

Case Number: Minor Amendment
PUD-467-10 and Z-6310-SP-5a

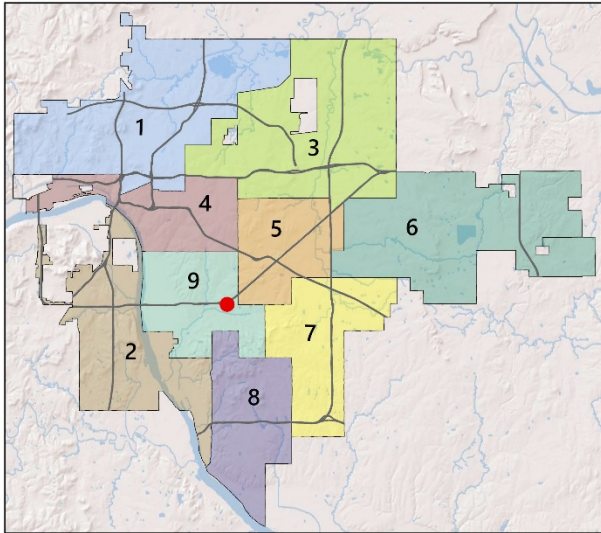
Hearing Date: August 16, 2023
Amended 8/14/2023

Case Report Prepared by:
Dylan Siers

Owner and Applicant Information:
Applicant: Miguel Aguirre

Property Owner: Beyond Good LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to increase the height limit within development area 3 of PUD-467 and increase the story limit from 1 to 2.

Gross Land Area: 1.33 acres

Location: East of the northeast corner of South Harvard Avenue and East 51st Street South

A part of Lot Two (2), Block One (1), DICKENS COMMONS, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof, being more particularly described as follows, to-wit:

COMMENCING at the Southwest corner of Lot 3, Block 1, Dickens Commons; Thence due West along the South line of Lot 2, Block 1, Dickens Commons, a distance of 306.62 feet to the Point of Beginning; Thence continuing due West along the South line of said Lot 2, a distance of 242.41 feet; Thence due North for a distance of 223.20 feet to a point on the Northerly line of said Lot 2; Thence North 80°33'00" East and along the Northerly line of said Lot 2 a distance of 245.75 feet; Thence due South a distance of 263.55 feet to the Point of Beginning.

Zoning:
Existing Zoning: **CO/PUD-467/Z-6310-SP-5**
Proposed Zoning: No Change

Comprehensive Plan:
Land Use Map: Town Center

Staff Recommendation:
Staff recommends approval.

Staff Data:
TRS: 9328

City Council District: 9
Councilor Name: Jayme Fowler

County Commission District: 3
Commissioner Name: Kelly Dunkerley

SECTION I: **CONCEPT STATEMENT**

PUD-467-10 and Z-6310-SP-5a Minor Amendment

Amendment Request: PUD minor amendment to increase the height limit in development area 3 from 22' to 35' and increase the maximum number of stories from 1 to 2.

PUD-467-10 & Z-6310-SP-5a is a minor amendment to increase the height limitation of development area 3 of PUD-467. Currently the height limit is 22', the applicant is proposing to increase this height limit to 35'. This would allow for them to build a second-floor dining area. Since they are wanting to increase the height limitations this amendment also increases the maximum number of stories allowed in development area 3. Currently the maximum number of stories is 1. The applicant has proposed to increase this to 2.

Staff Comment: *This request is considered a Minor Amendment as outlined by Section 30.010.I.2.c(1)(9) and by Section 25.040.E.5 of the City of Tulsa Zoning Code.*

"Changes in structure heights, building setbacks, yards, driveway coverage measured by width, square footage or percentage of the yard, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved PUD standards and the character of the development are not substantially altered."

"The planning commission is authorized to approve minor amendments to an approved development plan as long as substantial compliance is maintained with the approved development plan."

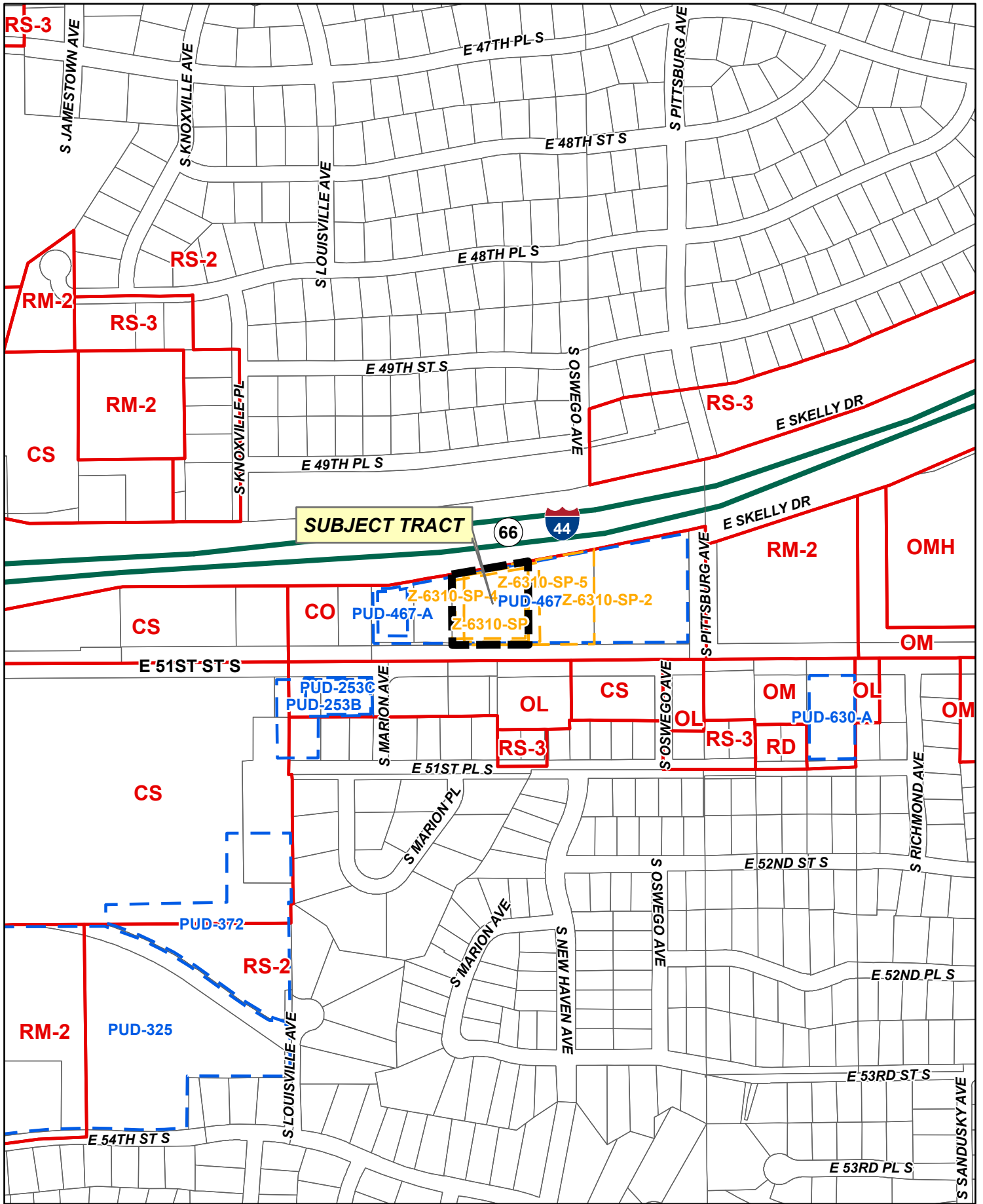
Staff has reviewed the request and determined:

- 1) PUD-467-10 is consistent with the provisions for administration and procedures of a PUD in section 30.010-H.
- 2) PUD-467-10 and Z-6310-SP-5a does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-467 and Z-6310-SP-5.
- 3) All remaining development standards defined in PUD-467 and subsequent amendments shall remain in effect.

Exhibits included with staff report:

zoning case map
aerial photo
Applicant Exhibits

With considerations listed above, staff recommends **approval** of the minor amendment to increase the height limits and maximum stories in development area 3.



SUBJECT TRACT

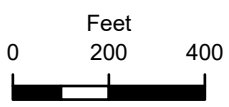
Z-6310-SP-5
 Z-6310-SP-4
 PUD-467
 Z-6310-SP-2
 Z-6310-SP

PUD-253C
 PUD-253B

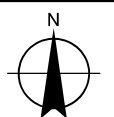
PUD-630-A

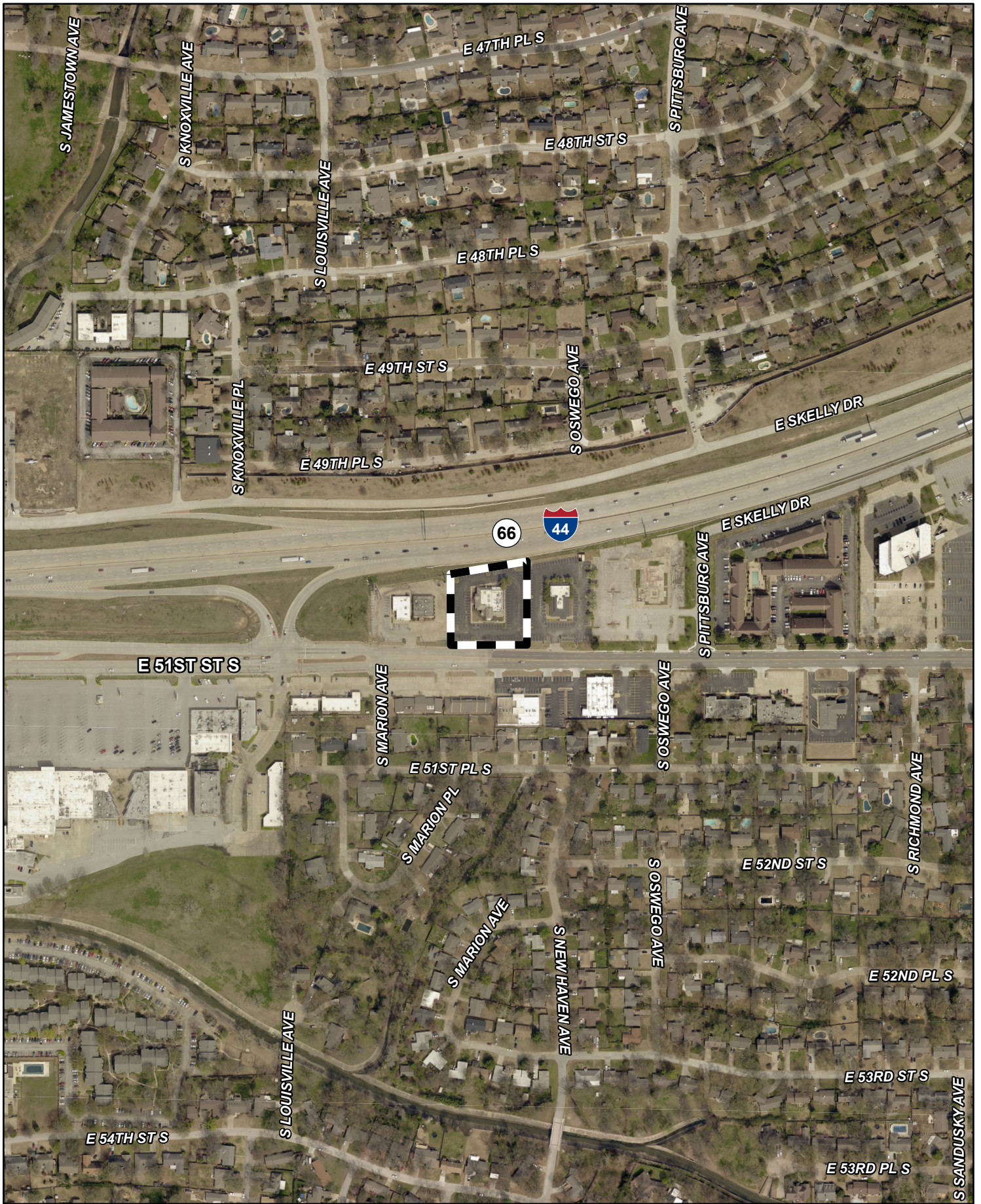
PUD-372

PUD-325



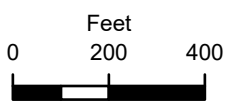
PUD-467-10





S JAMESTOWN AVE
S KNOXVILLE AVE
E 47TH PL S
E 48TH ST S
S LOUISVILLE AVE
E 48TH PL S
S KNOXVILLE PL
E 49TH ST S
E 49TH PL S
S OSWEGO AVE
E SKELLY DR
E 51ST ST S
S MARION AVE
E 51ST PL S
S MARION PL
S OSWEGO AVE
S PITTSBURG AVE
E SKELLY DR
S LOUISVILLE AVE
S MARION AVE
S NEW HAVEN AVE
S OSWEGO AVE
S RICHMOND AVE
E 52ND ST S
E 52ND PL S
E 53RD ST S
E 53RD PL S
S SANDUSKY AVE

66

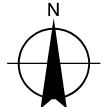


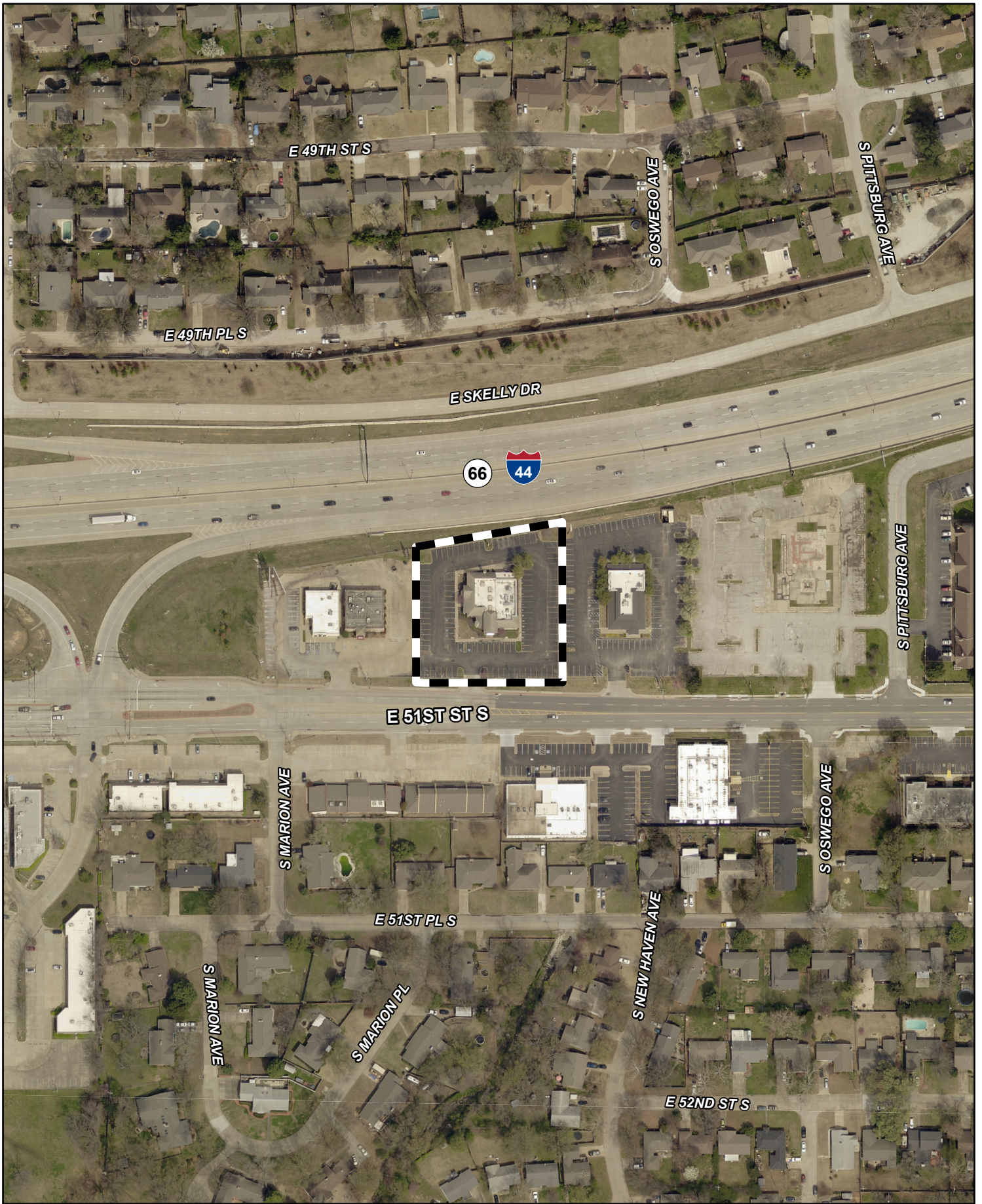
 Subject Tract

PUD-467-10

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

Aerial Photo Date: 2021





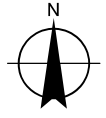
Feet
0 100 200

 Subject Tract

PUD-467-10

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

Aerial Photo Date: 2021



4.5

REVISIONS

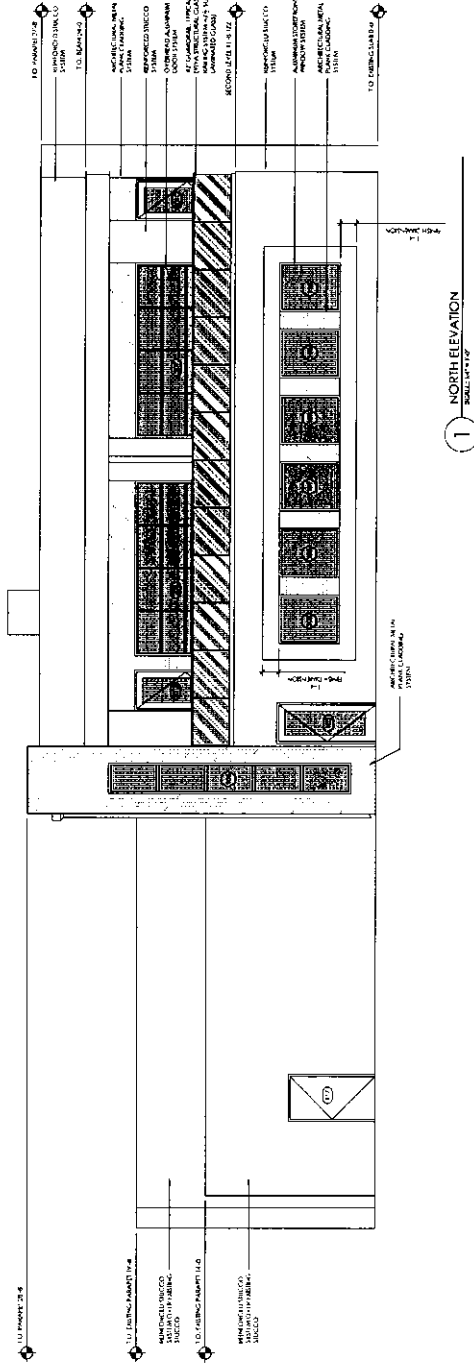
NO.	DESCRIPTION
1	AS SHOWN
2	
3	
4	
5	
6	
7	
8	
9	
10	

ENGINEER: JAMES W. WATKINS
 ARCHITECT: JAMES W. WATKINS
 DATE: 10/15/2013

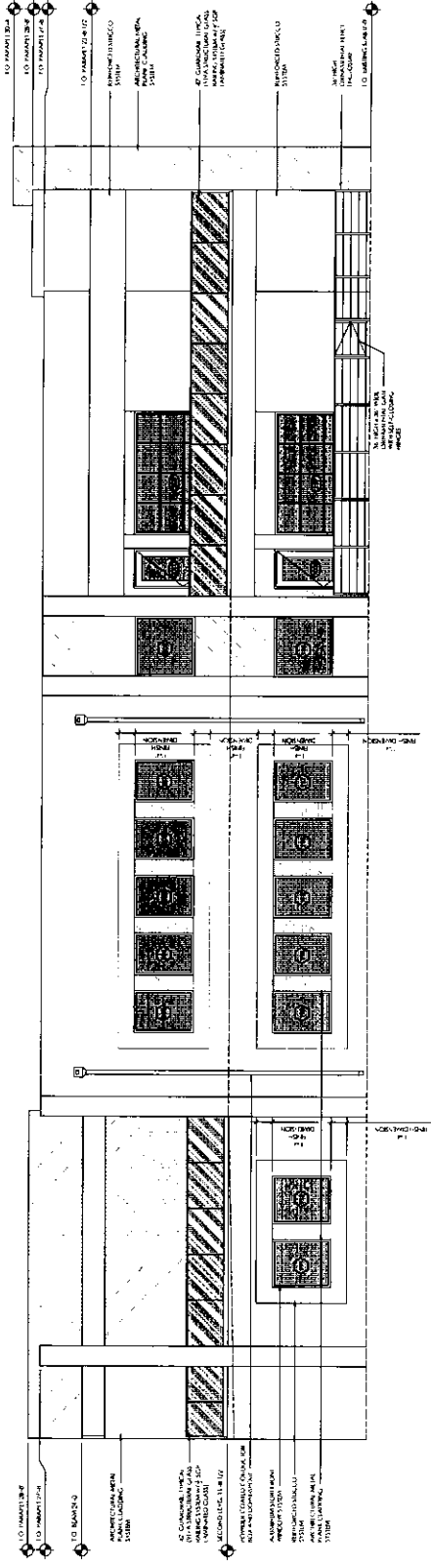


GENERAL NOTES

1. THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND ALL APPLICABLE AGENCIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND ALL APPLICABLE AGENCIES PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND ALL APPLICABLE AGENCIES PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND ALL APPLICABLE AGENCIES PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND ALL APPLICABLE AGENCIES PRIOR TO THE START OF CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND ALL APPLICABLE AGENCIES PRIOR TO THE START OF CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND ALL APPLICABLE AGENCIES PRIOR TO THE START OF CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND ALL APPLICABLE AGENCIES PRIOR TO THE START OF CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND ALL APPLICABLE AGENCIES PRIOR TO THE START OF CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND ALL APPLICABLE AGENCIES PRIOR TO THE START OF CONSTRUCTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND ALL APPLICABLE AGENCIES PRIOR TO THE START OF CONSTRUCTION.



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR IMPROVEMENTS FOR:
 EL PATRON MEXICAN RESTAURANT
 3837 E 51ST STREET SUITA, OK

DATE	BY	DESCRIPTION
10/15/2013	JWW	ISSUED FOR PERMIT

A202

NO.	DATE	DESCRIPTION
1	01/15/2021	ISSUED FOR PERMITS
2		
3		
4		
5		
6		
7		
8		
9		
10		

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND THE LOCAL BUILDING DEPARTMENT.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
5. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT'S REQUIREMENTS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT'S REQUIREMENTS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
9. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT'S REQUIREMENTS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

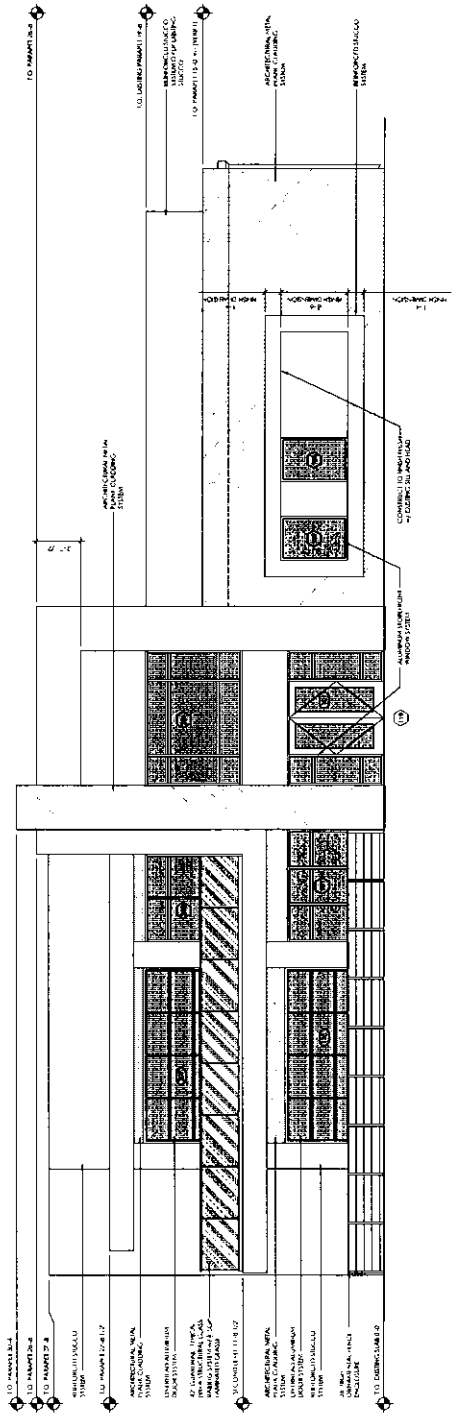
UNIVERSITY OF OKLAHOMA
 ARCHITECTURAL SERVICES
 100 EAST UNIVERSITY AVENUE
 TULSA, OKLAHOMA 74106
 TEL: 918.551.2000
 FAX: 918.551.2001
 WWW.USAARCHITECTS.COM



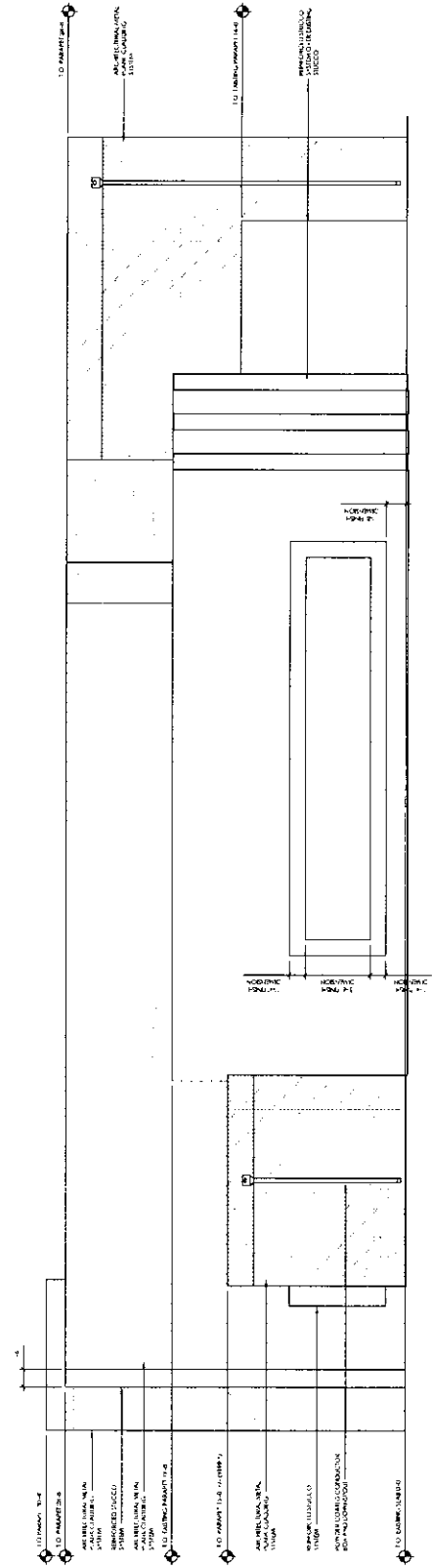
EXTERIOR IMPROVEMENTS FOR:
EL PATRON MEXICAN RESTAURANT
 3807 E 51ST STREET, TULSA, OK

DATE: 01/15/2021
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: [Number]

A201
 PERMITS



1 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
 SCALE: 1/8" = 1'-0"

NO.	REVISIONS
1	AS SHOWN
2	
3	
4	
5	
6	
7	
8	
9	
10	

UNLESS OTHERWISE SPECIFIED, ALL MATERIALS SHALL BE AS SHOWN ON THE DRAWINGS.



GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE OCMR (2010) AND THE OCMR (2010) SUPPLEMENTARY SPECIFICATIONS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE OCMR (2010) AND THE OCMR (2010) SUPPLEMENTARY SPECIFICATIONS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE OCMR (2010) AND THE OCMR (2010) SUPPLEMENTARY SPECIFICATIONS.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE OCMR (2010) AND THE OCMR (2010) SUPPLEMENTARY SPECIFICATIONS.

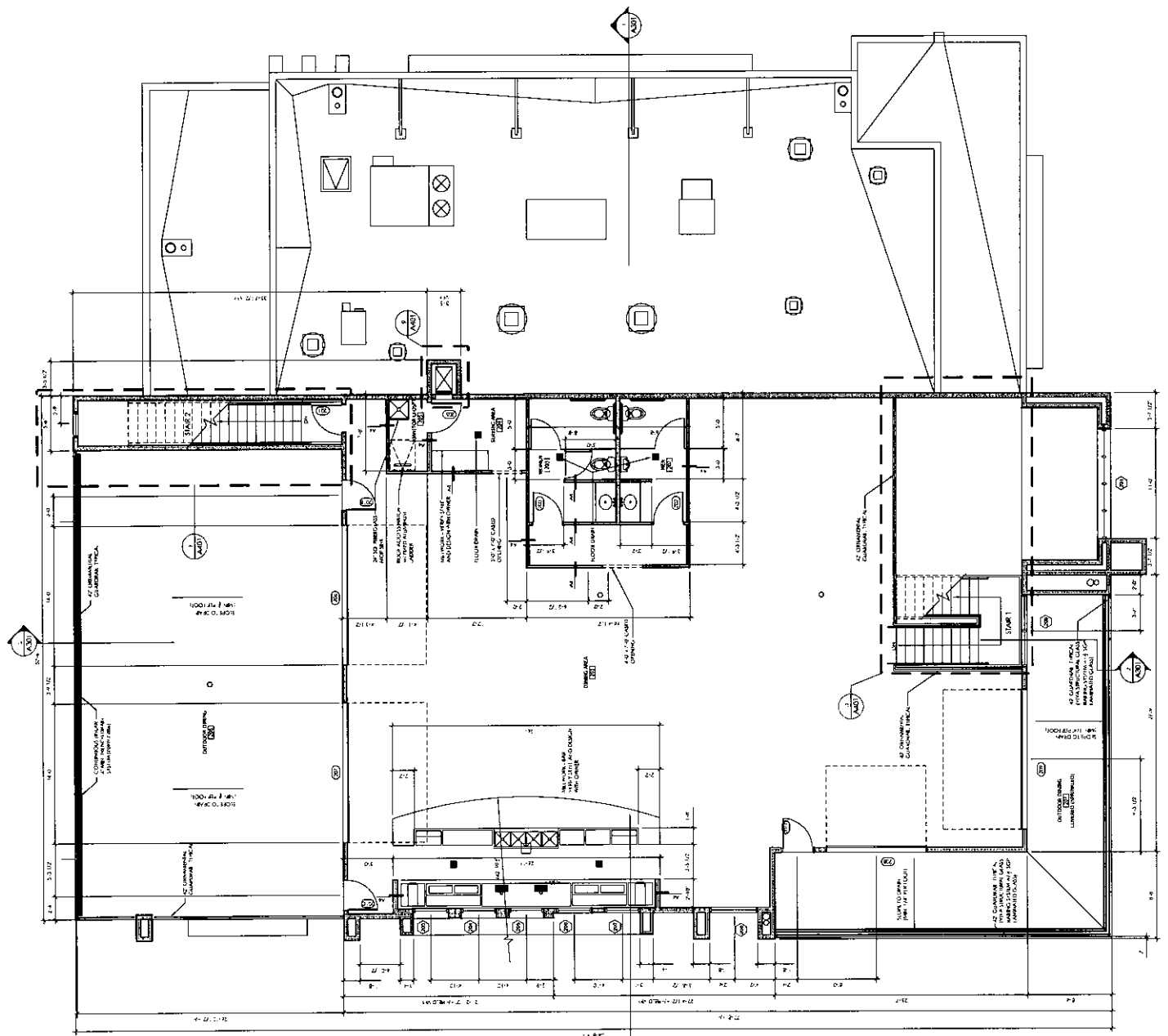
DOOR	NO.	SIZE	HAND	TYPE	FRAME	TYPE	WIRE	NOTES
101	1	3'-0" x 7'-0"	R	SW	ALUM	1	1	1
102	1	3'-0" x 7'-0"	R	SW	ALUM	1	1	1
103	1	3'-0" x 7'-0"	R	SW	ALUM	1	1	1
104	1	3'-0" x 7'-0"	R	SW	ALUM	1	1	1
105	1	3'-0" x 7'-0"	R	SW	ALUM	1	1	1
106	1	3'-0" x 7'-0"	R	SW	ALUM	1	1	1
107	1	3'-0" x 7'-0"	R	SW	ALUM	1	1	1
108	1	3'-0" x 7'-0"	R	SW	ALUM	1	1	1
109	1	3'-0" x 7'-0"	R	SW	ALUM	1	1	1
110	1	3'-0" x 7'-0"	R	SW	ALUM	1	1	1

DOOR SCHEDULE LEGEND

1. FINISH HARDWARE
 2. FINISH HARDWARE
 3. FINISH HARDWARE
 4. FINISH HARDWARE
 5. FINISH HARDWARE
 6. FINISH HARDWARE
 7. FINISH HARDWARE
 8. FINISH HARDWARE
 9. FINISH HARDWARE
 10. FINISH HARDWARE

DOOR HARDWARE GENERAL NOTES

1. FINISH HARDWARE
2. FINISH HARDWARE
3. FINISH HARDWARE
4. FINISH HARDWARE
5. FINISH HARDWARE
6. FINISH HARDWARE
7. FINISH HARDWARE
8. FINISH HARDWARE
9. FINISH HARDWARE
10. FINISH HARDWARE



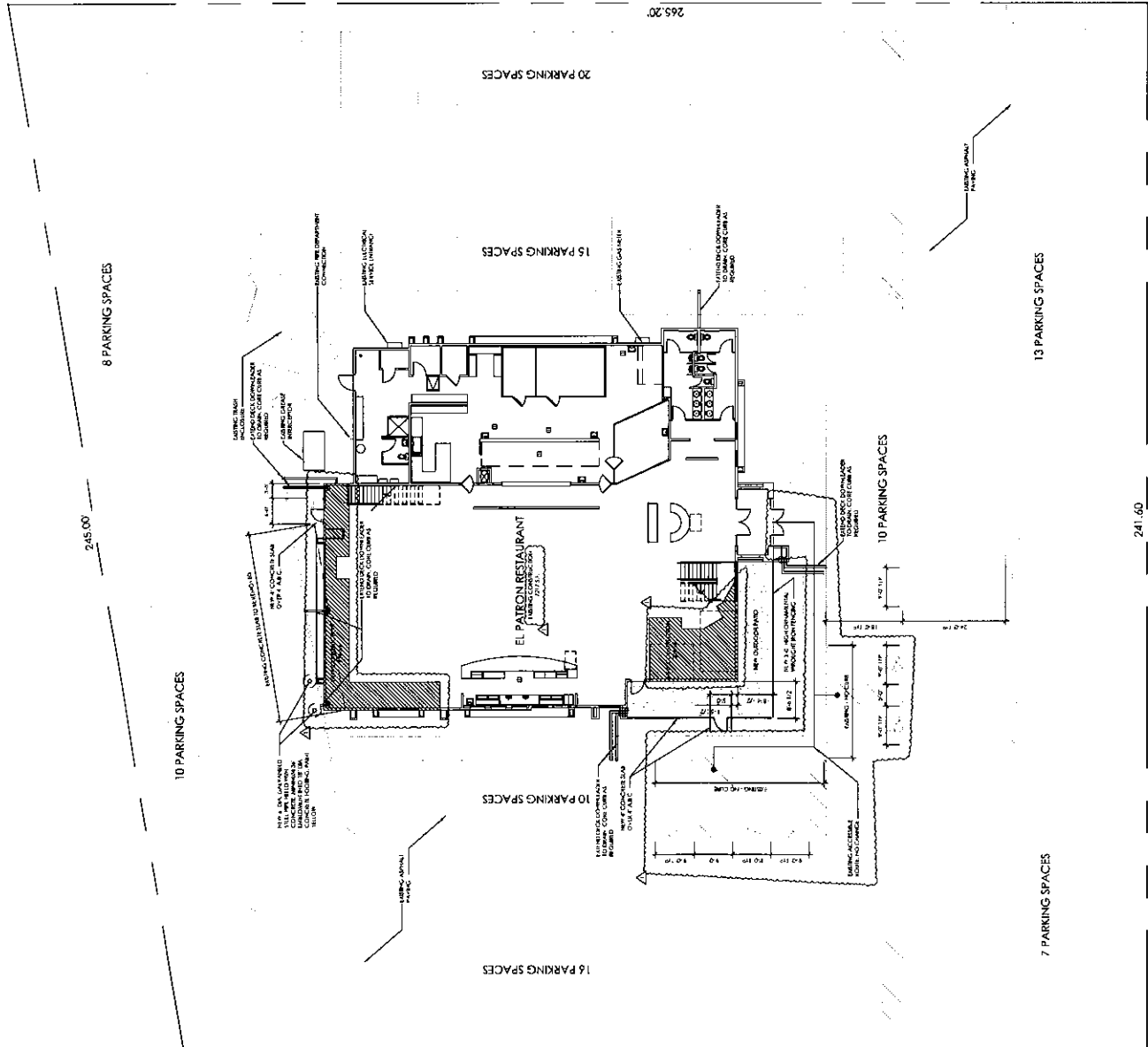
NO.	DATE	DESCRIPTION
1	08/14/2023	ISSUED FOR PERMITS
2	08/14/2023	ISSUED FOR PERMITS
3	08/14/2023	ISSUED FOR PERMITS
4	08/14/2023	ISSUED FOR PERMITS
5	08/14/2023	ISSUED FOR PERMITS
6	08/14/2023	ISSUED FOR PERMITS
7	08/14/2023	ISSUED FOR PERMITS
8	08/14/2023	ISSUED FOR PERMITS
9	08/14/2023	ISSUED FOR PERMITS
10	08/14/2023	ISSUED FOR PERMITS

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF TULSA, OKLAHOMA, ZONING ORDINANCES AND THE TULSA COUNTY ZONING ORDINANCES.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TULSA COUNTY ZONING ORDINANCES AND THE TULSA COUNTY ZONING ORDINANCES.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TULSA COUNTY ZONING ORDINANCES AND THE TULSA COUNTY ZONING ORDINANCES.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TULSA COUNTY ZONING ORDINANCES AND THE TULSA COUNTY ZONING ORDINANCES.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TULSA COUNTY ZONING ORDINANCES AND THE TULSA COUNTY ZONING ORDINANCES.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TULSA COUNTY ZONING ORDINANCES AND THE TULSA COUNTY ZONING ORDINANCES.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TULSA COUNTY ZONING ORDINANCES AND THE TULSA COUNTY ZONING ORDINANCES.
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TULSA COUNTY ZONING ORDINANCES AND THE TULSA COUNTY ZONING ORDINANCES.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TULSA COUNTY ZONING ORDINANCES AND THE TULSA COUNTY ZONING ORDINANCES.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TULSA COUNTY ZONING ORDINANCES AND THE TULSA COUNTY ZONING ORDINANCES.

SITE NOTES

1. THE EXISTING BUILDING IS TO BE DEMOLISHED AND A NEW BUILDING IS TO BE CONSTRUCTED ON THE SAME SITE.
2. THE NEW BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE TULSA COUNTY ZONING ORDINANCES AND THE TULSA COUNTY ZONING ORDINANCES.
3. THE NEW BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE TULSA COUNTY ZONING ORDINANCES AND THE TULSA COUNTY ZONING ORDINANCES.
4. THE NEW BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE TULSA COUNTY ZONING ORDINANCES AND THE TULSA COUNTY ZONING ORDINANCES.
5. THE NEW BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE TULSA COUNTY ZONING ORDINANCES AND THE TULSA COUNTY ZONING ORDINANCES.
6. THE NEW BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE TULSA COUNTY ZONING ORDINANCES AND THE TULSA COUNTY ZONING ORDINANCES.
7. THE NEW BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE TULSA COUNTY ZONING ORDINANCES AND THE TULSA COUNTY ZONING ORDINANCES.
8. THE NEW BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE TULSA COUNTY ZONING ORDINANCES AND THE TULSA COUNTY ZONING ORDINANCES.
9. THE NEW BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE TULSA COUNTY ZONING ORDINANCES AND THE TULSA COUNTY ZONING ORDINANCES.
10. THE NEW BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE TULSA COUNTY ZONING ORDINANCES AND THE TULSA COUNTY ZONING ORDINANCES.



REVISIONS

NO.	DATE	DESCRIPTION
1	08/14/2023	ISSUED FOR PERMITS
2	08/14/2023	ISSUED FOR PERMITS
3	08/14/2023	ISSUED FOR PERMITS
4	08/14/2023	ISSUED FOR PERMITS
5	08/14/2023	ISSUED FOR PERMITS
6	08/14/2023	ISSUED FOR PERMITS
7	08/14/2023	ISSUED FOR PERMITS
8	08/14/2023	ISSUED FOR PERMITS
9	08/14/2023	ISSUED FOR PERMITS
10	08/14/2023	ISSUED FOR PERMITS

DR: [Name], [Title]
 SEAL: [Name], [Title]
 DATE: [Date]

SITE NOTES

1. THE EXISTING BUILDING IS TO BE DEMOLISHED AND A NEW BUILDING IS TO BE CONSTRUCTED ON THE SAME SITE.
2. THE NEW BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE TULSA COUNTY ZONING ORDINANCES AND THE TULSA COUNTY ZONING ORDINANCES.
3. THE NEW BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE TULSA COUNTY ZONING ORDINANCES AND THE TULSA COUNTY ZONING ORDINANCES.
4. THE NEW BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE TULSA COUNTY ZONING ORDINANCES AND THE TULSA COUNTY ZONING ORDINANCES.
5. THE NEW BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE TULSA COUNTY ZONING ORDINANCES AND THE TULSA COUNTY ZONING ORDINANCES.
6. THE NEW BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE TULSA COUNTY ZONING ORDINANCES AND THE TULSA COUNTY ZONING ORDINANCES.
7. THE NEW BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE TULSA COUNTY ZONING ORDINANCES AND THE TULSA COUNTY ZONING ORDINANCES.
8. THE NEW BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE TULSA COUNTY ZONING ORDINANCES AND THE TULSA COUNTY ZONING ORDINANCES.
9. THE NEW BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE TULSA COUNTY ZONING ORDINANCES AND THE TULSA COUNTY ZONING ORDINANCES.
10. THE NEW BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE TULSA COUNTY ZONING ORDINANCES AND THE TULSA COUNTY ZONING ORDINANCES.

TENANT IMPROVEMENTS FOR:
EL PATRON MEXICAN RESTAURANT
 3637 E 51ST STREET S TULSA, OK

DATE:	08/14/2023
TIME:	10:00 AM
SCALE:	AS SHOWN
PROJECT:	3637 E 51ST STREET S TULSA, OK
CLIENT:	EL PATRON MEXICAN RESTAURANT
DESIGNER:	[Name]

AS101
 1/8" = 1'-0"

