for *rezoning* a 278.3± acre tract of land from CS/OM/RS-3 to AG for Commercial, Office, and Single-family residential, on property located East 61<sup>st</sup> Street South to East 71<sup>st</sup> Street South and South Sheridan to South Memorial. This rezoning includes the subject property, as well as surrounding areas. (Ordinance No. 12459)

Ordinance number 11829 dated June 26, 1970 established zoning for the subject property.

### ***Surrounding Property:***

**Z-7407 October 2017:** All concurred in **approval** of a request for *rezoning* a 7.77± acre tract of land from RS-3 to CG for commercial, on property located south of the southeast corner of South 75<sup>th</sup> East Avenue and East 61<sup>st</sup> Street.

**Z-7393 ODP Withdrawn July 2017 :** A request for *rezoning* a 6.5± acre tract of land from RS-3 to CG for mini-storage and carwash, on property located south of the southeast corner of South 75<sup>th</sup> East Avenue and East 61<sup>st</sup> Street was filed April 6<sup>th</sup>, 2017 and withdrawn July 11<sup>th</sup>, 2017.

**PUD-93-C June 2006:** All concurred in **approval** of a proposed *Major Amendment* to PUD on a 32.166± acre tract of land for the closure, privatization, and gating of public streets for a gated community, on property located northwest of the northwest corner of East 61<sup>st</sup> Street South and South Memorial Drive.

**Z-7335 ODP May 2016:** All concurred in **approval** of a request for *rezoning* a 2.16± acre tract of land from RS-3 to CS for a Quiktrip, on property located southwest corner of East 61<sup>st</sup> Street South and South 76<sup>th</sup> East Avenue.

**PUD-202-E October 2011:** All concurred in **approval** of a proposed *Major Amendment* to PUD on a 5± acre tract of land for the addition of Antenna and Supporting Structure within Use Unit 4- Protection and Utilities as a permitted use within PUD-202 to allow an antenna to be placed atop one of the multi-story office buildings, on property located southwest corner of East 63<sup>rd</sup>

Street and South Memorial Drive. This action is limited to the properties identified as Lots 1 and 2, Block 2 Shadow Mountain II with all other terms and conditions of PUD-202 and subsequent amendments remaining effective unless modified herein.

**PUD-202-D December 2002:** All concurred in **approval** of a proposed *Major Amendment* to PUD on a 5± acre tract of land to allow some Use Unit 15- Other Trades and Services uses in accessory to the principal office use and limited use of the detention facility for the testing of rods and reels, on property located northeast corner of East 63<sup>rd</sup> Street and South 76<sup>th</sup> East Avenue, subject to the following conditions:

1. The applicant's Outline Development Plan and Text be made a condition of approval, unless modified herein.

## 2. **Development Standards**

### Permitted Uses:

Those uses permitted by right in an CS district, and the testing of fishing rods and reels as included in Use Unit 15 as an accessory use to the principal office use.

### Maximum Building Floor Area of Use Unit 15 Uses:

Five percent of the actual floor area of the principal office use.

### Outdoor testing of Rods and Reels:

There shall be no testing along the north boundary of the detention facility.

### Detention Area:

No fence, wall planting, building, or other obstruction may be placed or maintained within the detention area without written approval of the City of Tulsa.

3. Except as above modified, the development standards established pursuant to the initial approval of PUD-202 shall remain applicable.

**PUD-585 May 1998:** All concurred in **approval** of a proposed *Planned Unit Development* on a 3.59± acre tract of land for a hotel and office building, including Use Unit 4 in permitted uses, on property located southwest corner of East 61<sup>st</sup> Street and South Memorial Drive.

**PUD-202-C December 1982:** All concurred in **approval** of a proposed *Major Amendment* to PUD on a 2.3± acre tract of land for a private club on the ground floor of the office building, on property located southwest corner of East 63<sup>rd</sup> Street and South Memorial Drive.

**PUD-202-B September 1981:** All concurred in **approval** of a proposed *Major Amendment* to PUD on a 15.943± acre tract of increase the maximum allowable office floor area to 273,104 square feet, on property located southwest corner of 63<sup>rd</sup> Street and Memorial Drive. As the square footage could be transferred, the applicant's requested amendment was within the square footage amounts permitted by the underlying zoning, and the amendments stand on their own zoning properties, this amendment was approved with the following conditions:

1. That the applicant's requested footages, parking, and landscape are figures shall apply per Site Plan submitted.
2. That office development on Lot 1, Block 3 be limited to 2 stories in height per PUD-202.

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3. That Detailed Site Plans be submitted and approved by TMAPC before issuance of building permits for Lots 1 & 2, Block 2 and Lot 1, Block 3.
4. That amended covenants, as approved by the TMAPC and City Legal Department, be filed of record in the County Clerk's Office prior to development of Lots 1 & 2, Block 2 and Lot 1, Block 3.

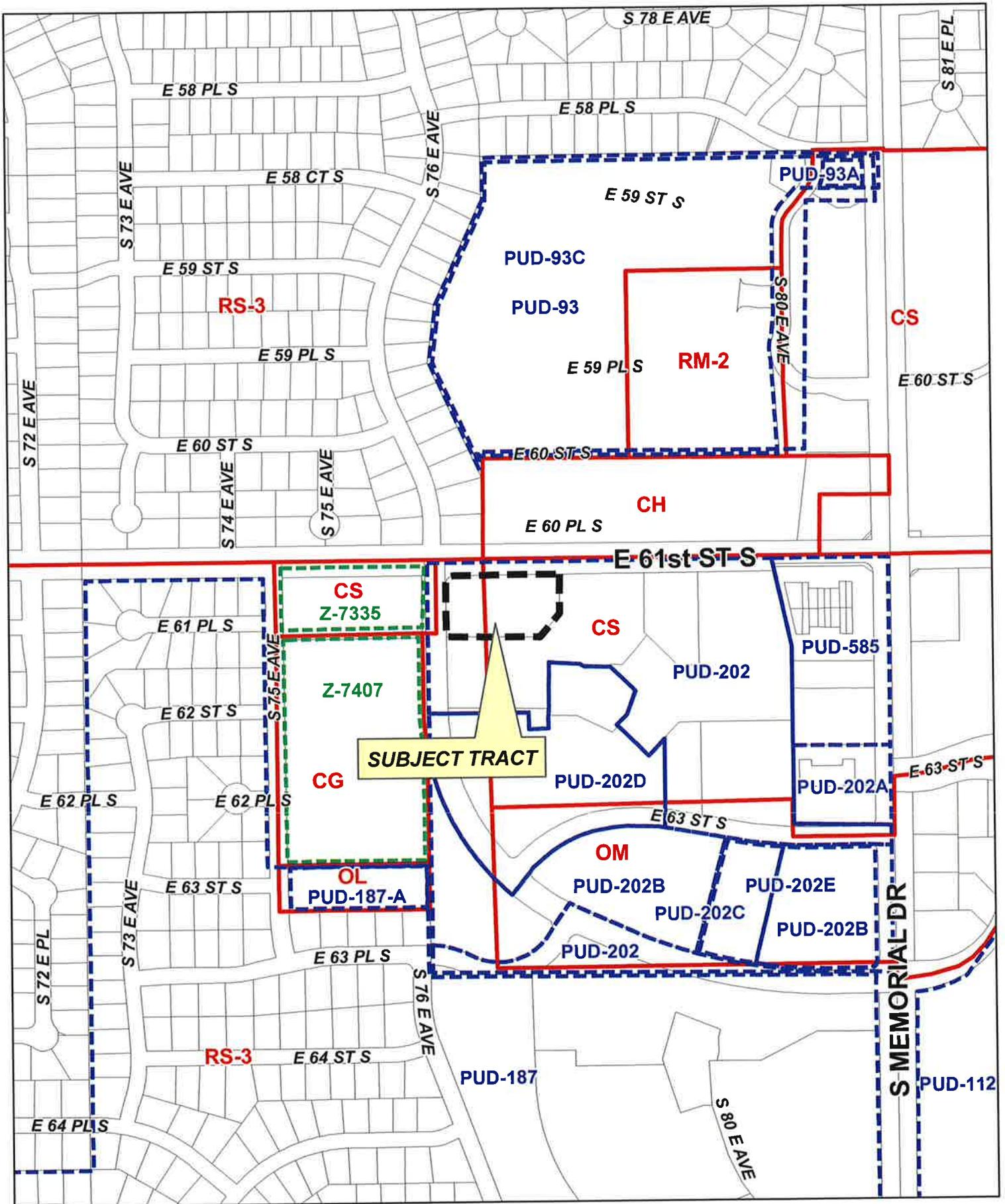
**PUD-202-A May 1981:** All concurred in **approval** of a proposed *Major Amendment to Abandon* a portion of PUD-202, on a 5.92± acre tract of land located southwest corner of 61<sup>st</sup> Street and Memorial Drive. This left PUD-202 with a remainder of 40.44 acres and reduced the maximum floor area to 744,397 square feet, of which 672,500 square feet had been allocated (428,000 square feet to Crow-Dobbs Office Park and 244,500 square feet to Shadow Mountain II).

**Z-5996 October 1984:** All concurred in **approval** of a request for *rezoning* a 1± acre tract of land from OM to CS for Commercial, on property located south of the southwest corner of 61<sup>st</sup> Street and Memorial Drive.

**PUD-93 September 1970:** All concurred in **approval** of a proposed *Planned Unit Development* on a 27± acre tract of land for single-family residences, duplexes, and apartments, on property located northwest of the northwest corner of East 61<sup>st</sup> Street South and South Memorial Drive.

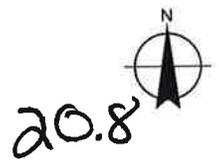
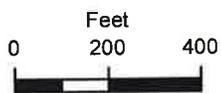
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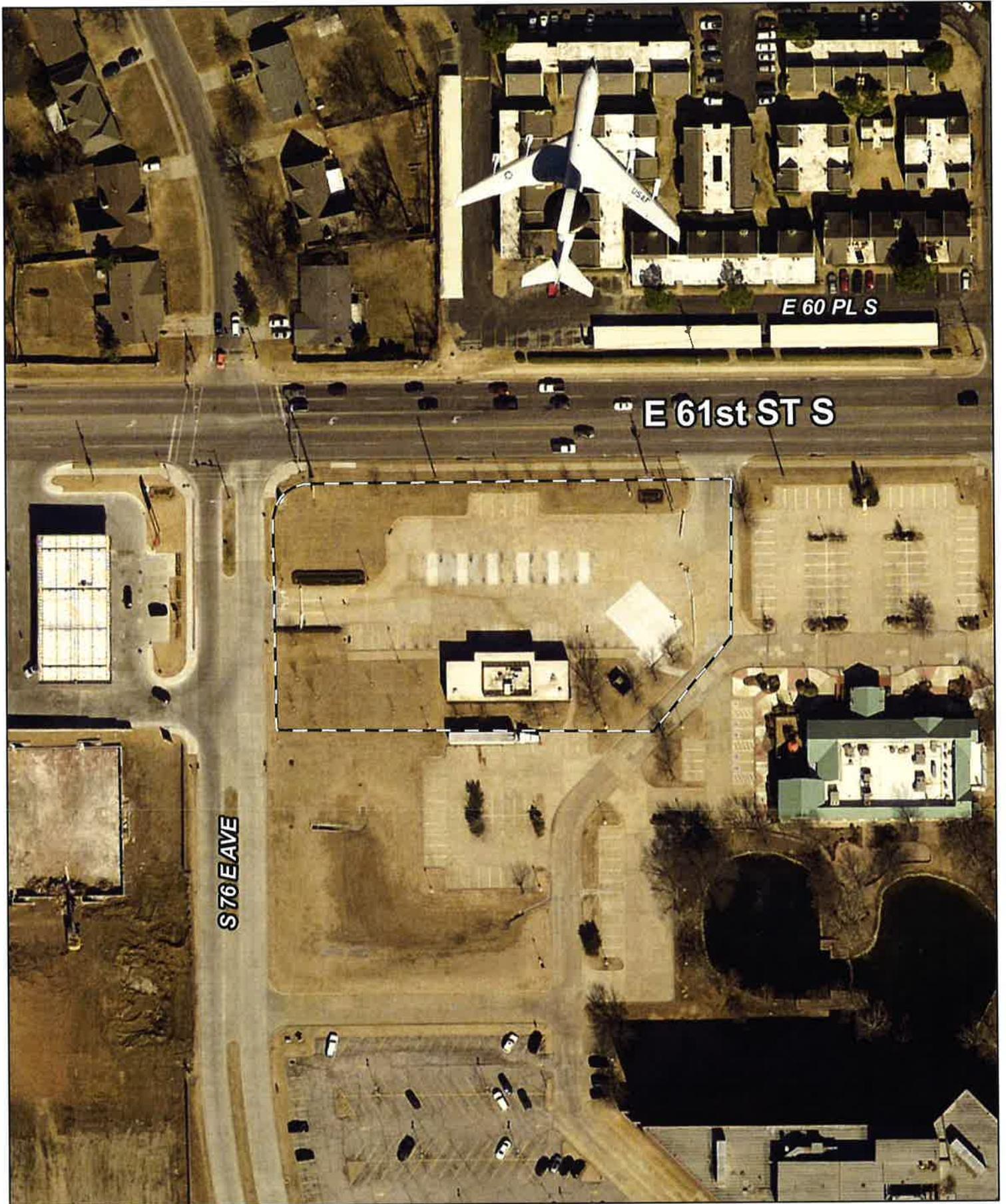
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**PUD-202-F  
ABANDONMENT**

18-13 02

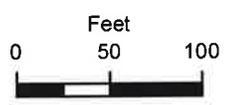




E 60 PL S

E 61st ST S

S76 E AVE



Subject Tract

# PUD-202-F ABANDONMENT

18-13 02

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

Aerial Photo Date: February 2018



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Subject Tract

# PUD-202-F ABANDONMENT

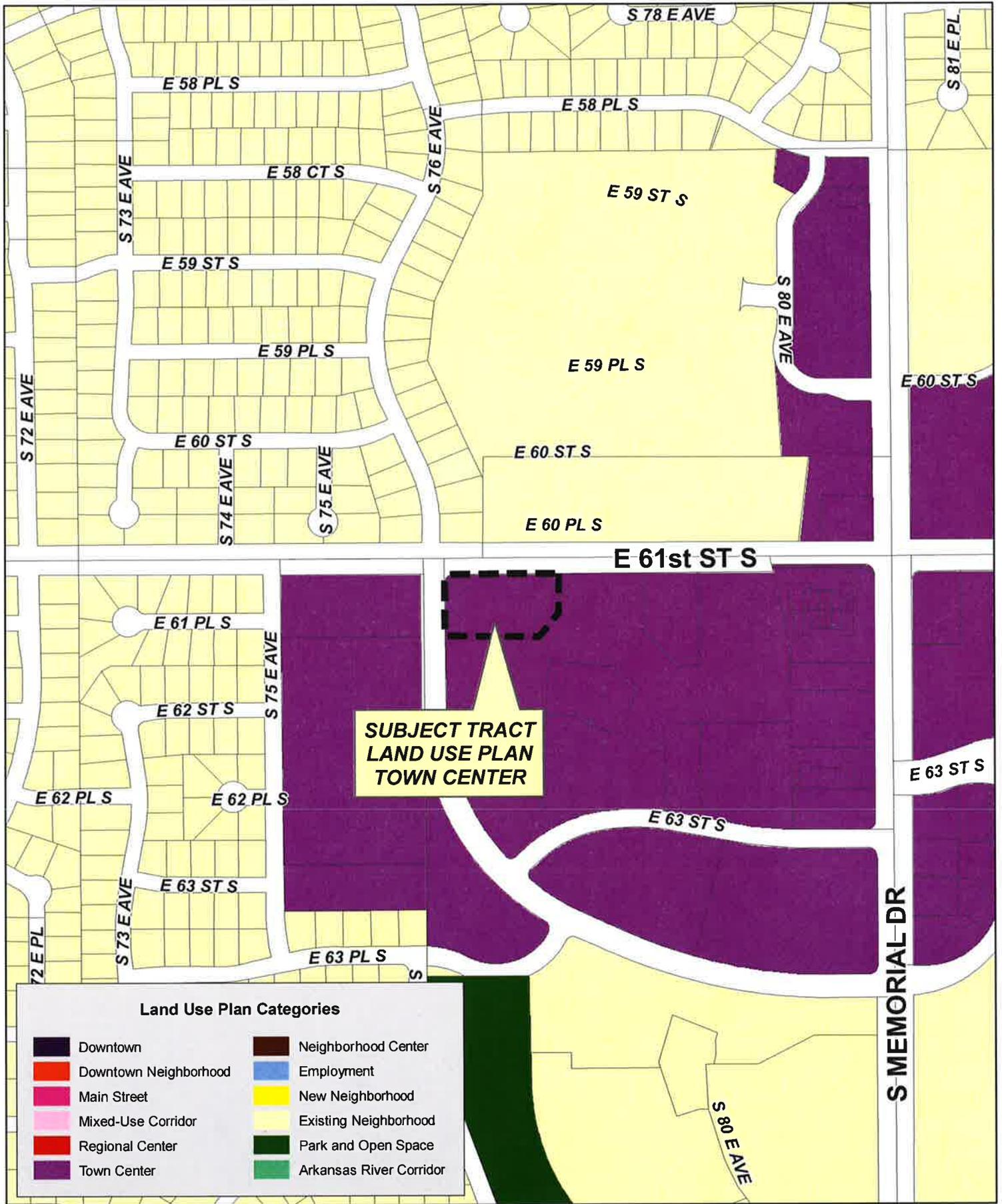
18-13 02

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

Aerial Photo Date: February 2018

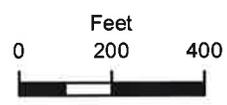


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**Land Use Plan Categories**

- |   |   |
|---|---|
|  Downtown              |  Neighborhood Center     |
|  Downtown Neighborhood |  Employment              |
|  Main Street           |  New Neighborhood        |
|  Mixed-Use Corridor    |  Existing Neighborhood   |
|  Regional Center       |  Park and Open Space     |
|  Town Center           |  Arkansas River Corridor |

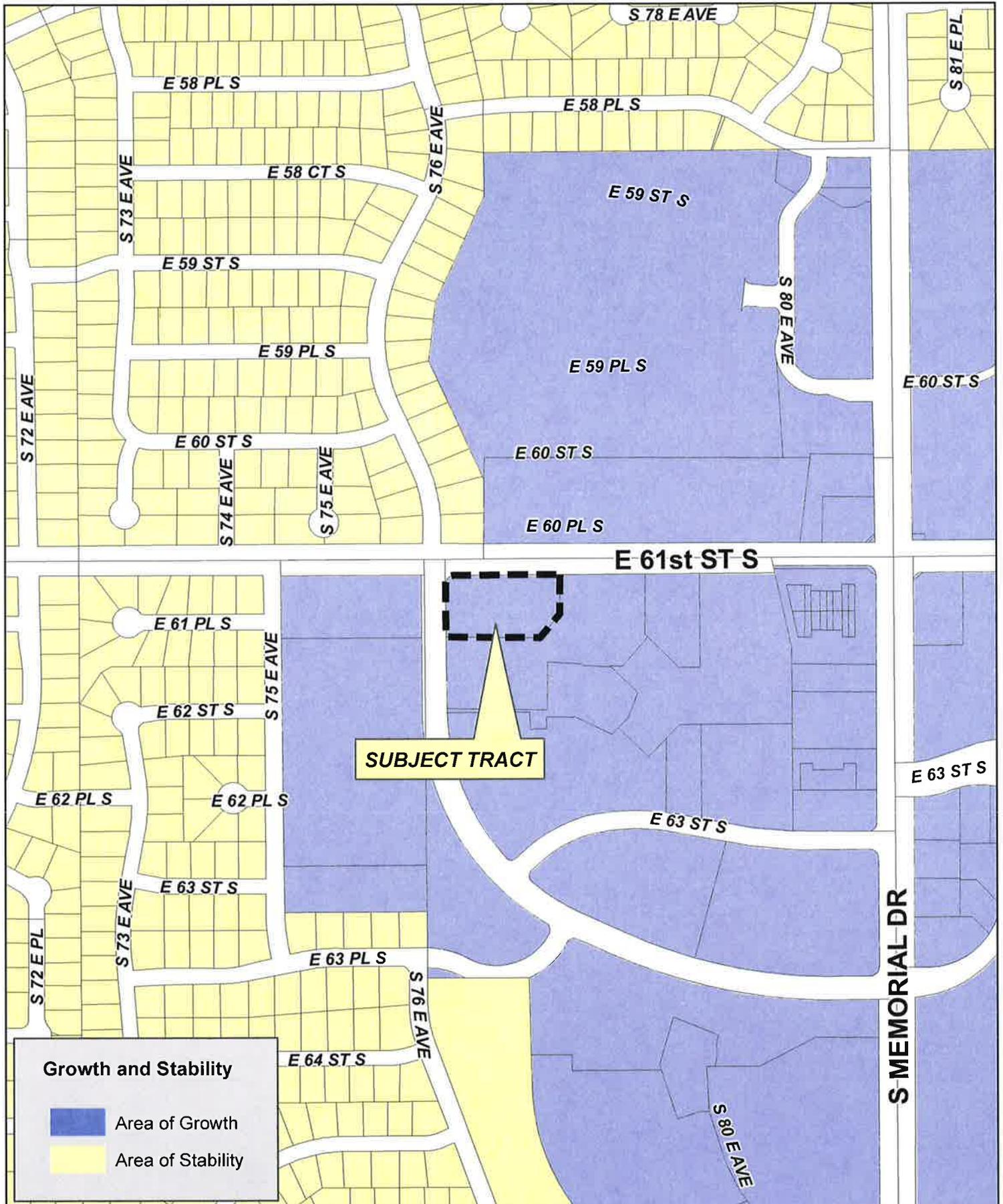


**PUD-202-F  
ABANDONMENT**

18-13 02



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**PUD-202-F  
ABANDONMENT**

18-13 02

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## Memorandum

**Date:** April 16, 2020  
**To:** INCOG and/or to whom it may concern  
**From:** Erik Enyart, Tanner Consulting  
**Subject:** PUD-202 Analysis

As requested by INCOG, we have studied the original PUD entitlement design and effects to allowable building floor area by abandoning part of the PUD to accommodate the office building development anticipated by these applications (Z-7551 and PUD-202-F Major Amendment/Abandonment):

1. 11/22/1977 City Commission approved PUD-202 per TMAPC recommendations except for allowing 10% minimum landscaped area in lieu of 14% (Ordinance No. 13996 12/05/1977)
2. 09/28/1977 TMAPC recommended approval as per Staff recommendations
3. Certain results:

A. Development Area H:

- a. Net Area Acres: 20.45
- b. Net Area Square Feet: 890,802 (calculated)
- c. Max. Bldg. FA: 445,000
- d. Max. Bldg. FAR: 0.4995 (calculated)
- e. CS Max. Bldg. FAR: 0.50

B. Development Area I:

- a. Net Area Acres: 14.44
- b. Net Area Square Feet: 629,006 (calculated)
- c. Max. Bldg. Floor Area: 314,000
- d. Max. Bldg. FAR: 0.4992 (calculated)
- e. OM Max. Bldg. FAR: 0.50

- C. PUD-202-D enabled 10% of existing floor area in Triad II to allow Zeeco fishing R & D and fabrication. No FAR change or allocation was implemented. The storage building element of the application was withdrawn by Applicant at TMAPC 11/20/2002.

4. Taking at face value the net areas of Development Areas H, I, and J, the balance of the PUD (which extended to Sectionlines per legal description) is roughly equivalent to the street rights-of-way, detention areas, and non-usable corner areas. See PUD Development Area Map II below.
5. Since Floor Areas permitted equivocate to maximum FAR in the CS and OM underlying districts (0.50 each), it appears that the FA generating factor is the net areas of Development Areas H and I.
6. Per Tulsa County Assessor's parcel data, existing building floor areas (excluding the former QuikTrip) total 334,292 SF within PUD-202.
7. 445,000 SF allowed – 334,292 SF = 110,708 SF remaining potential FA in PUD-202.
8. Per the original Development Area Map, S. 67<sup>th</sup> E. Ave. was intended to continue the sweep of its curve to its intersection with 61<sup>st</sup> St. S. Only that part of the site east of the street is within Development Area H. The estimated net area of the site within Development Area H is 54,738 (1.257 acres); removing this area from the PUD will result in a net loss of 27,369 SF of building floor area available within PUD-202 Development Area H, resulting in a **remaining total of 83,339 SF**.

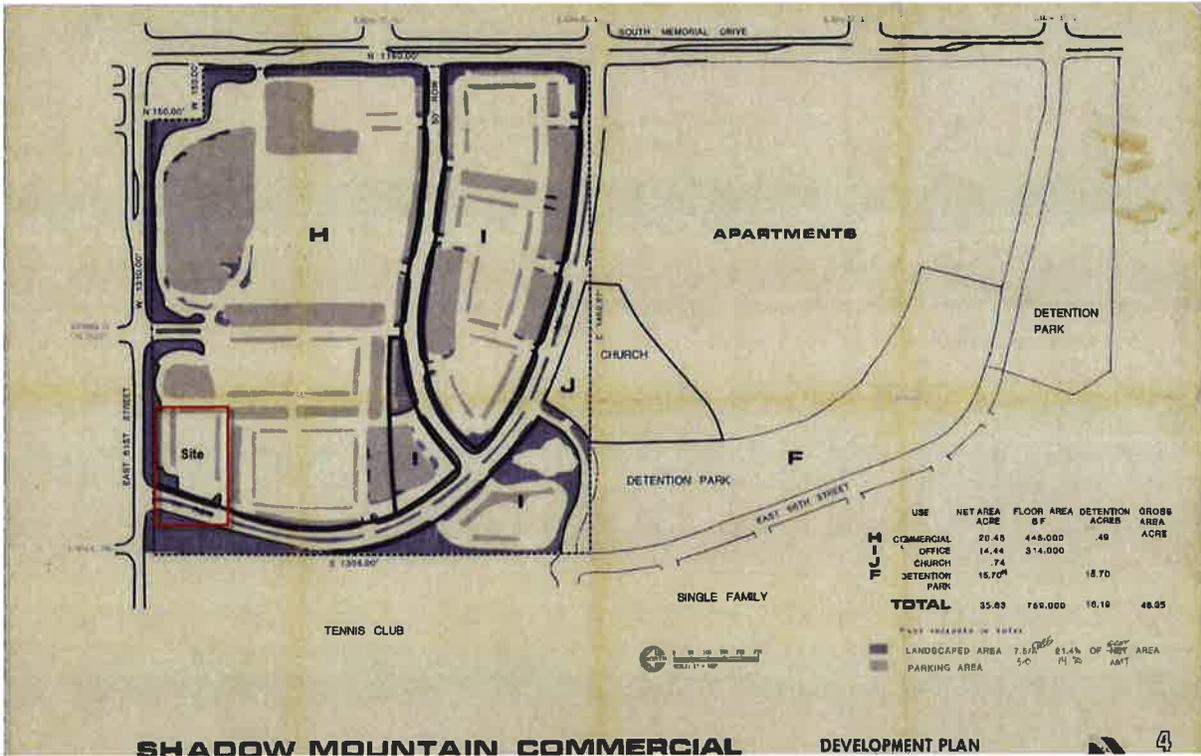
Site Map:



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PUD Development Area Map I:



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PUD Development Area Map II:

