



Case Number: PUD-429-2
Minor Amendment

Hearing Date: April 6, 2022

Case Report Prepared by:
Jay Hoyt

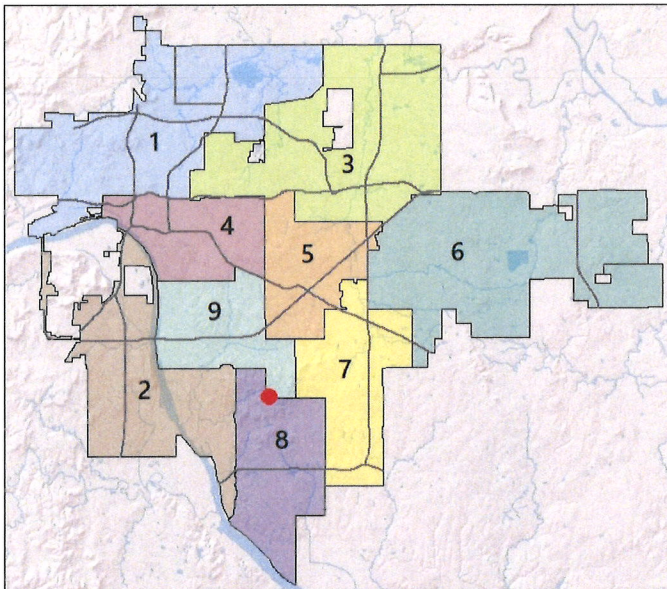
Owner and Applicant Information:

Applicant: 3K1 Consulting Services c/o
Michael Scarbrough

Property Owner: Quiktrip Corporation c/o
Jim Beilman

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment
to add Car Wash as an allowable use.

Gross Land Area: 1.38 Acres

Location: NWC E 71st St S and S Canton
Ave

5151 E 71st St S

Zoning:

Existing Zoning: CS/PUD-429
Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Regional Center
Growth and Stability Map: Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 8303

City Council District: 9

Councilor Name: Jayme Fowler

County Commission District: 3

Commissioner Name: Vicki Adams

SECTION I: PUD-429-2 Minor Amendment

Amendment Request: Modify the PUD Development Standards to add Car Wash as an allowable use.

The current PUD development standards allow offices, restaurants, convenience goods and services, shopping goods and services and automobile and related activities but limited to fuel sales. The applicant is proposing to add Car Wash as an allowable use, which would fall under the Personal Vehicle Repair and Maintenance subcategory of the City of Tulsa Zoning Code. This use is permitted by right in the CS district, which is the underlying zoning of PUD-429.

Staff Comment: *This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(15) of the City of Tulsa Zoning Code.*

"Changes in an approved use to another use may be permitted, provided the underlying zoning on the particular site within the PUD would otherwise permit such use as of right and the proposed use will not result in any increase of incompatibility with the present and future use of nearby properties."

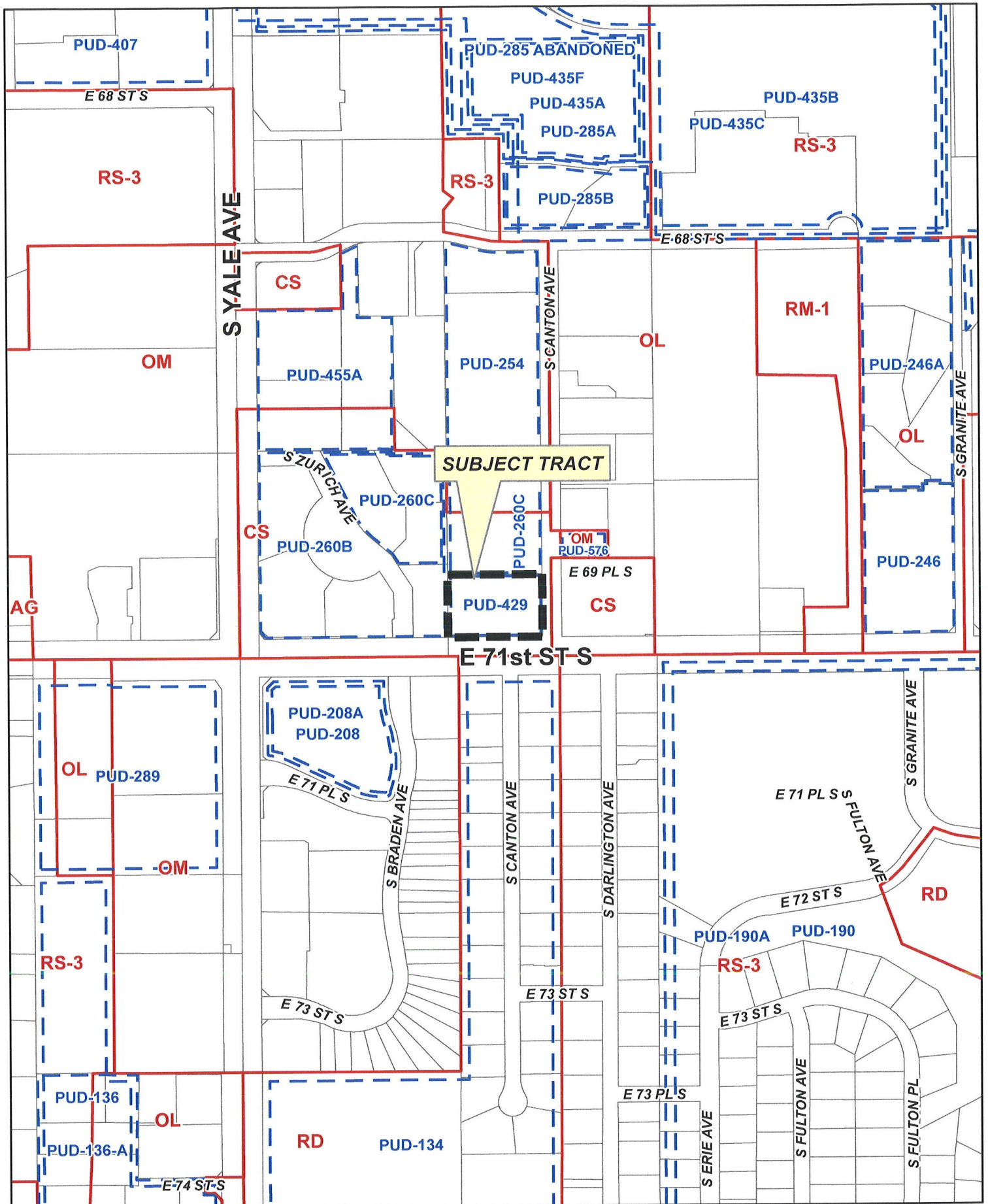
Staff has reviewed the request and determined:

- 1) PUD-429-2 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-429.
- 2) All remaining development standards defined in PUD-429 shall remain in effect.

Exhibits included with staff report:

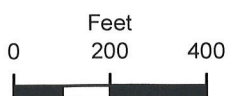
- INCOG zoning case map
- INCOG aerial photo
- INCOG aerial photo (enlarged)
- Applicant Conceptual Site Plan
- Applicant Conceptual Site Plan (aerial overlay)

With considerations listed above, staff recommends **approval** of the minor amendment to add Car Wash as an allowable use.



PUD-429-2

18-13 03





0 Feet 200 400



Subject Tract

PUD-429-2

18-13 03

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

Aerial Photo Date: 2020/2021





0 50 100
Feet



Subject
Tract

PUD-429-2

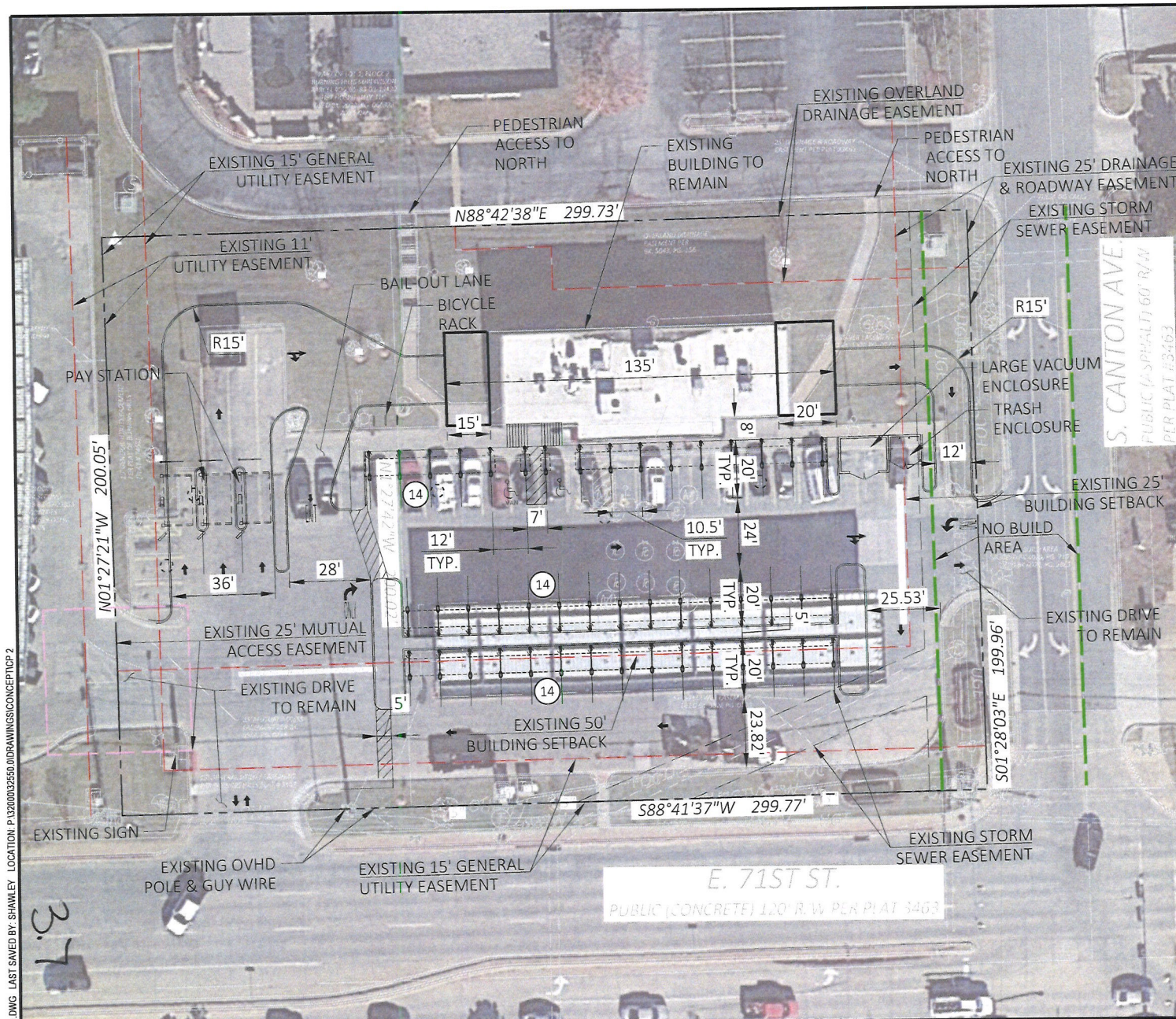
18-13 03

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

Aerial Photo Date: 2020/2021



3.5



SITE SUMMARY		
PARCEL	ACRES	SQ. FT.
QUICK N CLEAN	1.38±	59,949±
REMAINDER	N/A	N/A
TOTAL	1.38±	59,949±
MAX. LOT COVERAGE		54,000 SF
PROPOSED LOT COVERAGE		41,793 SF
EXISTING ZONING	"CS" COMMERCIAL SHOPPING	
PROPOSED ZONING	"CS" COMMERCIAL SHOPPING	
FRONT SETBACK	50 FOOT	
SIDE SETBACK	25 FOOT	
REAR SETBACK	ZERO FOOT	
DESCRIPTION	BUILDING AREA SQ. FT.	
CAR WASH	6,229±	
STALL DIMENSIONS:		
STD:	10.5' X 20' (8.5' X 18' REQ'D)	
ADA:	12' X 20' (8.5' X 18' REQ'D)	
PARKING INFORMATION:		
REQUIRED: 2 SPACES PER SERVICE LANE		
PROVIDED: 42 SPACES		

NOTES:
THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. SITE INFORMATION WAS OBTAINED FROM CLIENT'S DOCUMENTS; DESIGN MAY VARY, DEPENDING ON ACTUAL TOPOGRAPHY, DRAINAGE, SOILS, SURVEY, ETC. THIS ADDITIONAL DATA AND SITE CONDITIONS COULD CAUSE CHANGES IN PARKING RATIOS AND SPACE AVAILABLE FOR DEVELOPMENT, AND MAY INCREASE ESTIMATED DEVELOPMENT COSTS.

*ADDITIONAL ZONING - PUD 429

02/28/2022	CONCEPTUAL SITE PLAN	
71ST & CANTON		
TULSA, TULSA COUNTY, OK		