



**Tulsa Metropolitan Area
Planning Commission**

Case Z-6310-SP-2a/PUD-467-11 Staff Report

Hearing Date: February 7, 2024

Prepared by: Dylan Siers
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918-596-7584

Owner and Applicant Information

Applicant: Tracy Beswick

Property Owner: Tracy Beswick

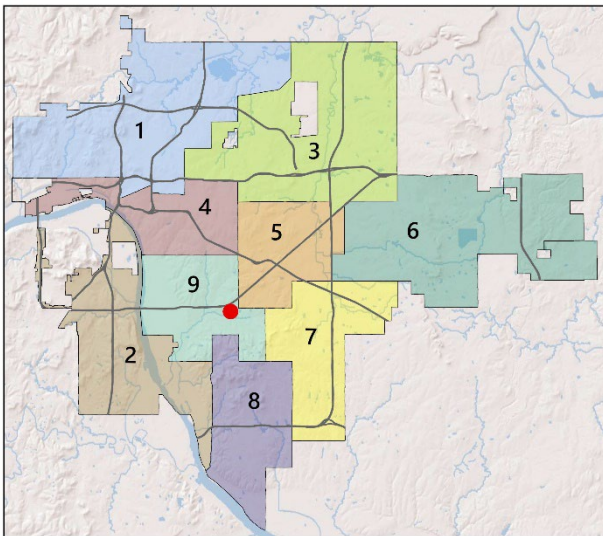
Property Location

East of the Northeast corner of East 51st Street &
South Harvard Avenue

Tract Size: ±1.36 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 9, Jayme Fowler

County Commission: District 3, Kelly Dunkerley

Public Notice Required

Mailed Notice to 300' radius – min. 20 days in
advance.

Staff Recommendation

Staff recommends Approval.

Request Summary

PUD Minor amendment to amend the height restrictions for a
pole sign from 25' to 41'.

Zoning

Existing Zoning: Z-76310-SP-2/PUD-467

Existing Overlays: None

Use

Current Use: Dermatology office

Comprehensive Plan Considerations

Land Use

Land Use Plan: Multiple Use

Small Area Plans: None

Development Era: Early 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: N/A

Tree Canopy Coverage: 0-10%

Parks & Open Space: None

Detailed Staff Recommendation

The applicant is proposing to amend the height restrictions of the PUD to accommodate for an existing pole.

PUD-467-11 has a pole sign height restriction of 25', there was a pole sign that is 40'4" placed on the site with the previous business. The applicant is proposing to allow that sign by amending the PUD.

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 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.

Small Area Plans

The subject properties are not within a small area plan.

Development Era

The subject property is located in an area developed during the Early Automobile Era.

As automobile use began to supplant the use of streetcars in cities across the country, the pattern of urban development changed. From the time of the Great Depression, through World War 2, and prior to the development of the Interstate Highway System, Tulsa's land use pattern became more centered around the mile-by-mile grid of major streets that follows the boundaries of the township and range system. During this time period, Tulsa saw some of the fastest growth that has occurred in the city's history, consistent with population growth across the United States. Detached house neighborhoods with a variety of architectural styles proliferated through the area, and a relatively low level of redevelopment has occurred over time as compared to the Downtown Era and the Streetcar Era.

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 are not within a flood area.

Tree Canopy Coverage: Tree canopy in the area is 0% The area would benefit from additional trees, which also capture and treat runoff before it enters the river.

Parks & Open Space: None

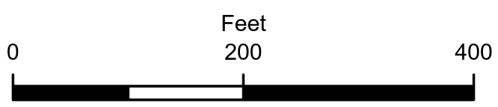
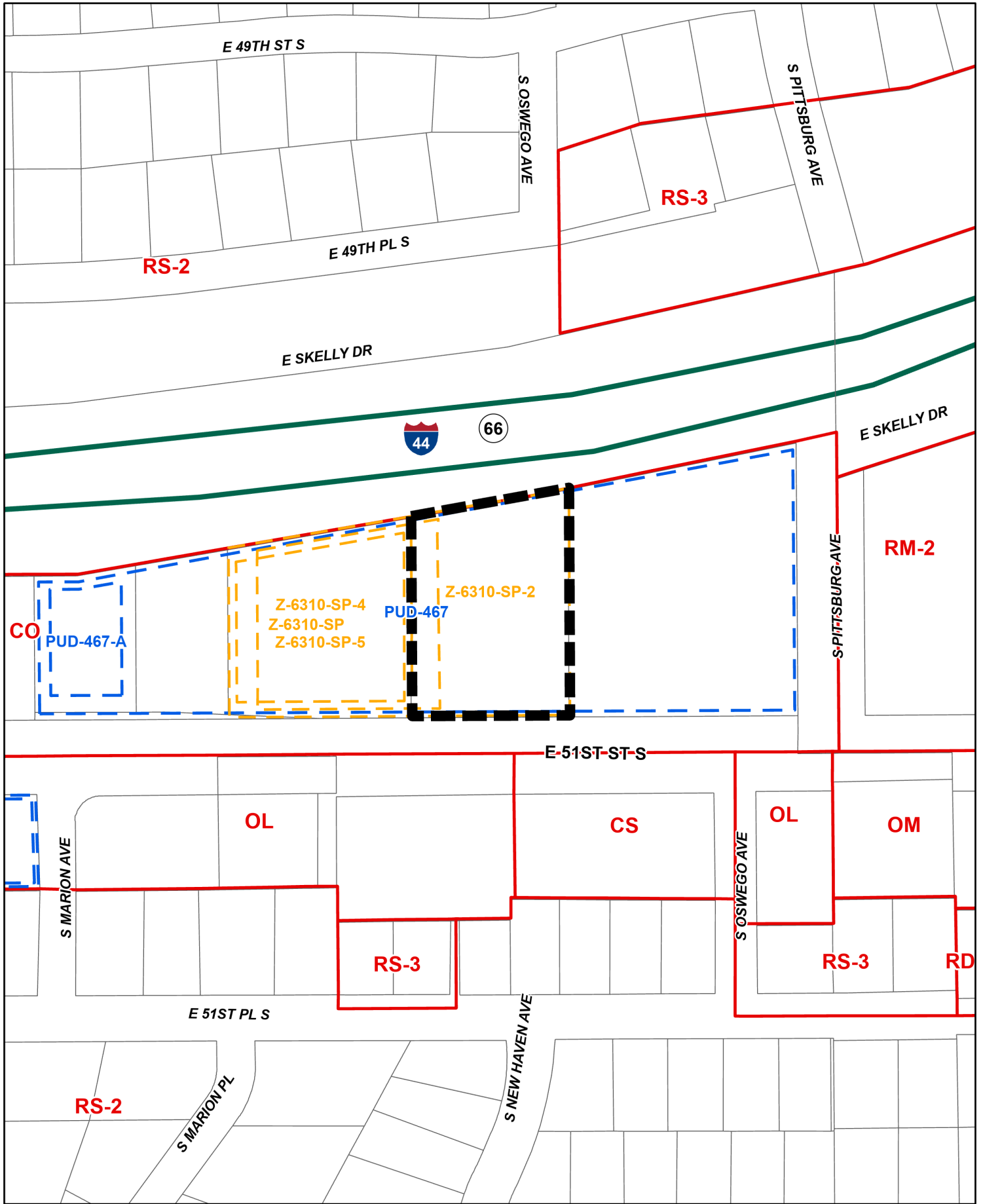
Exhibits

Case map

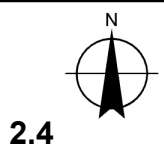
Aerial (small scale)

Aerial (large scale)

Tulsa Comprehensive Plan Land Use Map



PUD-467-11





Subject
Tract
Feet
200

400

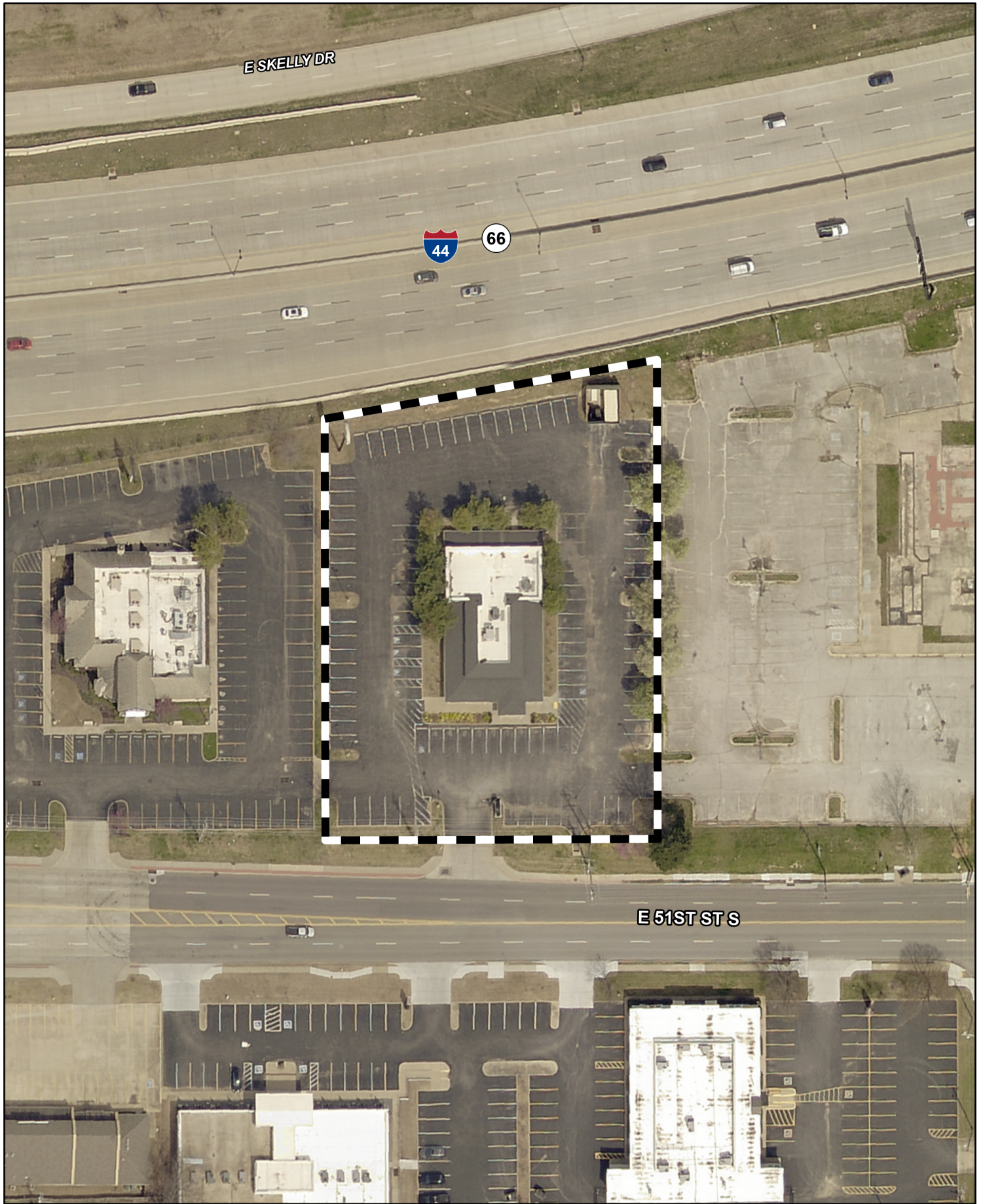
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Note: Graphic overlays may not precisely align with physical features on the ground.

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Aerial Photo Date: 2021



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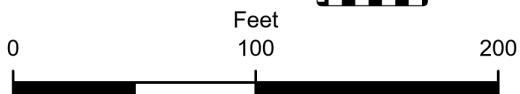
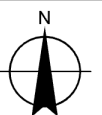
Subject Tract

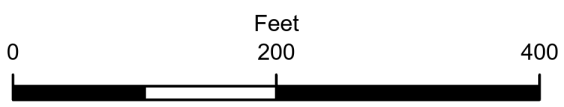
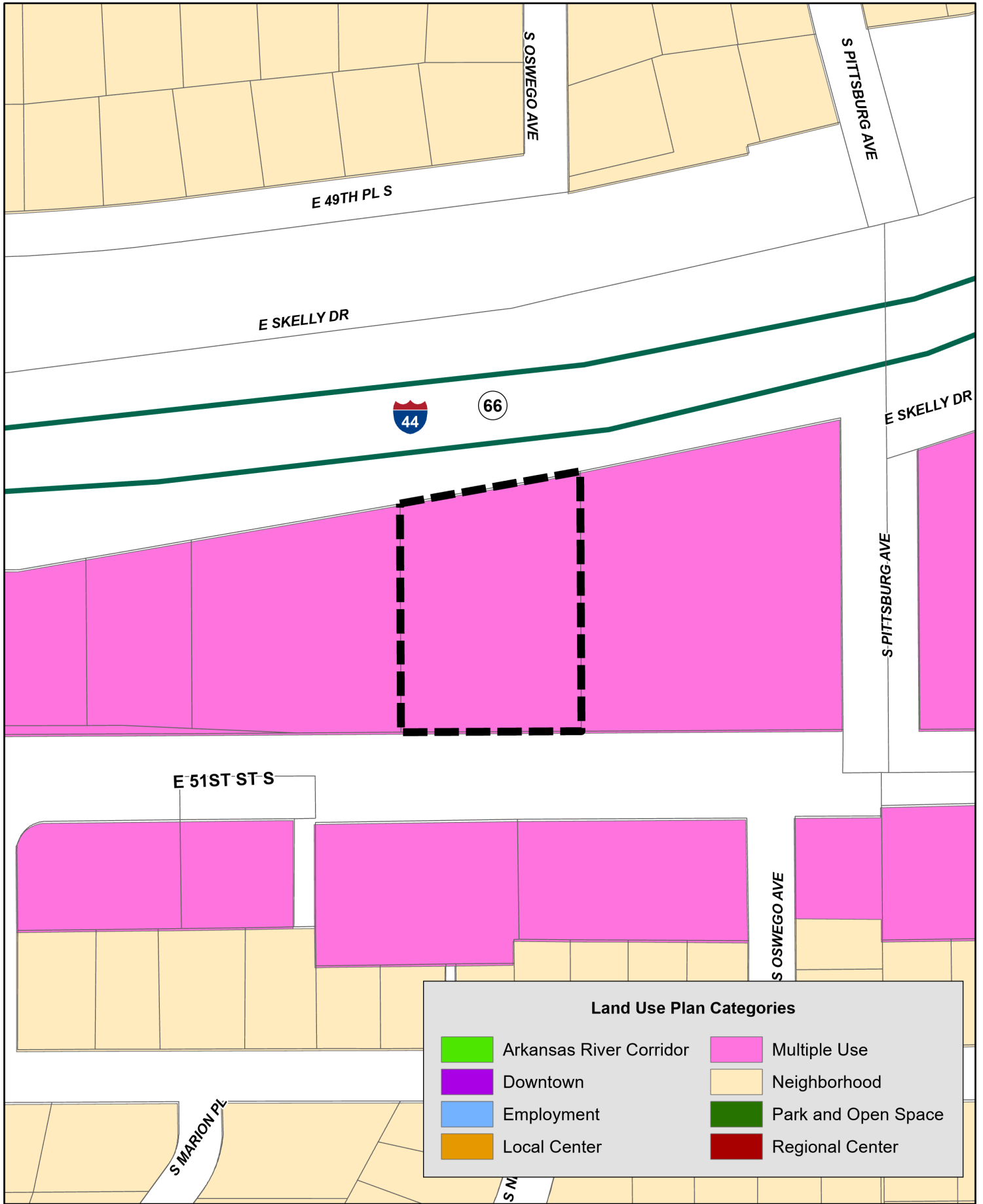
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Aerial Photo Date: 2021

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