



**Tulsa Metropolitan Area
Planning Commission**

PUD-375-F Staff Report (Related to Z-7856)

Hearing Date: April 15, 2026
Prepared by: Austin Chapman
achapman@cityoftulsa.org
918-596-7597

Owner and Applicant Information

Applicant: Lou Reynolds, Eller & Detrich, P.C.
Property Owner: Bear Development Group LLC

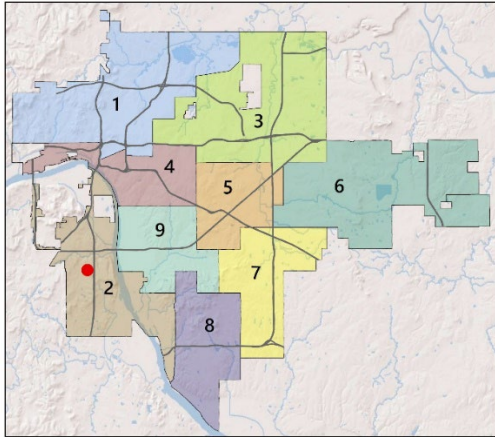
Property Location

Northwest corner of West 61st Street South and South Union Avenue

Tract Size: ±4.23 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 2, Anthony Archie
County Commission: District 2, Lonnie Sims

Public Notice Required

Newspaper Notice – min. 20 days in advance
Mailed Notice to 300’ radius – min. 20 days in advance
Posted Sign – min. 20 days in advance

Staff Recommendation

Staff recommends approval.

Request Summary

Applicant is requesting a major amendment to PUD-375, creating PUD-375-F. The purpose is to establish development standards to support multifamily development.

Zoning

Existing Zoning: CS/OL/RS-3
Existing Overlays: PUD-375-C
Proposed Zoning: PUD-375-F/CS

Use

Current Use: Vacant
Proposed Use: Multifamily Residential

Comprehensive Plan Considerations

Land Use

Land Use Plan: Multiple Use
Small Area Plans: Southwest Tulsa
Development Era: Late Automobile

Transportation

Major Street & Highway Plan:
West 61st Street South – Secondary Arterial
South Union Ave – Secondary Arterial
planitulsa Street Type:
West 61st Street South – Multi-Modal Corridor
South Union Ave – Multi-Modal Corridor

Transit: N/A

Existing Bike/Ped Facilities: Sidewalk and Sharrow
Planned Bike/Ped Facilities: Bike Corridor

Environment

Flood Area: N/A
Tree Canopy Coverage: Greater than 50%
Parks & Open Space: N/A

Detailed Staff Recommendation

The applicant is proposing a major amendment to PUD-375-E to amend standards and uses within the PUD.

PUD-375 was adopted in 1984 and consisted of approximately 112.7 acres and included development areas for detached housing, multi-family housing, office and retails areas. Five major amendments, PUD-375-A-E, were adopted for various purposes including the Development of the Riverfield Country Day school to the west of this property. The last amendment, approved in 2003, which included this property permitted the uses allowed in the CS District though no development has occurred on the subject property.

The proposed amendment permits various uses, though the intended use by the applicant is an apartment/condo development.

The property is designated as Multiple Use in the Comprehensive Plan, and the additional uses and development standards would be consistent with the surrounding properties and the anticipated development of the subject property.

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

PUD-375-F Development Standards

Development within PUD-375-F shall conform to the City of Tulsa Zoning Code adopted November 5, 2015 and as subsequently amended except as modified herein.

Permitted Use Categories, Subcategories, and Specific Uses:

PUD-375-F shall allow only the uses identified below, along with the customary accessory uses, and subject to the supplemental regulations of the Tulsa Zoning Code. Uses identified below are permitted by right.

Uses that cannot be reasonably interpreted to fall within a permitted use, as stated in Section 35.020-E of the Tulsa Zoning Code are prohibited.

RESIDENTIAL

Household Living Subcategory (if in allowed building types identified below):

- Single Household
 - Detached House
 - Townhouse
 - Patio House
 - Mixed-Use building
 - Vertical mixed-use building
- Two households on a single lot
 - Duplex
 - 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

PUBLIC, CIVIC, AND INSTITUTIONAL Use Category
College or University

- Day Care
- Hospital
- Natural Resource Preservation
- Library or Cultural Exhibit
- Parks and Recreation
- Religious Assembly
- Safety Service
- School
- Utilities and Public Service Facility
 - Minor
- Wireless Communication Facility
 - Freestanding tower
 - Building or tower-mounted antenna
- COMMERCIAL Use Category
 - Animal Service
 - Grooming
 - Veterinary
 - Broadcast or Recording Studio
 - Commercial Service
 - Building service
 - Building support service
 - Consumer maintenance/repair service
 - Personal improvement service
 - Research service
 - Farmers Market
 - Financial Services (except personal credit establishment is prohibited)
 - Funeral or Mortuary Service
 - Lodging
 - Bed and Breakfast
 - Short-term rental
 - Hotel/motel
 - Office
 - Business or professional office
 - Medical, dental or health practitioner office
 - Parking, Non-accessory
 - Restaurants and Bars
 - Restaurant
 - Bar
 - Retail Sales
 - Building supplies and equipment
 - Consumer shopping goods
 - Convenience goods
 - Grocery Store
 - Self-service Storage Facility
 - Studio, Artist or Instructional Service
 - Trade School
 - Vehicle Sales and Service

Fueling station

AGRICULTURAL Use Category
Community Garden

Lot and Building Regulations:

Maximum Building Floor Area Ratio:	0.70
Maximum Number of Dwelling Units:	125
Maximum Building Height:	4-story not to exceed 60 feet
Minimum Building Setbacks:	
From easterly boundary of PUD-375-F (Union Avenue):	10 feet
From southerly boundary PUD-375-F (West 61 st Street):	50 feet
From westerly boundary of PUD-375-F:	20 feet
From northerly boundary of PUD-375-F:	20 feet
From interior boundaries, if divided:	10 feet

Parking:

As prescribed in Chapter 55 of the Zoning Code.

Signs:

As prescribed in Chapter 60 of the Zoning Code for properties located in the CS District.

Landscaping and Screening:

Landscaping and screening for the project shall conform to the requirements identified in Chapter 65 of the Tulsa Zoning Code and the supplemental regulations for specific use categories, except as modified herein.

Residential developments are exempt from the landscaping requirement of Chapter 65 of the Tulsa Zoning Code and instead must provide a minimum ten percent (10%) of internal landscaped open space on the lot.

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 PUD Development Plan.

Lighting:

As prescribed in Chapter 67 of the Tulsa Zoning Code.

Access:

As permitted by the Public Works Department for the City of Tulsa.

General Provisions:

No zoning clearance permit shall be issued for a lot within the PUD until a detail site plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted and approved as being in compliance with the approved PUD development standards.

A detail landscape plan or alternative compliance landscape plan for each lot shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved landscape plan for the lot, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed as a continuing condition of the granting of an occupancy permit.

No sign permits shall be issued for erection of a sign on a lot within the PUD until a detail sign plan for that has been submitted and approved as being in compliance with the approved PUD development standards.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as 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.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	CS/PUD-375D	Multiple Use	Religious assembly
East	CS, OL, RS-3 / PUD-375D	Neighborhood	Vacant/residential
South	CS	Local Center/Neighborhood	Commercial/vacant
West	CS, OL, RM-1/ PUD-375-D	Multiple Use	Vacant

Small Area Plans

The subject properties are located within the Southwest Tulsa Small Area Development 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: W 61st St S and S Union Ave are designated as Secondary Arterial.

Comprehensive Plan Street Designation: W 61st St S and S Union Ave are designated as Multi-Modal Corridors. Multi-modal streets support commercial and residential development along major arterial streets. These streets align with the recommendations for on-street bicycle infrastructure established in the 2015 GO Plan, and they should be evaluated for feasibility with regard to the reallocation of street space for bicycle facilities.

Transit: N/A

Existing Bike/Ped Facilities: Sidewalk present along W 61st St S and S Union Ave. A sharrow is also present along South Union Ave.

Planned Bike/Ped Facilities: Bike Corridors are planned along W 61st St S and S Union Ave.

Environmental Considerations

Flood Area: N/A

Tree Canopy Coverage: Tree canopy in the area is 62%. Development will naturally have an impact on tree canopy, but all effort should be taken to preserve a substantial portion of the tree canopy in these areas. These areas should have the highest level of preservation to maintain the existing habitat and recreational places in the city. Future land use planning for Future Growth areas should include the goal of tree canopy preservation.

Parks & Open Space: N/A

Zoning History

Ordinance 11822, dated June 26, 1970, established zoning for the subject property.

Ordinance 16180, dated October 30, 1984, established PUD-375

Ordinance 20748, dated December 11, 2003, established PUD-375

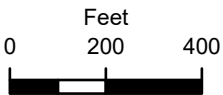
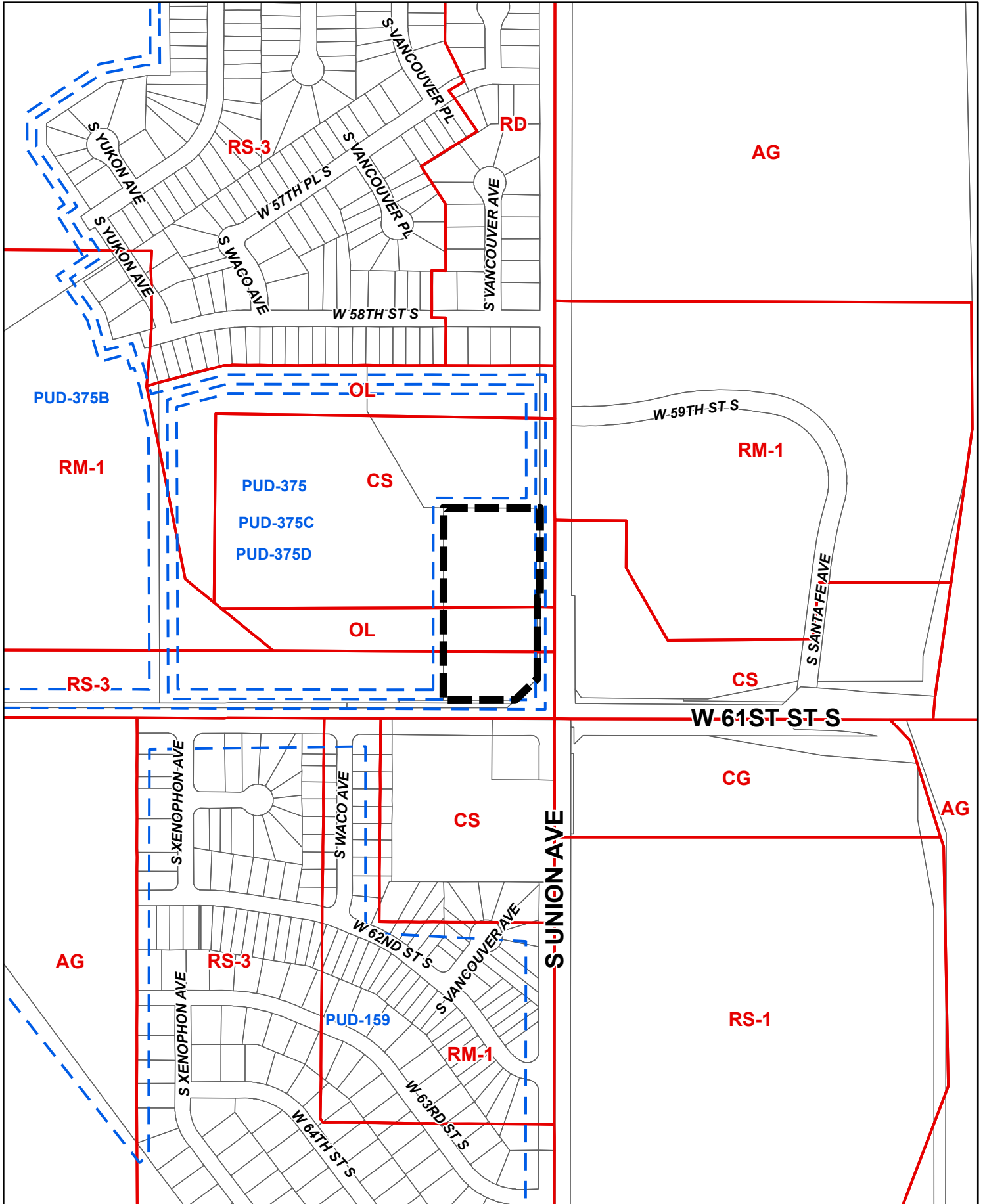
Exhibits

Case map

Aerial (small scale)

Aerial (large scale)

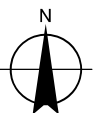
Tulsa Comprehensive Plan Land Use Map

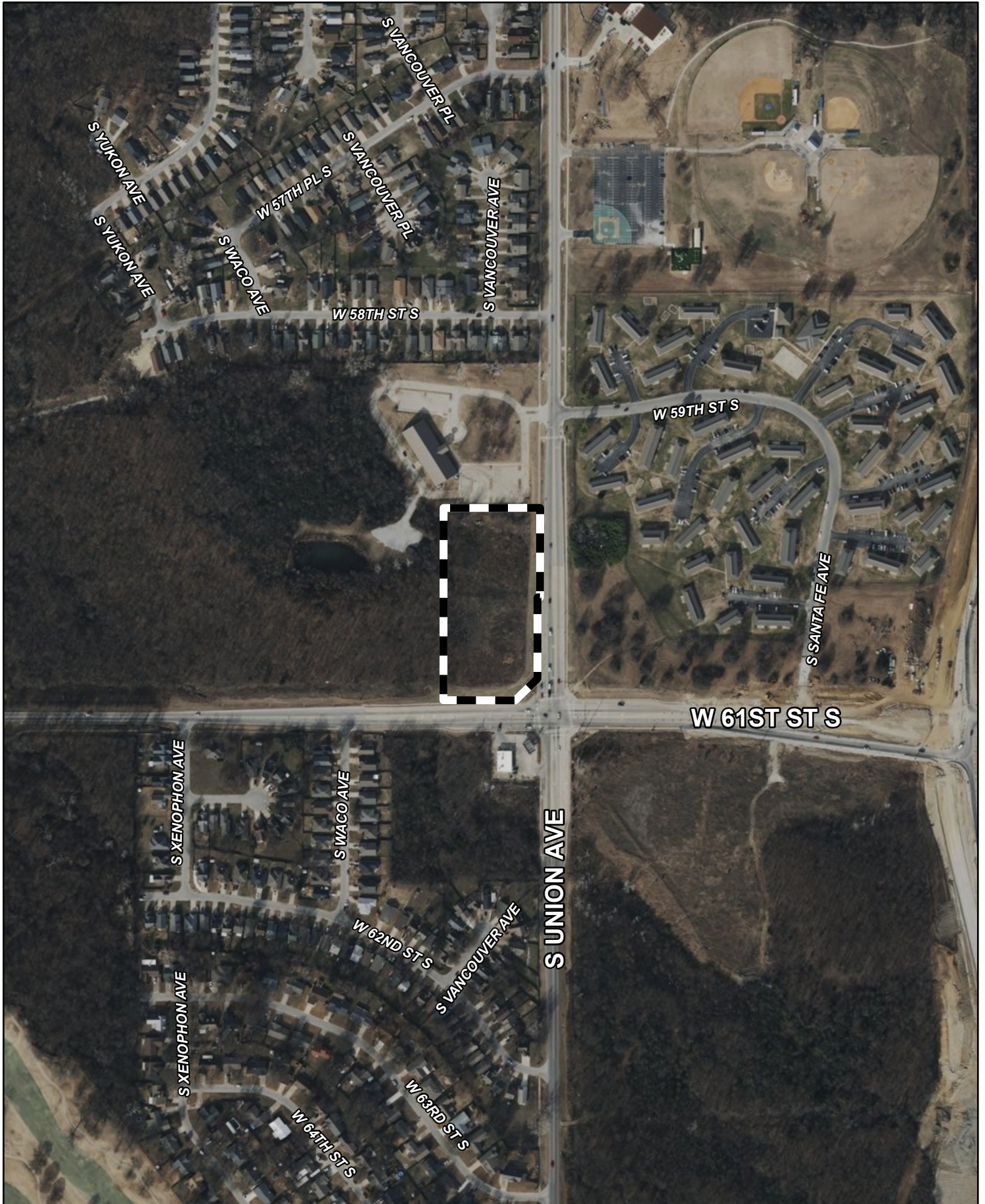


 Subject Tract

Z-7856 & PUD-375-F

19-12 34





S YUKON AVE
S YUKON AVE

W 57TH PL S

S WACO AVE

W 58TH ST S

S VANCOUVER PL

S VANCOUVER PL

S VANCOUVER AVE

W 59TH ST S

S SANTA FE AVE

W 61ST ST S

S XENOPHON AVE

S WACO AVE

W 62ND ST S

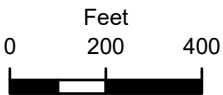
S VANCOUVER AVE

S UNION AVE

S XENOPHON AVE

W 64TH ST S

W 63RD ST S



Subject Tract

PUD-375-F

19-12 34

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

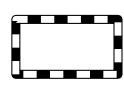
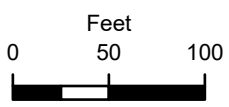
Aerial Photo Date: 2025





S UNION AVE

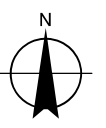
W 61ST ST S

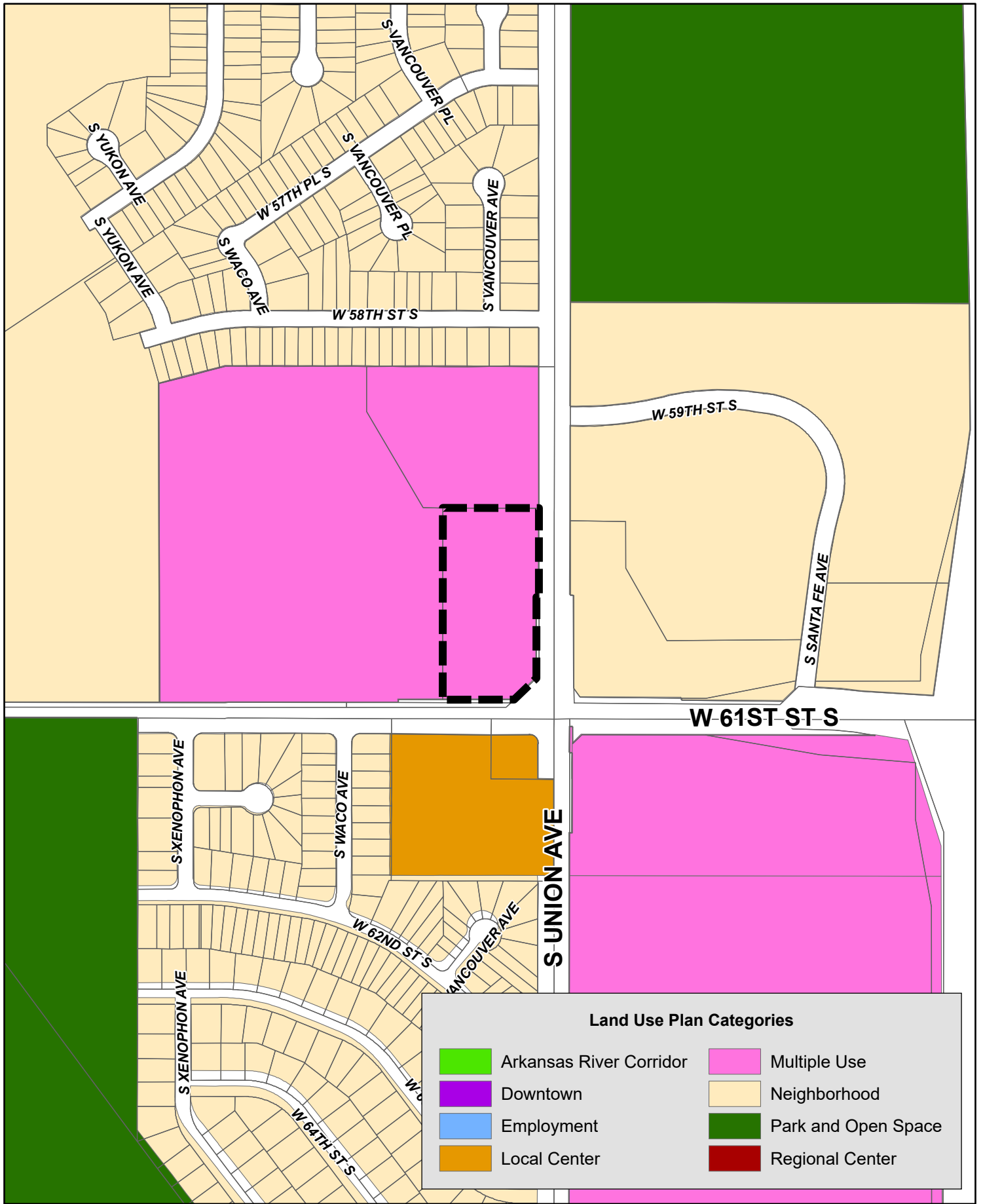


Subject Tract









PUD-375-F
19-12 34

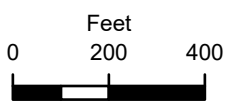
Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2025





Land Use Plan Categories

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



 Subject Tract

PUD-375-F

19-12 34

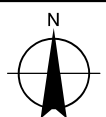


Exhibit “B”

The purpose of PUD Major Amendment No. PUD 375-F is to establish development standards for a proposed multi-family project located in Development Area D. The subject property is approximately 4.23 acres located at the northwest corner of West 61st Street and South Union Avenue (the “Property”).

PUD 375 and the existing development areas were originally established in 1984. The last Major Amendment affecting this portion of the PUD was in 2003; PUD 375-C reconfigured portions of commercial and multi-family development areas and eliminated office development areas.

The Property is currently vacant and has never been developed. This Major Amendment proposes to amend Development Area D to permit a 4-story, 120-unit multi-family housing project. A Conceptual Site Plan is attached hereto as Exhibit “1”.

Concurrently with this PUD Major Amendment is a request to rezone the Property from CS/OL/RS-3 to CS. The three underlying zoning designations existing on the Property serve no purpose and create undue confusion in calculating permitted densities within Development Area D.

Except as set forth in the Development Standards below, the standards of the CS District shall apply within Development Area D. All development standards for the remainder of PUD 375 shall remain unchanged.

PUD 375-F

DEVELOPMENT STANDARDS

Development Area “D”

Except as set forth herein, the standards of the CS District shall apply within Development Area D.

NET LAND AREA: 4.23 Acres

PERMITTED USES: The following principal uses shall be permitted along with all customary accessory uses thereto.

Residential

Household Living (if in an allowed Building Type identified below)

Single household

Two households on a single lot

Three or more households on a single lot

Public, Civic, and Institutional

College or University

Day Care

Hospital

Library or Cultural Exhibit

Parks and Recreation

Religious Assembly

Safety Service

School

Utilities and Public Service Facility

Minor

Wireless Communication Facility

Freestanding tower

Building or tower-mounted antenna

Commercial

Animal service

Grooming

Veterinary

Broadcast or Recording Studio

Commercial Service

Building service

Business support service

Consumer maintenance/repair service

Personal improvement service

Research service

- Financial Services (except personal credit establishment is prohibited)
- Funeral or Mortuary Service
- Lodging
 - Bed & Breakfast
 - Short-term rental
 - Hotel/motel
- Office
 - Business or professional office
 - Medical, dental or health practitioner office
- Parking, Non-accessory
- Restaurants and Bars
 - Restaurant
 - Bar
- Retail Sales
 - Building supplies and equipment
 - Consumer shopping goods
 - Convenience goods
 - Grocery Store
- Studio, Artist or Instructional Service
- Trade School
- Vehicle Sales and Service
 - Fueling station
- Agricultural
 - Community Garden

PERMITTED RESIDENTIAL BUILDING TYPES:

- Household living
 - Single household
 - Detached House
 - Townhouse
 - Patio House
 - Mixed-Use building
 - Vertical mixed-use building
 - Two households on a 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

MAXIMUM FLOOR AREA RATIO:	0.70
MAXIMUM # OF DWELLING UNITS:	125
MAXIMUM BUILDING HEIGHT:	4 Stories, not to exceed 60 Feet
MINIMUM BUILDING SETBACKS:	
From east property boundary (Union Ave):	10 FT
From south property boundary (W. 61 st St.):	50 FT
From west property boundary:	20 FT
From north property boundary:	20 FT
From interior boundaries, if divided:	10 FT

OFF-STREET PARKING:

Minimum parking ratios shall be as provided in Table 55-1 of the Tulsa Zoning Code for the applicable Use Category.

LANDSCAPED AREA:

A minimum of ten percent (10%) of the Net Land Area of the Property shall be improved as internal landscaped open space.

SIGNS:

Signage shall be permitted in accordance with the standards for the CS District under the Tulsa Zoning Code.