



**Tulsa Metropolitan Area
Planning Commission**

PUD-230-9 Staff Report

Hearing Date: April 17, 2024
Prepared by: Dylan Siers
dsiers@cityoftulsa.org
918-596-7584

Owner and Applicant Information

Applicant: Mark B. Capron, Wallce Design Collective
Property Owner: Junior Achievement of Greater Tulsa Inc.

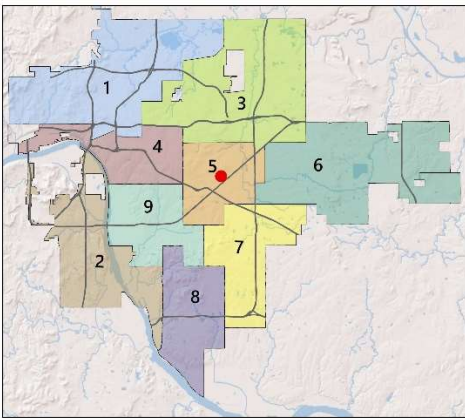
Property Location

Northwest of the Northwest corner of East 41st Street
South and South Highway 169

Tract Size: ±2.41 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 5, Grant Miller
County Commission: District 2, Kelly Dunkerley

Public Notice Required

Mailed Notice to 300' radius – min. 10 days in advance

Staff Recommendation

Staff recommends approval.

Request Summary

Minor Amendment to reduce parking requirement.

Zoning

Existing Zoning: Office – Low (OL)/PUD-230

Existing Overlays: None

Use

Current Use: Junior Achievement of Oklahoma

Comprehensive Plan Considerations

Land Use

Land Use Plan: Employment

Small Area Plans: None

Development Era: Late Automobile

Transportation

Major Street & Highway Plan: N/A

planitulsa Street Type: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: N/A

Environment

Flood Area: FEMA 500 Year Floodplain

Tree Canopy Coverage: 10-20%

Parks & Open Space: N/A

Detailed Staff Recommendation

The applicant is proposing a minor amendment to PUD-230 to decrease the minimum parking requirements.

The PUD currently has a parking requirement of 3.5 spaces per 1,000 sf. The applicant is proposing to reduce these from 3.5 to 2.6 spaces per 1,000 sf.

Parking Requirement

Current PUD

3.5 spaces per 1,000 sf.

Proposed Amendment

2.6 spaces per 1,000 sf.

The proposed parking ratio still exceeds the parking ratios for schools outlined in the Tulsa Zoning Code. The reduction in parking will allow an expansion of the existing facility while still providing adequate on-site parking for the existing use.

Staff has reviewed the request and determined:

- 1) PUD-230-9 is consistent with the provisions for administration and procedures of a PUD in section 30.010-H.
- 2) PUD-230-9 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-230.
- 3) All remaining development standards defined in PUD-230 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 employment.

Employment is intended to accommodate offices, warehousing and storage, manufacturing and assembly, and industrial processes. The Industrial Site Suitability map corresponds to the Employment land use designation and indicates where uses that are potentially incompatible with sensitive land uses are best suited to locate. This directs industrial uses to particular areas of the city while discouraging industrial in close proximity to Neighborhood areas.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	OL/PUD-230	Employment	Office
East	RS-3	None	Ramp
South	CS	Employment	Commercial
West	AG	Neighborhood	Offices

Small Area Plans

The subject properties are not within a small area plan.

Development 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: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: N/A

Arterial Traffic per Lane: N/A

Environmental Considerations

Flood Area: The subject properties FEMA 500 year floodplain.

Tree Canopy Coverage: Tree canopy in the area is 10-20% The area would benefit from additional trees, which also capture and treat runoff before it enters the river.

Parks & Open Space: N/A

Exhibits

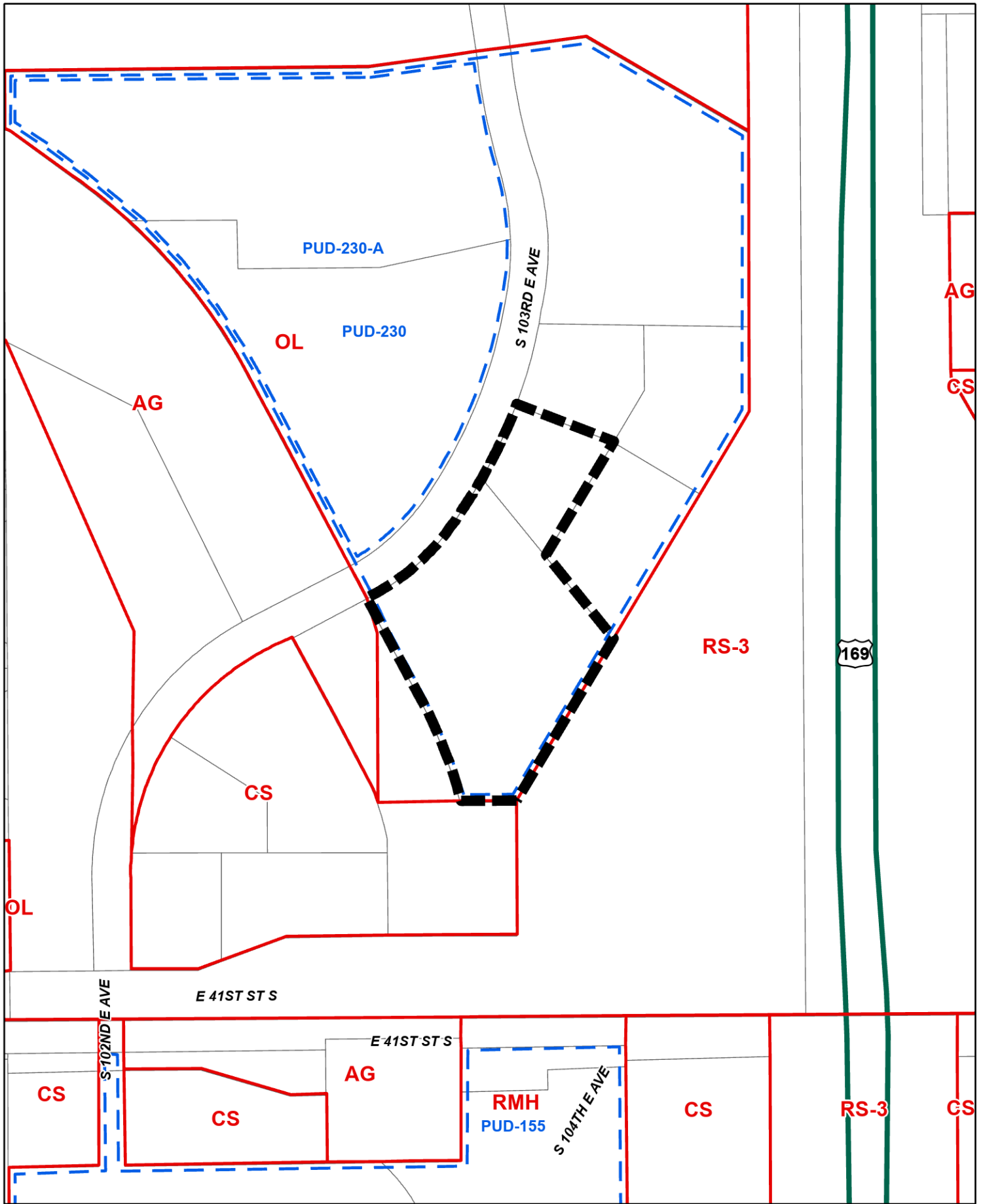
Case map

Aerial (small scale)

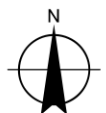
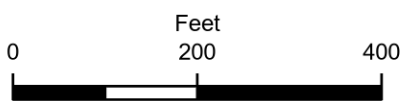
Aerial (large scale)

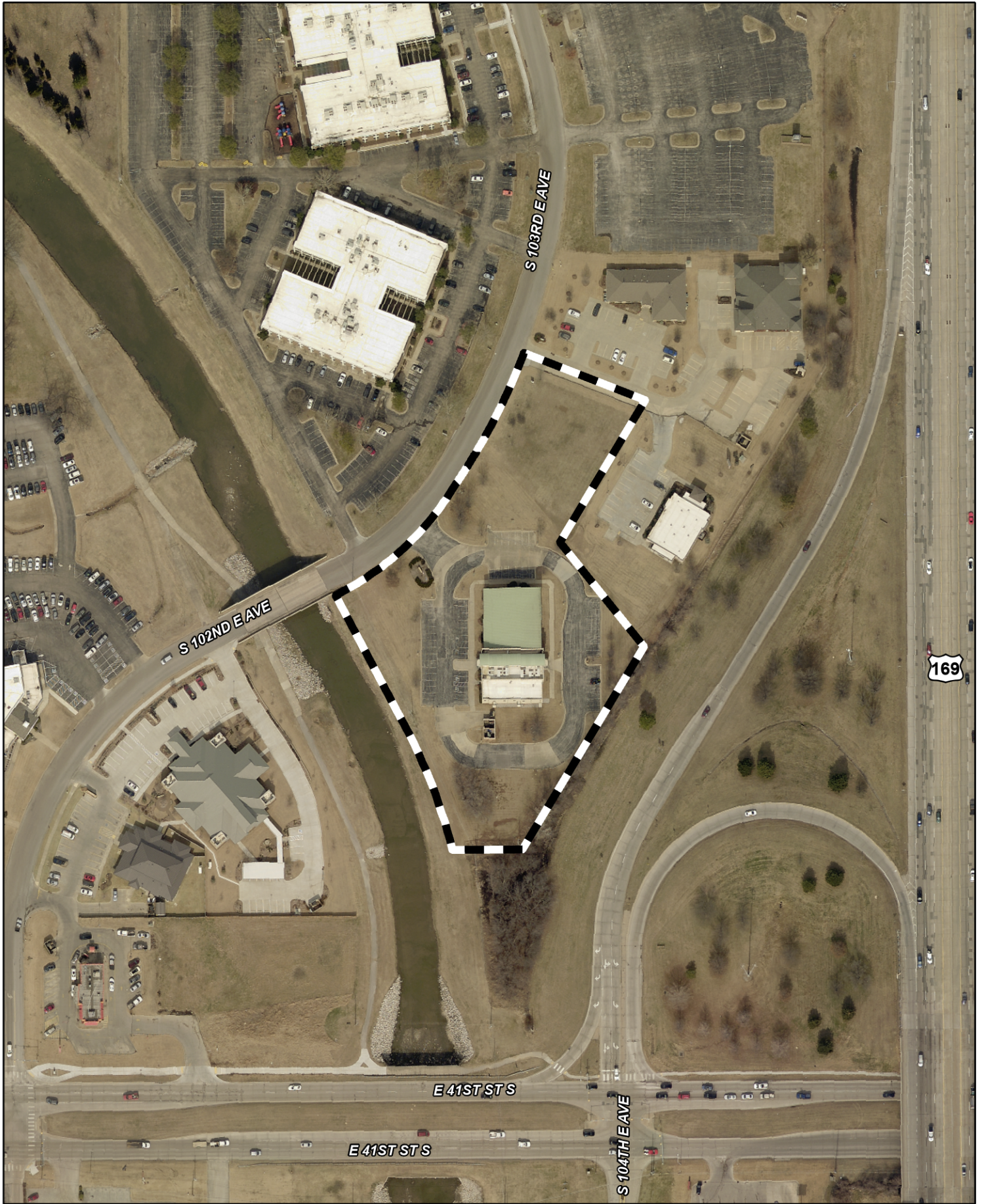
Tulsa Comprehensive Plan Land Use Map

Applicant Exhibits



PUD-230-9





Subject
Tract

Feet
200

400

0

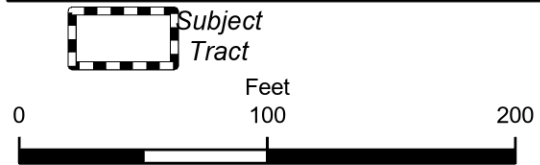
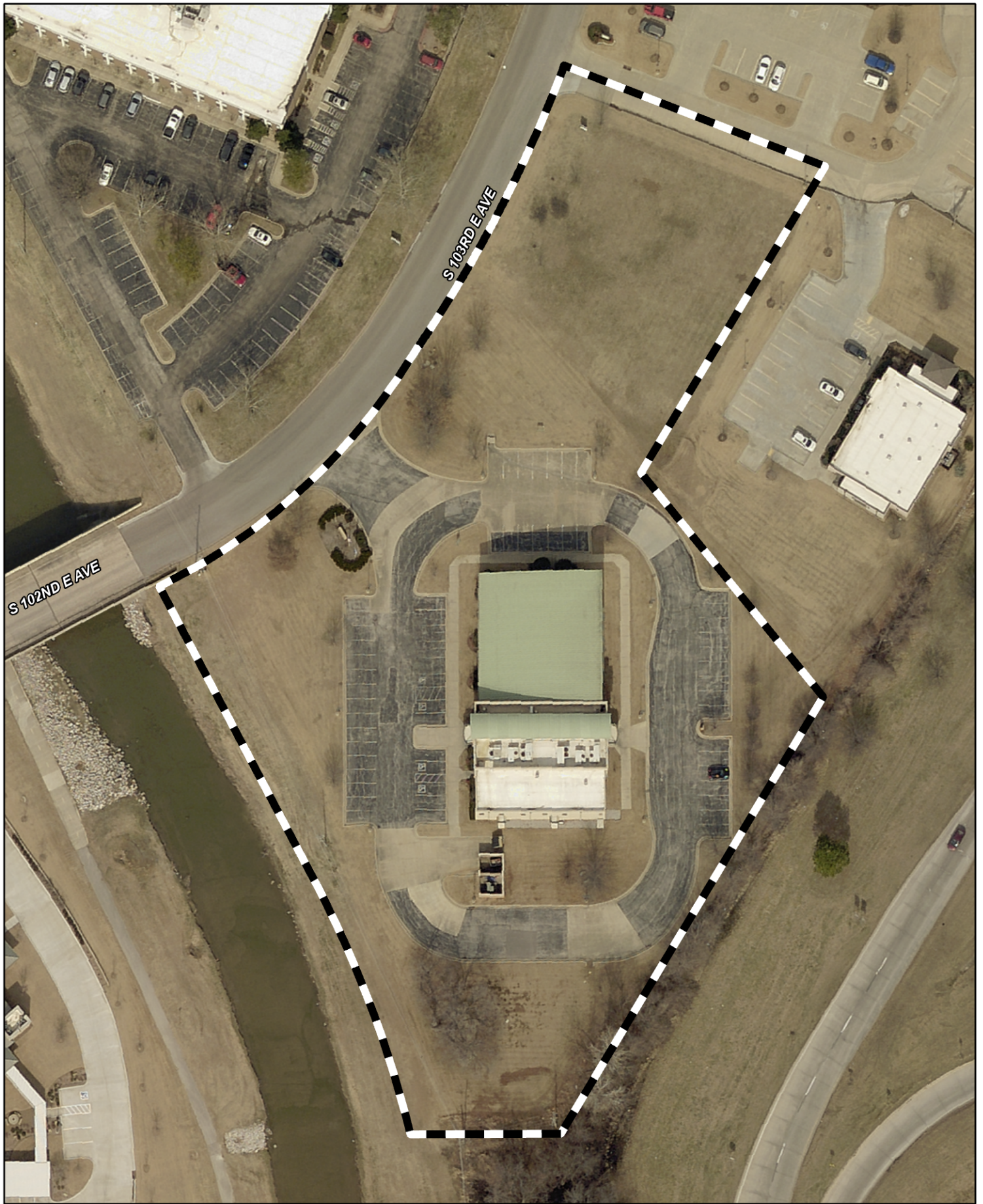
PUD-230-9

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

2.5

Aerial Photo Date: 2021





Subject
 Tract

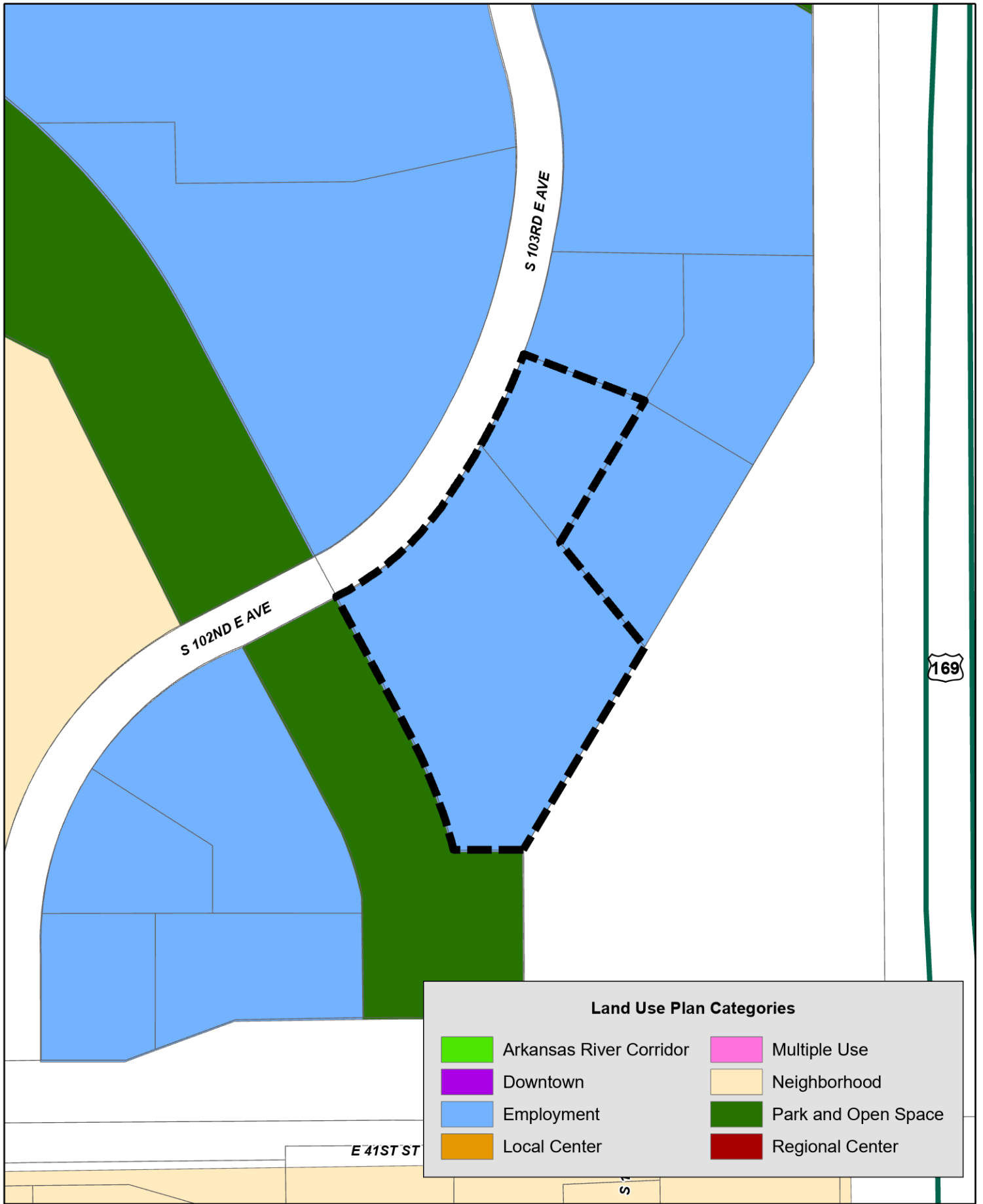
PUD-230-9









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

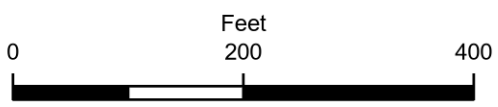
Aerial Photo Date: 2021

2.6





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



PUD-230-9



March 25, 2024

**Part of Lot 1, Block 1
Bishop Acres and
Lot 3, Block 1
Tuscany Point**

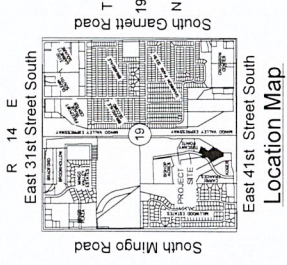
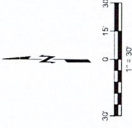
**Proposed PUD Minor Amendment
PUD 230
Part of Development Area 'B'**

Junior Achievement of Oklahoma is planning on expanding the existing building. The students that use in the assembly areas typically arrive by school bus. Additional parking is not necessary. Therefore, we propose to amend the PUD as follows:

The current proposed concept site plan is attached.

	<u>Current PUD</u>	<u>Proposed Amendment</u>
<u>Parking Requirements:</u>	<u>3.5</u> spaces per 1,000 SF	<u>2.6</u> spaces per 1,000 SF

All other provisions of the PUD shall remain in effect as previously approved by the City of Tulsa.

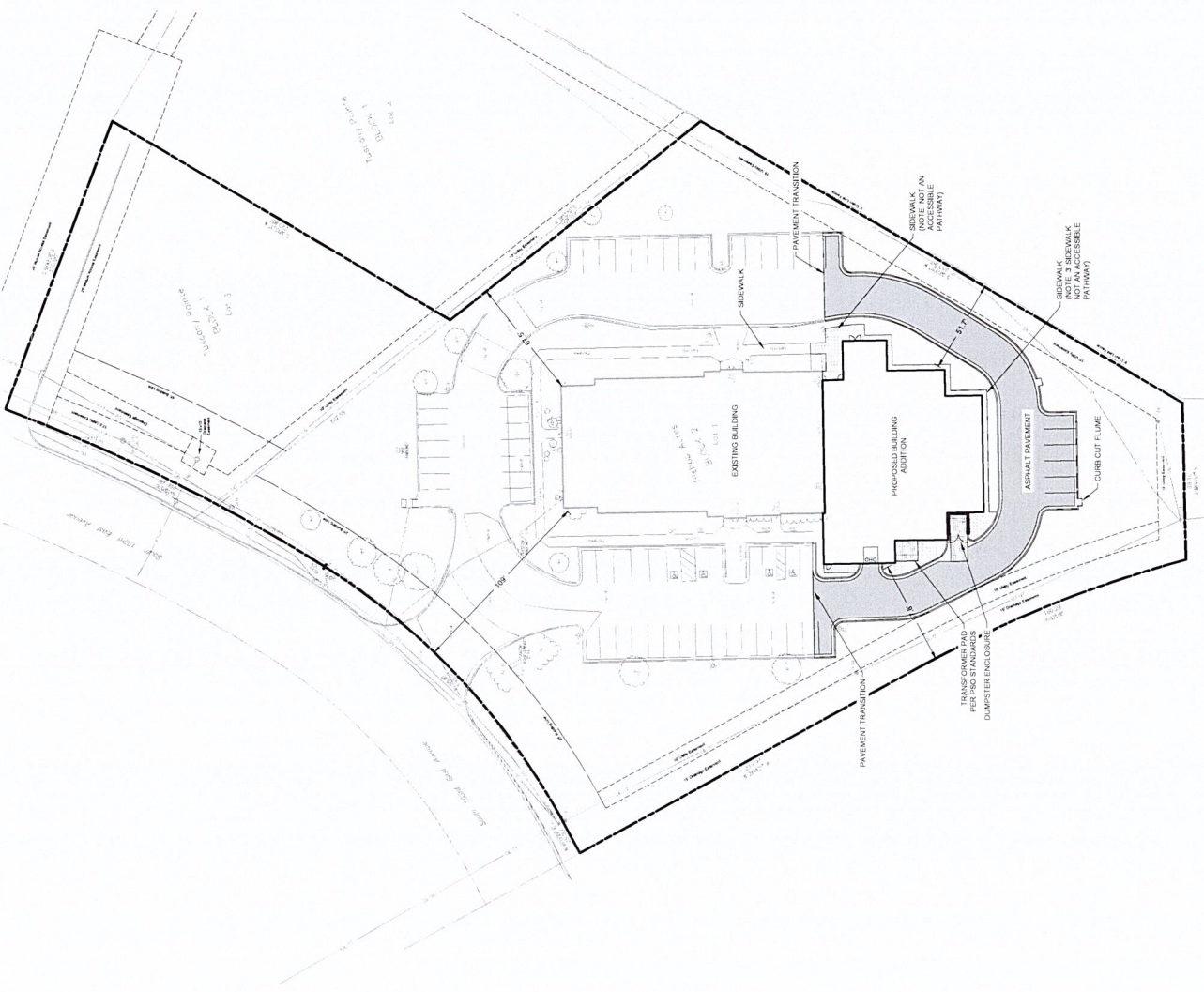


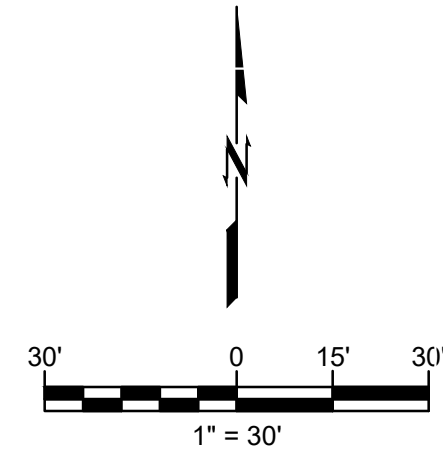
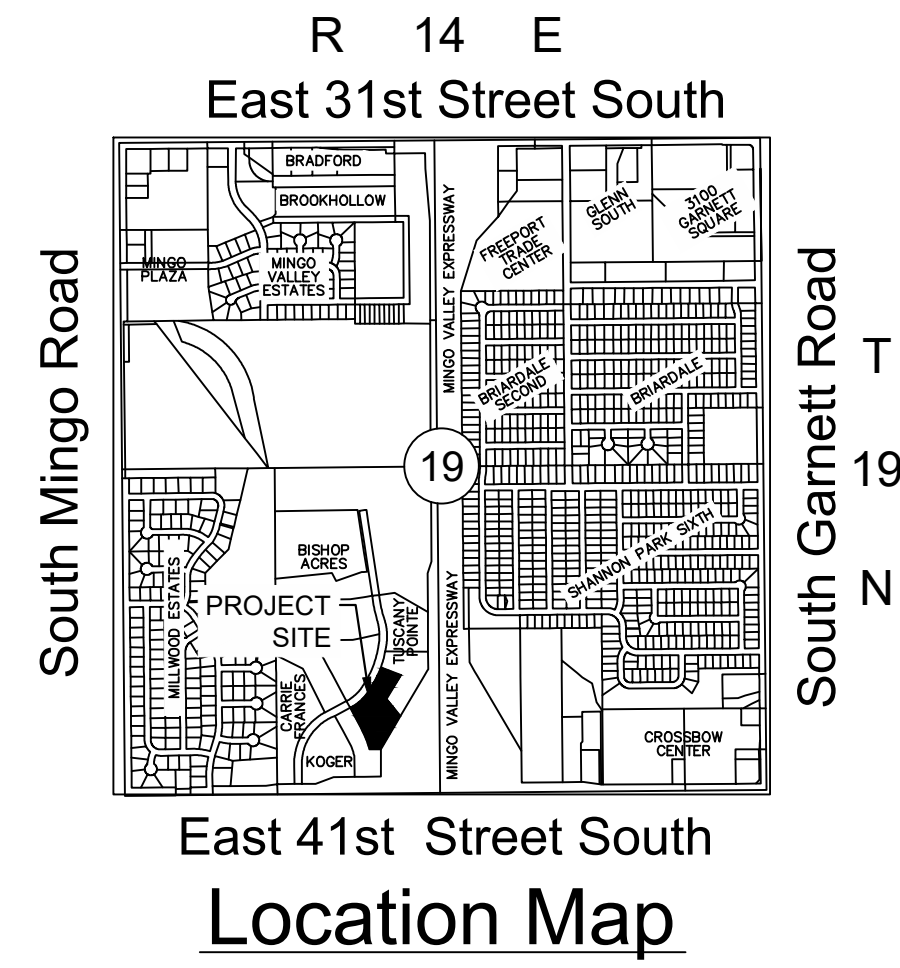
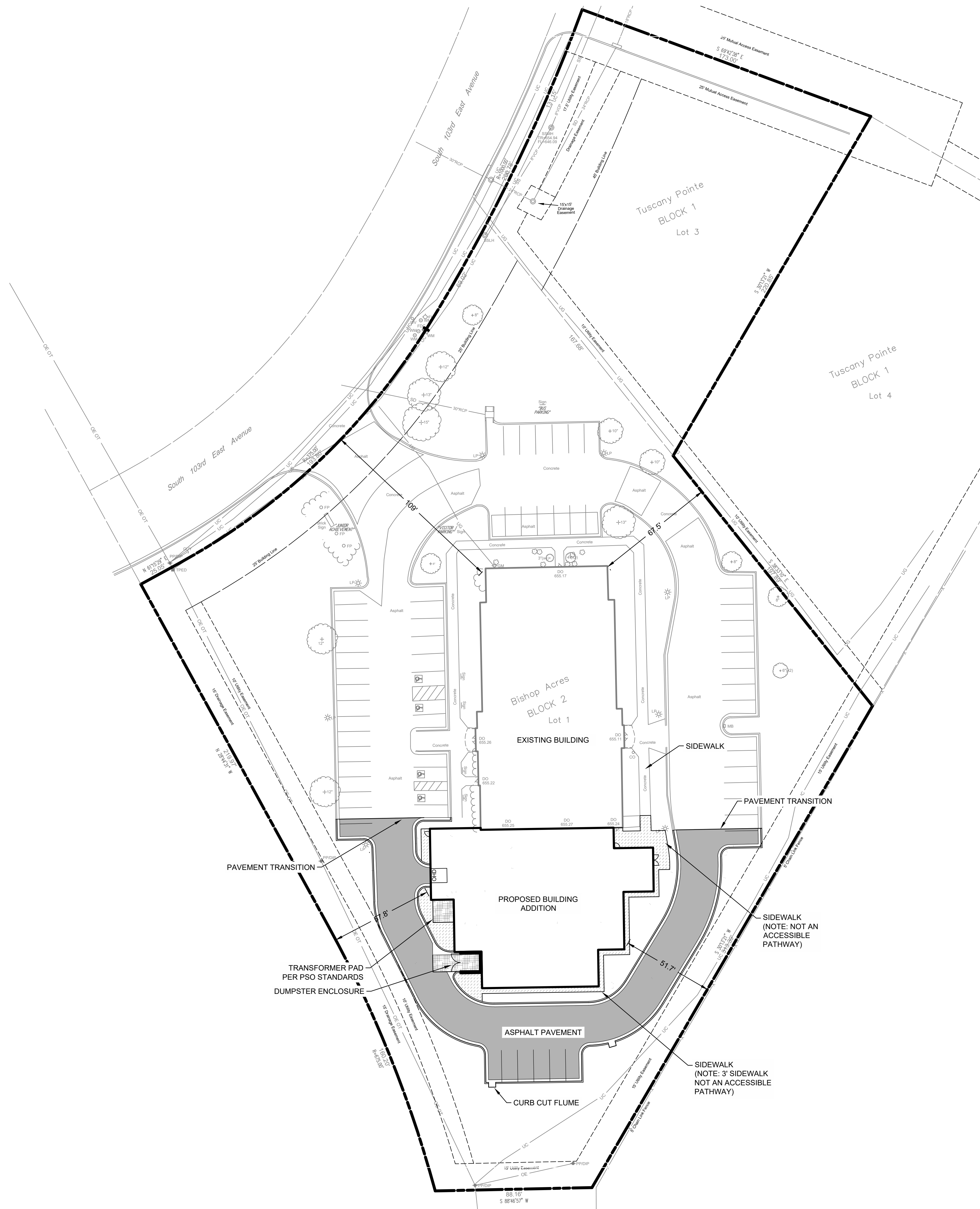
FINANCE PARK ADDITION
JUNIOR ACHIEVEMENT OF OKLAHOMA
3947 SOUTH 103 EAST AVENUE
TULSA, OKLAHOMA 74146

DETAIL
SITE PLAN
DSP-1

SCALE : 1" = 30'-0"
DATE : 08/20/2024
DRAWN BY : JMB
MANAGER : JMB

SITE DATA:	
LAND AREA SUMMARY	
NET LAND AREA	17,985 SF (0.40 AC)
EXISTING BUILDING FOOTPRINT	27,985 SF (0.64 AC)
LOT 1 BLOCK 10000000000000000000	146,019 SF (3.33 AC)
TOTAL COMBINED PROPERTY	146,019 SF (3.33 AC)
SITE DATA	
ZONING	PUD 2B(3)
PERMITTED USES	PRINCIPAL AND ACCESSORY USES PERMITTED IN THE OL DISTRICT AND IN ADDITION THAT BARBER AND BEAUTY SHOPS BE PERMITTED.
PROPOSED USE	JUNIOR ACHIEVEMENT OF OKLAHOMA
BUILDING AREA	46,800 SF
BUILDING AREA PERMITTED	15,600 SF
EXISTING BUILDING FOOTPRINT	27,985 SF
TOTAL BUILDING PROPOSED	27,985 SF
BUILDING HEIGHT	8 STORIES
MAXIMUM BUILDING HEIGHT	2 STORIES
BUILDING SETBACK	75 FEET
FROM 1000 CENTER LINE OF EAST AVENUE	10 FEET PLUS 2% ADDITIONAL FEET OF BUILDING HEIGHT EXCEEDING 15' BUILDING HEIGHT EXCEEDING 15'
FROM WINGO VALLEY EXPRESSWAY	50 FEET
FROM OTHER PROPERTY LINES	20 FT PARKING SPACES PER 1,000 SF (8' SPACES) MINIMUM (INCLUDES ACCESSIBLE SPACES)
OFF-STREET PARKING REQUIREMENTS	REQUIRED
MINIMUM INTERNAL LANDSCAPE OPEN SPACE AREA	14% (26,283 SF)
REQUIRED	5% (9,219 SF)
PUD AMENDMENT NOTES	PROPOSED 10 FEET FROM 15 FEET OF BUILDING HEIGHT FOR SETBACK CALCULATION PROPOSED 25 FEET FROM 35 SPACES PER 1,000 SF PARKING REQUIREMENT CALCULATION





16 East 16th Street
Suite 500
Tulsa, Oklahoma 74119
918-794-0758
www.kingarchitecturalsolutions.com
King Architectural Solutions, PLLC

SITE DATA:	
LAND AREA SUMMARY	
NET LAND AREA	117,634 SF (2.70 AC)
LOT 1 BLOCK 2 BISHOP ACRES	28,385 SF (0.65 AC)
LOT 3 BLOCK 1, TUSCANY POINTE	146,019 SF (3.35 AC)
TOTAL COMBINED PROPERTY	
SITE DATA	
ZONING	PUD 230-3
PERMITTED USES	
PRINCIPAL AND ACCESSORY USES PERMITTED IN THE OL DISTRICT AND IN ADDITION THAT BARBER AND BEAUTY SHOPS BE PERMITTED.	
PROPOSED USE	
JUNIOR ACHIEVEMENT OF OKLAHOMA	
BUILDING AREA	
BUILDING AREA PERMITTED:	46,400 SF
EXISTING BUILDING:	15,602 SF
PROPOSED BUILDING ADDITION:	8,781 SF
TOTAL BUILDING PROPOSED	24,383 SF
BUILDING HEIGHT	
MAXIMUM BUILDING HEIGHT	6 STORIES
PROPOSED BUILDING HEIGHT	2 STORIES
BUILDING SETBACK	
FROM 103RD CENTER LINE OF EAST AVENUE	75 FEET
MINGO VALLEY EXPRESSWAY	10' FEET PLUS 2' ADDITIONAL FEET OF SETBACK FOR EACH 1' OF BUILDING HEIGHT EXCEEDING 18"
FROM OTHER PROPERTY LINES	(50 FEET) 50 FEET
OFF-STREET PARKING REQUIREMENTS	
REQUIRED:	2.6** PARKING SPACES PER 1,000 SF (64 SPACES)
PROVIDED:	64 PARKING SPACES (INCLUDES 4 ACCESSIBLE SPACES)
MINIMUM INTERNAL LANDSCAPE OPEN SPACE AREA	
REQUIRED:	18% (26,283 SF)
PROVIDED:	56% (82,139 SF)
PUD AMENDMENT NOTES	
* PROPOSED 18 FEET FROM 15 FEET OF BUILDING HEIGHT FOR SETBACK CALCULATION	
** PROPOSED 2.6 FROM 3.5 SPACES PER 1,000 SF PARKING REQUIREMENT CLACULATION	

FINANCE PARK ADDITION
JUNIOR ACHIEVEMENT OF OKLAHOMA
3947 SOUTH 103 EAST AVENUE
TULSA, OKLAHOMA 74146

SCALE	1" 30'-0"
FILE NAME	
MANAGER	JDB
DRAWN BY	MBC
DATE	3/24/2024