TMAPC
Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-484-A
(Related to Z-7648)

Hearing Date: May 4, 2022

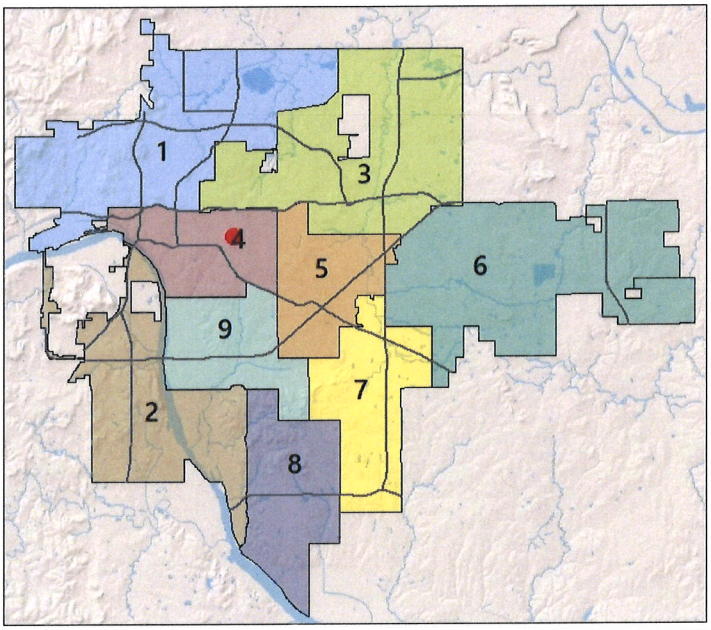
Case Report Prepared by:

Dwayne Wilkerson

Owner and Applicant Information:
Applicant: Tom Neal

Property Owner: Roger Marshall LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Commercial/Retail/Parking

Proposed Use: add residential use to south portion of the PUD area.

Concept summary: Abandon PUD 484 and rezone subject tract to allow existing development, remove outdated development standards and add single detached residential development opportunity on the south edge.

Tract Size: 0.75 ± acres

Location:

Multiple Parcels at the southeast corner of East 11th Street South and South Delaware Place.

Zoning:

Existing Zoning: OL,RS-3,and CH with PUD 484.

Proposed Zoning: CS, RS-4 and abandon PUD 484.

Comprehensive Plan:

Land Use Map: Existing Neighborhood, Main Street

Stability and Growth Map: Area of Growth, Area of Stability

Staff Recommendation:

Staff recommends approval of abandonment of PUD 484 but only if Z-7648 is approved rezoning the subject tract to CS and RS-4.

Staff Data:

TRS: 9308
CZM: 37

City Council District: 4

Councilor Name: Kara Joy McKee

County Commission District: 2

Commissioner Name: Karen Keith

5.1

SECTION I: PUD-484-A

DEVELOPMENT CONCEPT: The PUD was approved in 1992 and required development standards for large street setbacks and surface parking in front of buildings. That pattern is no longer consistent with the expected development goals in the Tulsa Comprehensive Plan along Route 66 (East 11th Street South). Rezoning these properties and abandoning the PUD removes barriers for future development opportunities for main street style development.

EXHIBITS:

INCOG Case map
INCOG Aerial (small scale)
INCOG Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map
Applicant Exhibits:
Neighborhood engagement email that Renaissance Neighborhood association supports the rezoning

DETAILED STAFF RECOMMENDATION:

Abandoning the PUD and rezoning to CS is primarily intended to accommodate convenience, neighborhood, subcommunity, community, and regional shopping centers providing a range of retail and personal service uses. Uses and lot and building regulations permitted in the CS district are consistent with the Main Street land use designation in the Comprehensive Plan and the Urban Arterial with the Main Street overlay on the Major Street and Highway Plan and,

Abandoning the PUD and rezoning to RS-4 is primarily intended for single family residential homes that were prohibited in 1992. The RS-4 standards allow urban lots that are consistent the existing residential development pattern anticipated on the edges of the existing neighborhood land use areas and,

The combined effort of abandoning the outdated PUD along with rezoning the commercial development area to CS and residential lot to RS-4 are consistent with Main Street and Existing Neighborhood land use designations in the Comprehensive Plan therefore,

Staff recommends approval of PUD 484-A to abandon PUD 484 but only with the approval of the Z-7648 rezoning the site from CH, OL and RS to CS and RS-4

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: *Abandonment of the PUD and rezoning will help remove obstacles that were established in the PUD. The southern portion of the parcel will be rezoned to RS-4 and the northern portion of the parcel will be rezoned to CS. This will allow redevelopment that is consistent with the Tulsa Comprehensive Plan.*

Land Use Vision:

***Land Use Plan map designation*:**

Main Street

The northern 3/4ths of the subject tract is considered Main Streets are Tulsa's classic linear centers. They are comprised of residential, commercial, and entertainment uses along a transit-rich street usually two to four lanes wide and includes much lower intensity residential neighborhoods situated behind. Main Streets are pedestrian-oriented places with generous sidewalks, storefronts on the ground floor of buildings, and street trees and other amenities. Visitors from outside the surrounding neighborhoods can travel to Main Streets by bike, transit, or car. Parking is provided on street, small private off street lots, or in shared lots or structures

Existing Neighborhood

The southern 1/4th of the subject tract is considered Existing Neighborhood.

***Areas of Stability and Growth designation*:**

Area of Growth,

The northern 3/4ths of the parcel is considered an Area of Growth. An Area of Growth is a designation to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile."

Area of Stability

The southern 1/4th of the subject tract is considered an Area of Stability. The Areas of Stability includes approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

Transportation Vision:

***Major Street and Highway Plan*:**

East 11th Street south is classified as an Urban Arterial with Main Street designation. The Main Street designation encourages building placement closer to the curb and encourages pedestrian oriented development.

***Trail System Master Plan Considerations*:** None

Small Area Plan: None

Special District Considerations. This site is included in the Route 66 overlay that supports affects sign standards encouraging neon and is immediately south the Tulsa University Campus.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *Existing single story commercial development.*

Environmental Considerations: None that would affect site redevelopment.

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 11th Street South	Urban Arterial with Main Street Designation	70 feet	4 lanes (2 each direction)
South Delaware Place	None	50 feet	2

Utilities:
The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	CH	Regional Center	Growth	Tulsa University
East	CH, OL and RS-3	Main Street and Existing Neighborhood	Growth and Area of Stability	Commercial and Single-family dwelling
South	RS-3	Existing Neighborhood	Area of Stability	Single-family dwelling
West	CH, OL and RS-3	Main Street and Existing Neighborhood	Growth and Area of Stability	Commercial and Single-family dwelling

Neighborhood Engagement:
The subject property is included in the Renaissance Neighborhood Association area. That group is active in zoning and land use decisions. We have received correspondence, met with the neighborhood association representative, and have received support from that neighborhood supporting the rezoning request and for the abandonment of the planned unit development.

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 17690 dated April 13, 1992, replaced Ordinance number 11815, establishing the current zoning for the subject property.

Subject Property:

SA-4 (Route 66 Overlay) June 2018: All concurred in **approval** to apply supplemental zoning, RT66 (Route 66 Overlay), to multiple properties along South 193rd East Avenue, East 11th Street, South Mingo Road, East Admiral Boulevard, East Admiral Place, West 11th Street South, and Southwest Boulevard, on a portion of the subject property along Southwest Boulevard.

PUD-484 April 1992: All concurred in **approval** of a proposed *Planned Unit Development* on a tract of land for on property located Southeast corner of E. 11th Street & S. Delaware Place.

Surrounding Property:

SA-4 (Route 66 Overlay) June 2018: All concurred in **approval** to apply supplemental zoning, RT66 (Route 66 Overlay), to multiple properties along South 193rd East Avenue, East 11th Street, South Mingo Road, East Admiral Boulevard, East Admiral Place, West 11th Street South, and Southwest Boulevard, on a portion of the subject property along Southwest Boulevard.

BOA-21713 May 2014: The Board of Adjustment **approved** a *Special Exception* to permit required off-street parking on a lot other than the lot containing the use (Section 1301.D); & a *Modification* to a previously approved site plan (BOA-19528) to reduce approved parking from 311 spaces to 244 spaces in the RM-2 and CH district; & a *Variance* of the off-street parking setback requirement from the centerline of East 10th Street from 50 feet to 35 feet in the RM-2 and CH Districts & a *Variance* of the screening fence requirement to extend existing fence type as approved under BOA-19528 in the RM-2 and CH districts & a *Modification* of the required tie agreement of Track A,B, and C as established by BOA-19528 and removal of Tract C as part of required parking , on property located at NE/c and NW/c of East 11th Street South and South Columbia Avenue.

BOA-20284 June 2006: The Board of Adjustment **approved** a *Special Exception* to permit Use Unit 5 (University Housing) in the RM-2 and OL districts & a *Special Exception* to permit required parking on a lot not containing the principal use & a *Variance* of the maximum structure height in the RM-2 district from 35 ft. to 45 ft. and a *Variance* of the 75 ft. setback for 3-story multi-family buildings in the RM-2 district from an RS district, on property located at east side of S. Delaware Ave. to the west side of Skelly Stadium between E. 11th St. and E. 8th St..

BOA-19615 June 2003: Amended Exhibit H, Tract C, off-street parking plan east of South Delaware Avenue to add the two lots to the site, landscape, and screening and lighting plan approved by the Board in Case No. 19528; & a *Variance* deleting the screening requirements of Section 504.B of the Tulsa Zoning Code to permit off-street parking on the west side of the PK parking district lots on the east side of South Delaware Avenue, without a 3' high screening fence or berm as shown on Amended Exhibit H (The screening requirements of Section 504.B will be met along the south side of the PK lots along East 12th Street) & a *Variance* of the off-street parking setback from the centerline of South Delaware Avenue required by Section 1302.B of the zoning code from 50' to 35'. & a *Variance* of the off-street parking setback from the centerline of East 12th street required by Section 1302.B of the Tulsa zoning Code from 50' to 38' & a *Variance* deleting the screening requirement of Section 1302.E to permit the use of the two PK district lots with screening as shown on Amended Exhibit H. (The two PK district lots will be screened on the east side by a 6' high screening and on the south side by a 3' high screening fence required in the PK district.) located NE/c S. Delaware Ave. & E. 12th St.

BOA-19528 February 2003: The Board of Adjustment **approved** a *Special Exception* to permit Use Unit 23, within the existing CH and CG districts and the requested additional CG district & a *Variance* of the Major Street Plan setback required under Section 215 reducing the urban arterial setback on the

westside of the centerline of Delaware from 35' to 22'. & a *Variance* of the building setback required by Section 703 in the CG zoning district on the west side of the centerline of Delaware from 85' (35' urban arterial right-of-way width plus 50') to 22' for approximately 75' & a *Variance* of the requirements of Section 1301.D to permit a part of the required off-street parking for the offices and plant facilities within Tract A to be located within Tracts B and C (Exhibits G-H). and a *Variance* deleting the screening requirement of Section 1302.A for the existing off-street parking in Tract B in a RM-2 district along the north boundary and the north 20' of the west boundary (Exhibit G) & a *Variance* from the centerline of 10th Street required by Section 1302.B from 50' to 35' to permit existing off-street parking in Tract B to be located along the north boundary & a *Variance* deleting the screening requirement of Section 1032.A to permit off-street parking setback from the centerline of Delaware required by Section 1302.B from 50' to 35' to permit off-street parking in Tract C along the east side of Delaware, on property located at 2745 e. 11th St.

BOA-18983 February 2001: The Board of Adjustment **approved** a *Variance* to permit design standards for off-street parking areas & a Special Exception to reduce required parking spaces from 28 to 20 spaces, on property located at 2913 E. 11th St.
BOA-17572 November 1996: The Board of Adjustment **approved** a *Variance* to permit the setback from 11th street from 50' to 32' for 6 directional signs, on property located at 2918 East 11th Street.

BOA-17505 September 1996: The Board of Adjustment **approved** a *Variance* to permit the required setback from 11th St from 50' to 35' to erect a new sign, on property located at 2918 E. 11th Street.

BOA-17430 July 1996: The Board of Adjustment **approved** a *Variance* to permit required parking to be located on a lot other than the lot containing the principal use & *Variance* to permit the multiple lots within the site to be considered as a single lot for the purpose of establishing and measuring building and parking setbacks and calculation the amount and locating signage within the site, on property located at 2900-2998 East 11th Street.

BOA-16896 January 1995: The Board of Adjustment **approved** a *Special Exception* to permit a student community center in an RS-3 zoned district, on property located at 1128 South College.

BOA-14474 May 1987: The Board of Adjustment **approved** a *Variance* to permit the setback from the centerline of 11th Street from 50' to 33' to allow for a sign, on property located at 2924 East 11th Street.

BOA-14291 December 1986: The Board of Adjustment **approved** a *Variance* to permit the screening requirement between an OL and RS-3 District, on property located at SW/c East 11th and South Delaware Place.

BOA-12609 June 1983: The Board of Adjustment **approved** a *Variance* to permit the designated setback from the centerline of 11th Street from 50' to 40' (edge of right-of-way) for a sign, on property located at SE corner of 11th Street and Delaware Avenue.

BOA-12423 January 1983: The Board of Adjustment **approved** a *Variance* to permit more than 750 square feet of detached accessory building and more than 20% rear yard coverage, on property located at 1127 South Evanston Avenue.

BOA-8934 February 1976: The Board of Adjustment **approved** a *Special Exception* to permit modification of the screening requirements where the purpose of the screening requirement cannot be achieved on the west south and east property lines in a CH District, on property located at 2800 East 11th Street.

BOA-5617 December 1967: The Board of Adjustment **approved** a *Special Exception* to permit extending a restaurant use into a U-3A district a distance of 37 feet, on property located at 2918 East 11th Street.

BOA-5514 August 1967: The Board of Adjustment **approved** a *Variance* to permit to modify major street setback requirements in a U-3E district to permit erection of a sign 32 feet from the centerline of 11th Street, on property located at Lot 6, Block 27, College Addition.

BOA-2011 November 1948: The Board of Adjustment **approved** waiver of set-back requirements along Delaware Avenue to permit erection of a building on Lots 18, 19, and the South 4 feet of Lots 20, Block 3, Signal Addition approximately fifteen feet beyond the established major street building line along Delaware.

BOA-1665 May 1944: The Board of Adjustment **approved** waiver of set-back requirements along Eleventh Street to permit erection of a temporary building approximately nine feet over the established setback line on Lot 11, Block 26, College Addition, on property located at Northwest corner of 11th & Evanston.

BOA-1381 June 1941: The Board of Adjustment **approved** a *waiver of set-back requirements along Eleventh Street to permit erection of a 5' x 9' temporary frame building ten feet over the established set-back line on Lot 1, Block 3, Pilche Summit Addition* on property located at 2922 East 11th Street to house portable hot dog stand.

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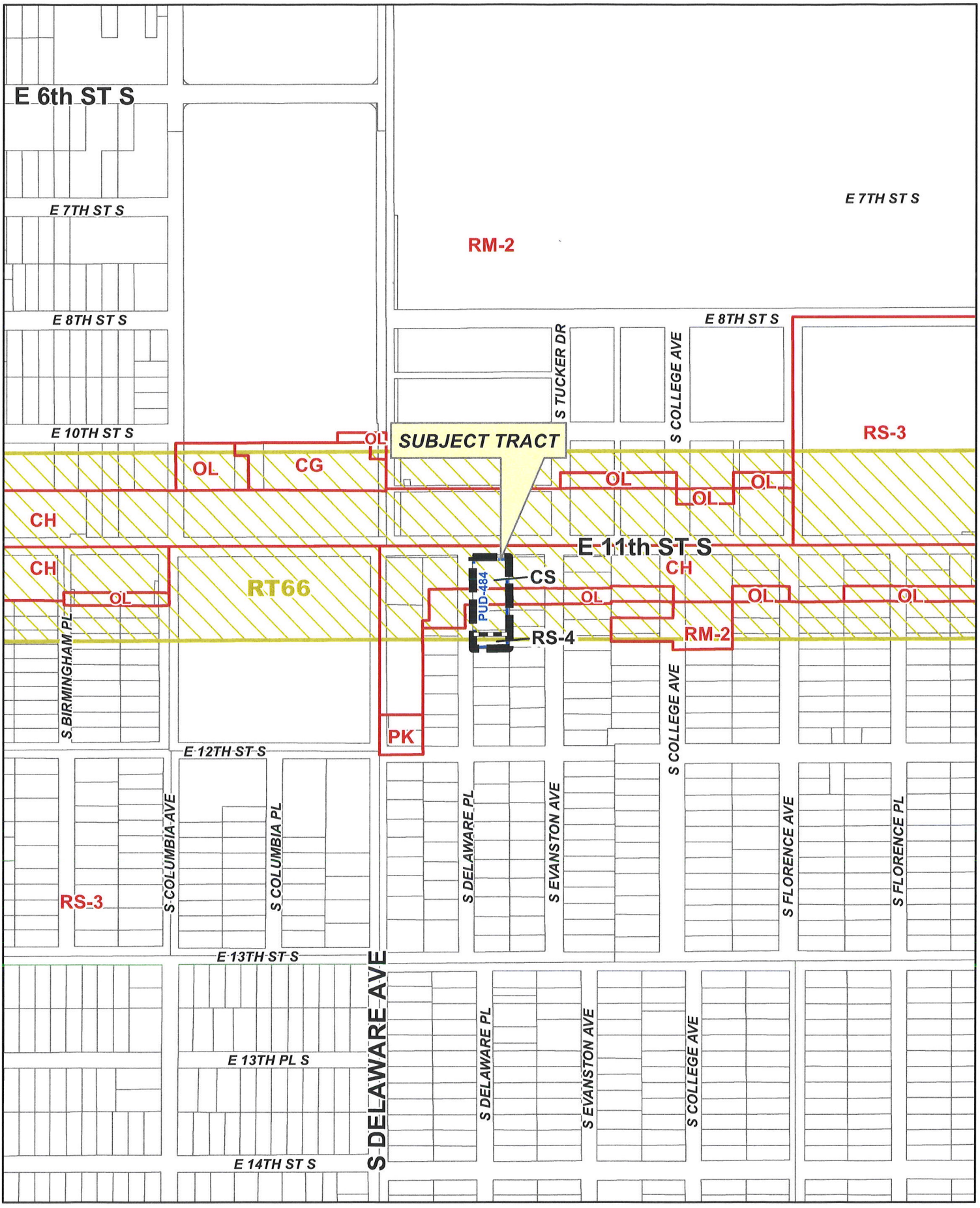

Feet
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Z-7648/PUD-484-A

19-13 08

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Feet
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Subject Tract

Z-7648
PUD-484-A

19-13 08

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

Aerial Photo Date: 2020/2021

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Feet
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Subject Tract

Z-7648
PUD-484-A

19-13 08

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

Aerial Photo Date: 2020/2021

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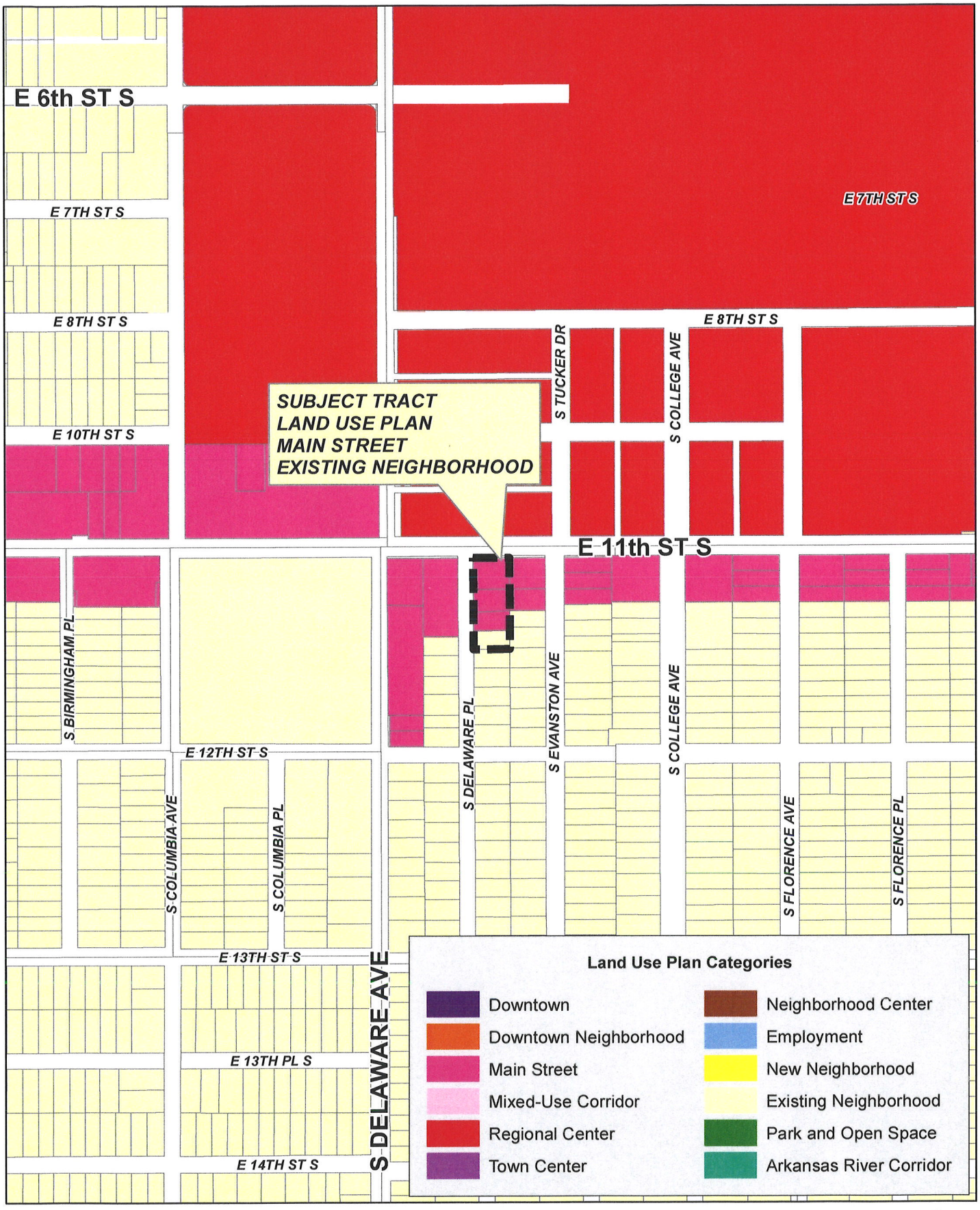

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Z-7648/PUD-484-A

19-13 08

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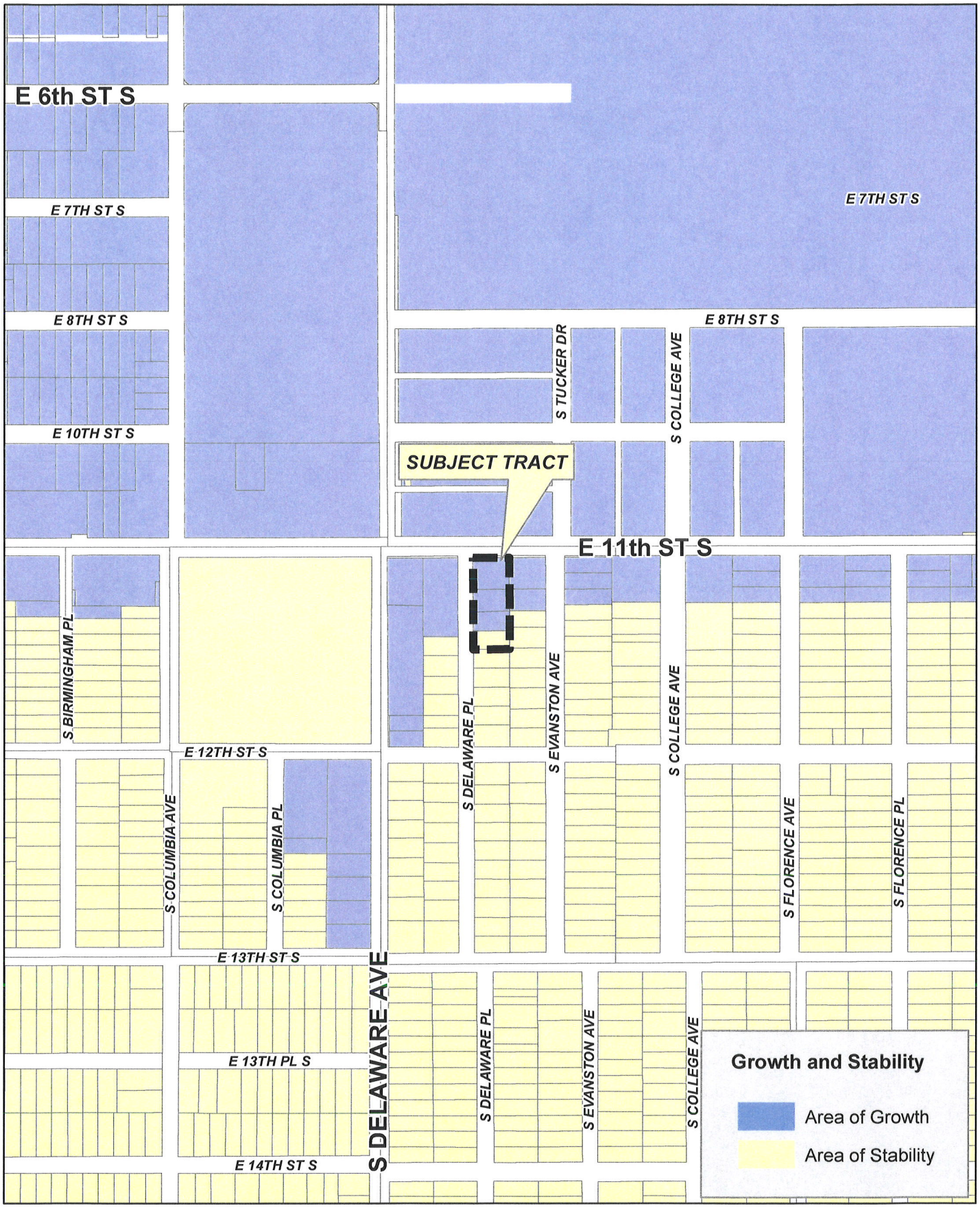

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Z-7648/PUD-484-A

19-13 08

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5.12

Wilkerson, Dwayne

From: Tom Neal <tdlneal@gmail.com>
Sent: Thursday, March 17, 2022 11:31 AM
To: Wilkerson, Dwayne; Good, Felicity
Subject: Following up on 2828 East 11th Street PUD revision

Hey Dwayne and Felicity,

Sunday I received a unanimous vote to support the changes to the PUD on this property.
I understood from our meeting that once we had that, you all would start to draft the changes needed.
Am I remembering this correctly? What do I need to do next?

Thank you,
Tom

PS, also just left Dwayne a voicemail.

~ Live simply. Love generously. Care deeply. Speak kindly. ~

5.13