



Tulsa Metropolitan Area Planning Commission

Case Number: PUD-585-A

Hearing Date: October 6, 2021

Case Report Prepared by:

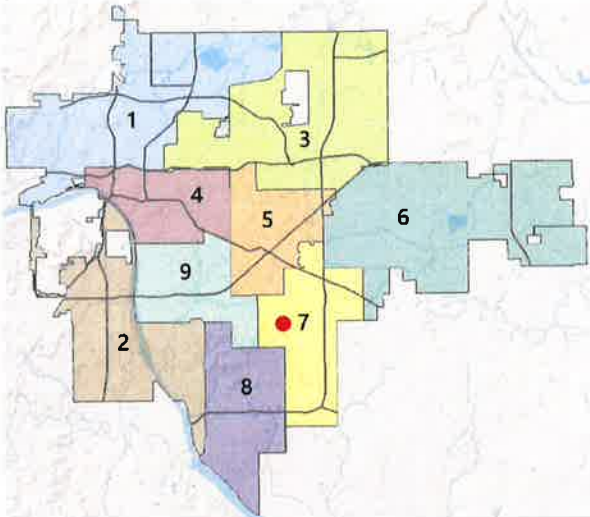
Jay Hoyt

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: OKLAHOMASAK PROPERTIES ONE LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant Restaurant

Proposed Use: Animal Boarding Service

Concept summary: Add Animal Service – Boarding and Shelter as an allowable use and revise the language of the use restrictions

Tract Size: 1.15 ± acres

Location: South of the southwest corner of East 61st St. St. S. & S. Memorial Dr.

Development Area A

Zoning:

Existing Zoning: CS, PUD-585

Proposed Zoning: PUD-585-A, CS

Comprehensive Plan:

Land Use Map: Town Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 8302

CZM: 53

City Council District: 7

Councilor Name: Lori Decter Wright

County Commission District: 3

Commissioner Name: Ron Peters

14.1

SECTION I: PUD-585-A

DEVELOPMENT CONCEPT: The applicant is proposing to revise the Permitted Uses for the subject lot to add Animal Service – Boarding and Shelter as a permitted use. A major amendment to the PUD is required to add this use, since it is considered a Special Exception use in the underlying CS zoning, with major amendments being required anytime a Special Exception use is added to a PUD after its original approval.

The applicant is also proposing to revise the language of the use restrictions for Development Area A of the PUD to remove the reference to Use Units, which are no longer used by the City of Tulsa Zoning Code and to update the language to reflect the language of the current Zoning Code.

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:
 - Exhibit A
 - Exhibit B

DETAILED STAFF RECOMMENDATION:

PUD-585-A is consistent with the Town Center vision of the Tulsa Comprehensive Plan and,

PUD-585-A is consistent with the expected development of surrounding properties and,

All remaining development standards defined in PUD-585 and subsequent amendments shall remain in effect, therefore,

Staff recommends **Approval** of PUD-585-A to add Animal Service – Boarding and Shelter and to revise the language of the use restrictions for Development Area A.

PUD-585-A DEVELOPMENT STANDARDS:

Permitted Uses:

Uses permitted as a matter of right in CS – Commercial Shopping Center District, and Animal Service – Boarding and Shelter, except no Assembly and Entertainment, Bar or Sexually Oriented Business Establishment Uses.

All remaining development standards defined in PUD-585 and subsequent amendments shall remain in effect.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject area is located with the Town Center designation of the City of Tulsa Comprehensive Land Use Plan.

14.2

Land Use Vision:

Land Use Plan map designation: Town Center

Town Centers are medium-scale, one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood Centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods, and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to number of destinations.

Areas of Stability and Growth designation: Area of Growth

The purpose of Areas of Growth is 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.

Transportation Vision:

Major Street and Highway Plan: S Memorial Dr is designated as a Primary Arterial and Commuter Corridor

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site currently contains a vacant restaurant*

Environmental Considerations: None

14.3

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
S Memorial Dr	Primary Arterial	120 Feet	4

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use Designation</u>	<u>Area of Stability or Growth</u>	<u>Existing Use</u>
North	CS/PUD-585	Town Center	Growth	Restaurant
South	CS/PUD-202-A	Town Center	Growth	Medical Office
East	CS	Town Center	Growth	Shopping Center
West	CS/PUD-202	Town Center	Growth	Office Building

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11829 dated June 26, 1970, established zoning for the subject property.

Subject Property:

PUD-585 May 1998: The Tulsa Metropolitan Area Planning Commission unanimously recommended approval of PUD 585 on April 1, 1998. The City Council unanimously approved PUD 585 as recommended by the Planning Commission on April 30, 1998. Ordinance 19263 was adopted May 14, 1998.

Surrounding Property:

BOA-20889 April 2009: The Board of Adjustment **approved** a *Variance* to permit the parking requirement for a commercial shopping center (Section 12-11-14 & 19) & a *Special Exception* to permit a Use Unit 12a use (night club) within 150 ft. or R zoned land (Section 701); and *ACCEPT a Verification of the spacing requirement for an adult entertainment establishment from an R district, church, school, park and another adult entertainment establishment (Section 1212.a.C.3); to permit a night club in an existing commercial center,* on property located at SE/c of East 61st Street and South Memorial Dr.

BOA-19516 February 2003: The Board of Adjustment **approved** a *Special Exception* to permit a 90' monopole tower 68' from an adjoining RS-3 zoned district, per plan, on property located at SE/c E. 61st St. & Memorial Dr.

BOA-16490 November 1993: The Board of Adjustment **approved** a *Special Exception* to permit a heliport in a CS District, on property located at 6140 South Memorial Drive.

BOA-15658 February 1991: The Board of Adjustment **approved** a *Variance* to permit the number of required off-street parking spaces from 60 spaces to 53 spaces to permit a second-floor addition to an existing building, on property located at 6140 South Memorial Drive.

14.4

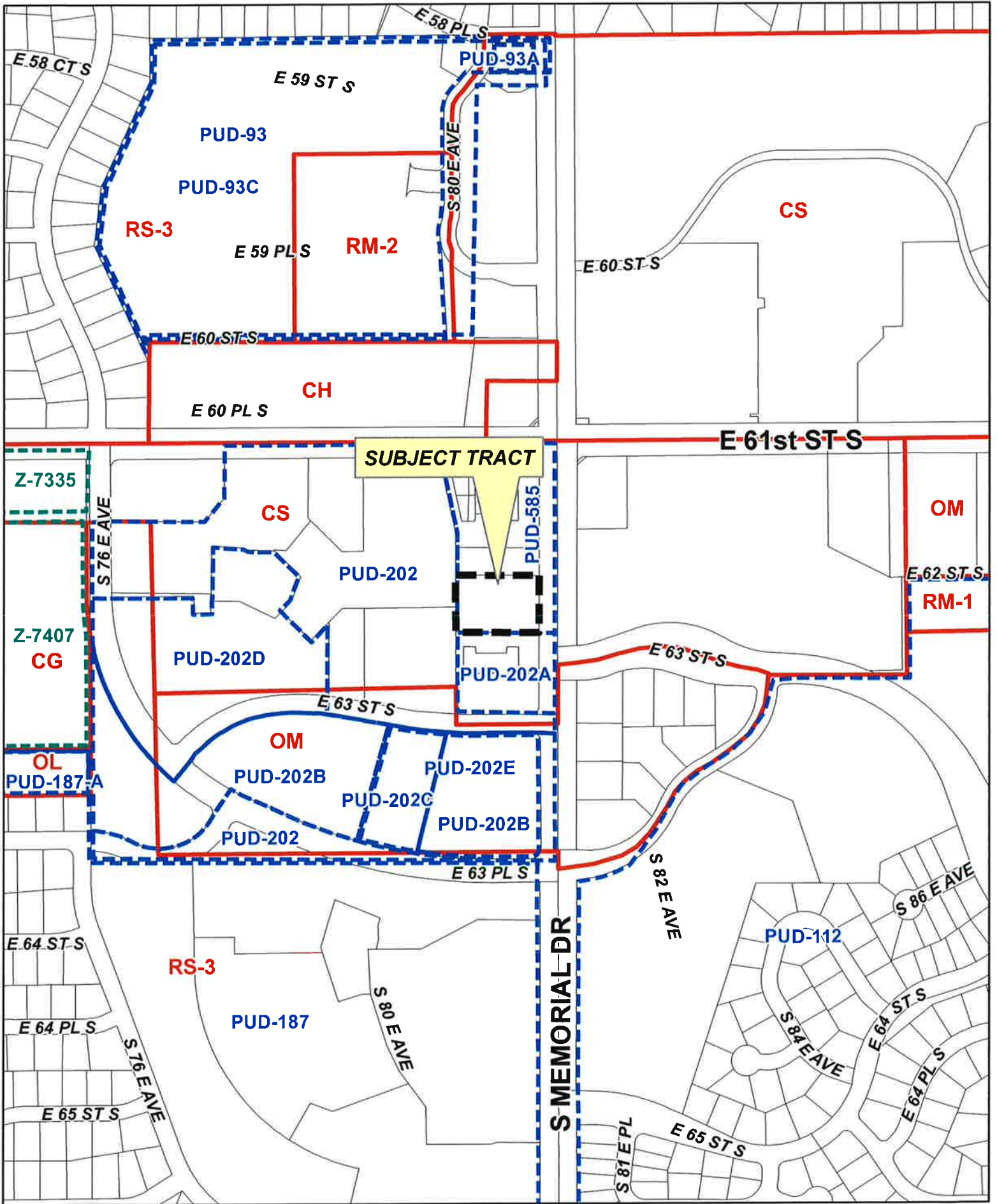
BOA-14487 May 1987: The Board of Adjustment **approved** a *Special Exception* to permit a dry-cleaning plant in a CS zoned district; and to **approve** a *Variance* to permit the maximum floor area from 3000 sq. ft. to 5200 sq ft to allow for a dry-cleaning plant, on property located at SE/c 61st Street and Memorial Drive.

BOA-14221 October 1986: The Board of Adjustment **approved** a *Variance* to permit the required number of parking spaces in a CS District; per plot plan submitted, on property located at SE/c East 61st Street and South Memorial Drive.

Z-5996 November 13, 1984: All concurred in **approval** of a request for *rezoning* a tract of land from OM to CS on property located 6140 South Memorial Drive East.

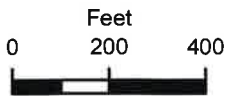
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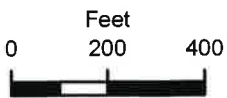
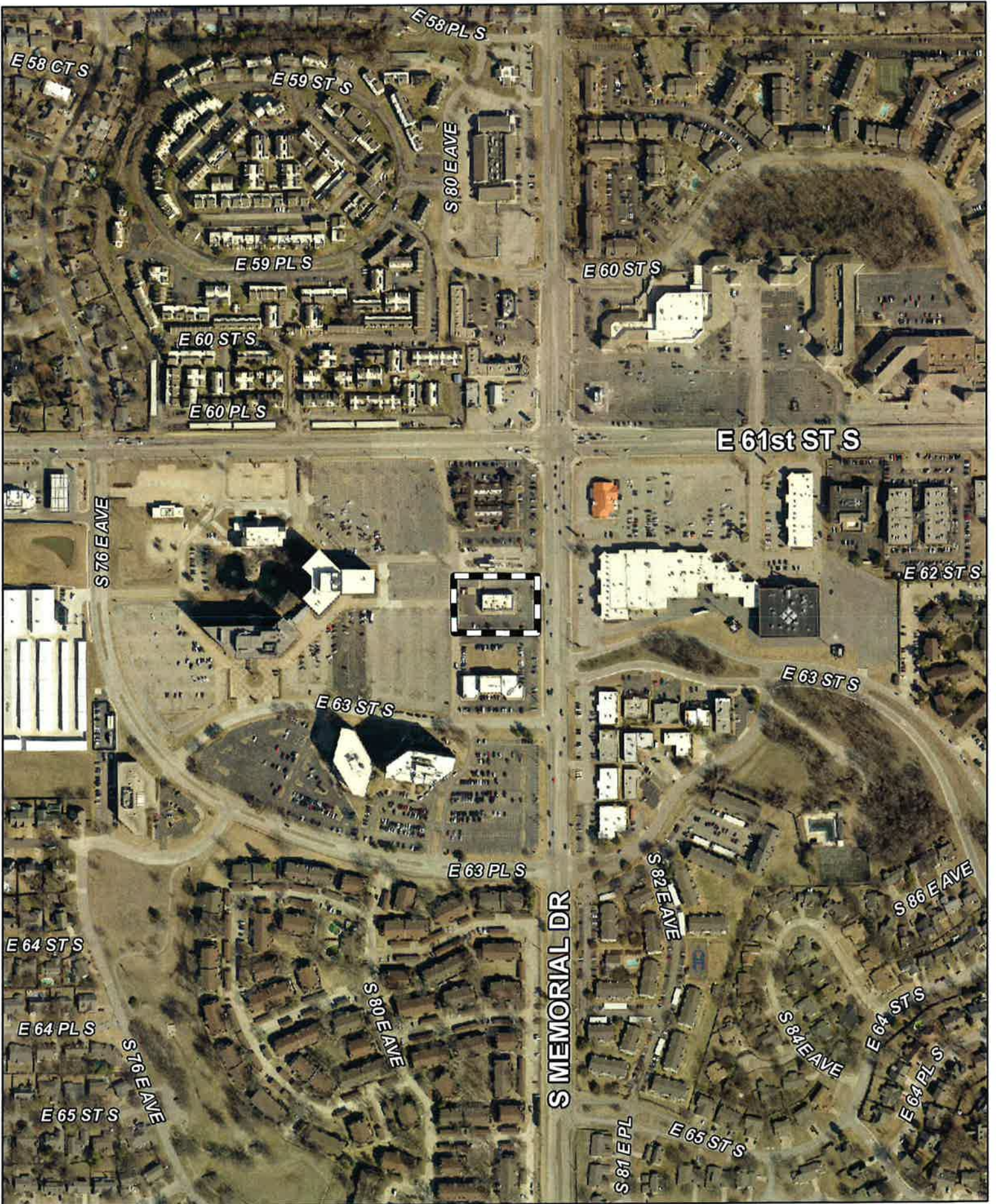
SUBJECT TRACT

PUD-585-A



18-13 02





 Subject Tract

PUD-585-A

18-13 02

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

Aerial Photo Date: 2020/2021

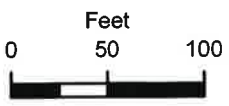




S MEMORIAL DR

E 63 ST S

E 63 ST S



Subject Tract

PUD-585-A

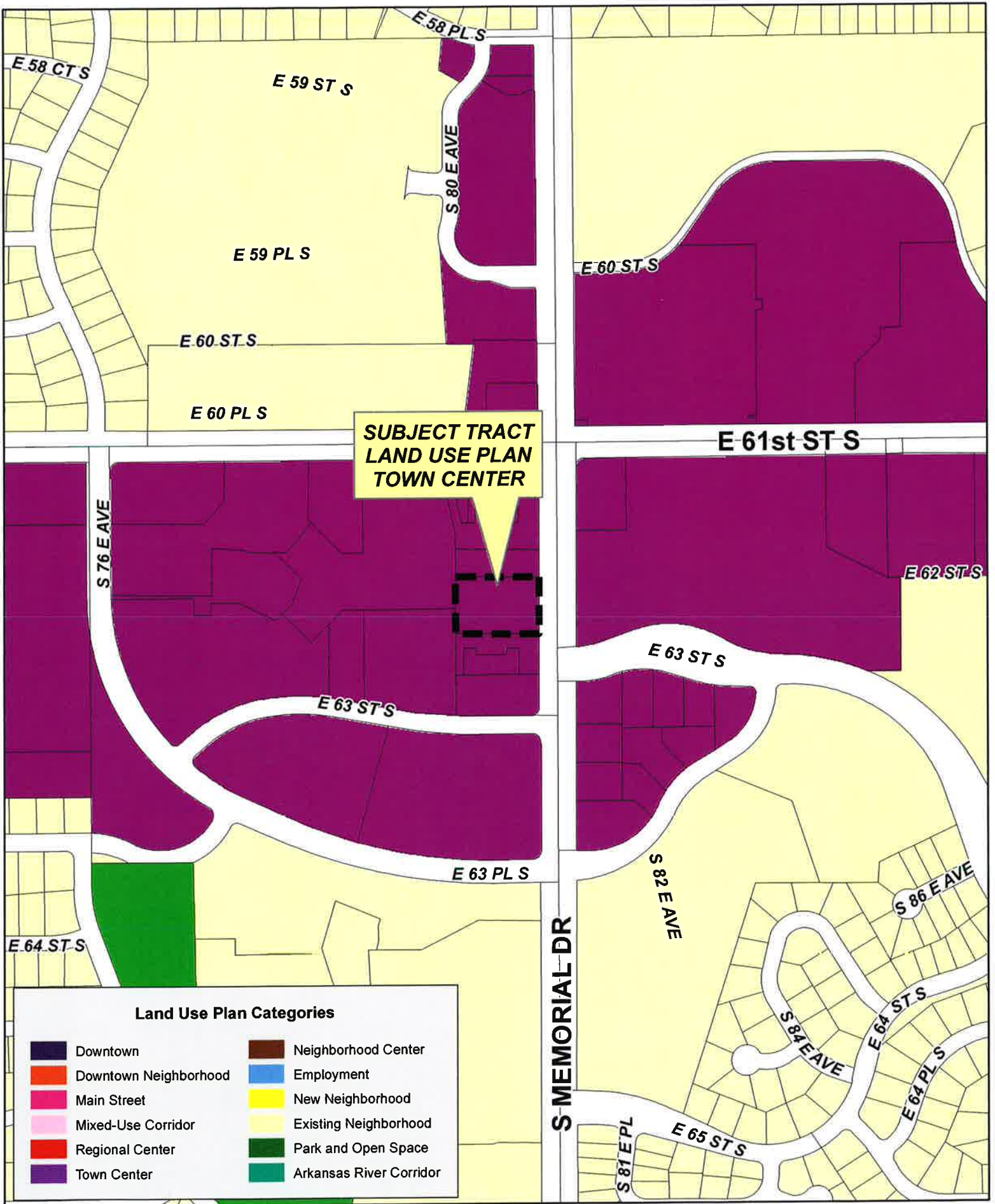
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021

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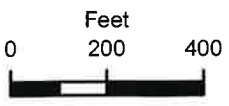




**SUBJECT TRACT
LAND USE PLAN
TOWN CENTER**

Land Use Plan Categories

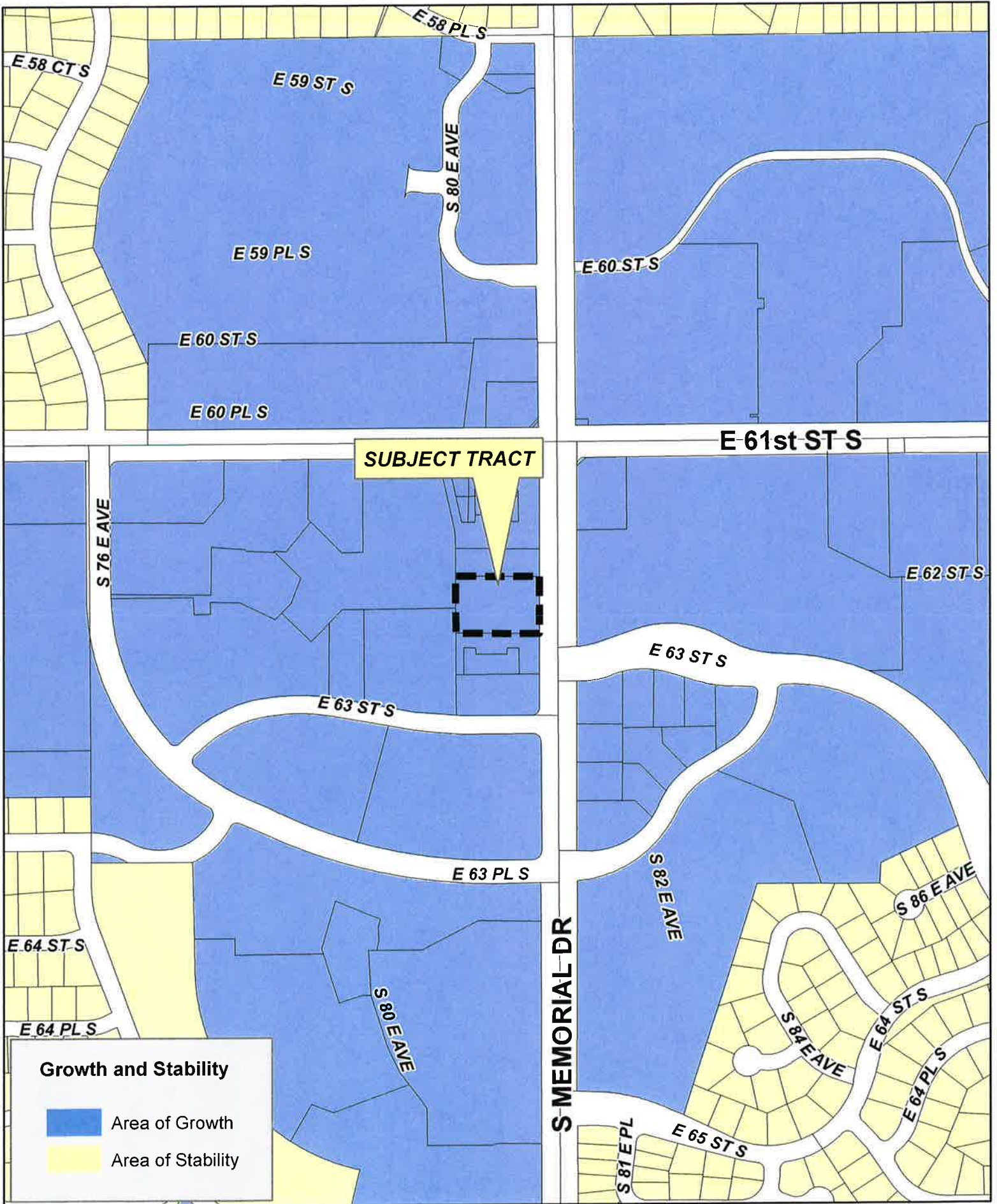
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|--|---|
|  Downtown |  Neighborhood Center |
|  Downtown Neighborhood |  Employment |
|  Main Street |  New Neighborhood |
|  Mixed-Use Corridor |  Existing Neighborhood |
|  Regional Center |  Park and Open Space |
|  Town Center |  Arkansas River Corridor |



PUD-585-A

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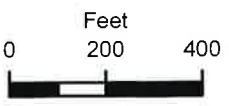




SUBJECT TRACT

Growth and Stability

- Area of Growth
- Area of Stability



PUD-585-A

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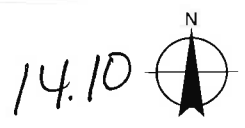


Exhibit "A"

A tract of land that is all of Block Two (2) and a part of Reserve "A" of SOUTHBRIDGE EAST OFFICE PARK, a Subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof, said tract of land being more particularly described as follows, to-wit:

STARTING at the Southwest Corner of SOUTHBRIDGE EAST OFFICE PARK; THENCE N 00°05'05" W along the Westerly line of SOUTHBRIDGE EAST OFFICE PARK for 273.91 feet to the Point of Beginning of said tract of land; THENCE continuing N 00°05'05" W along said Westerly line for 276.00 feet; THENCE N 89°54'55" E for 270.00 feet to a point on the Easterly line of SOUTHBRIDGE EAST OFFICE PARK; THENCE S 00°05'05" E along said Easterly line for 276.00 feet; THENCE S 89°54'55" W for 270.00 feet to the POINT OF BEGINNING of said tract. LESS AND EXCEPT THE NORTH 90.00 FEET THEREOF.

14.11

Exhibit "B"

The Applicant requests a Major Amendment to PUD-585 to add Animal Service – Boarding and Shelter as a permitted principal use in Development Area ‘A’ of the PUD, located at 6136 S. Memorial Drive (the “Property”). The proposed amendment is provided below as indicated by the underlined language. Additionally, the reference to “use units” has been deleted and updated to reflect the language of the current zoning code. Except as provided below, all other development standards of PUD-585 shall remain the same:

DEVELOPMENT AREA A

Permitted Uses:

Uses permitted as a matter of right in CS – Commercial Shopping Center District, and Animal Service – Boarding and Shelter, except no ~~Use Unit 12a uses and only hotel and motel uses in Use Unit 19~~ Assembly and Entertainment, Bar, or Sexually Oriented Business Establishment Uses.