



**Tulsa Metropolitan Area
Planning Commission**

PUD-592-D-1 Staff Report

Hearing Date: March 20, 2024

Prepared by: Dylan Siers

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918-596-7584

Owner and Applicant Information

Applicant: TriArch – Ethan Arch

Property Owner: Cornerstone Church Tulsa

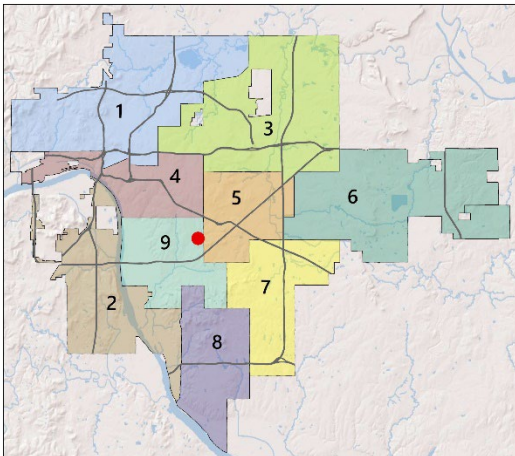
Property Location

Northeast corner of South Harvard Avenue and East
41st Street South

Tract Size: ±1.95 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. 10 days in advance

Staff Recommendation

Staff recommends approval.

Request Summary

PUD Minor Amendment to increase the allowable square
footage and establish a setback from the south property
line.

Zoning

Existing Zoning: Office Light (OL)

Existing Overlays: None

Use

Current Use: Church

Comprehensive Plan Considerations

Land Use

Land Use Plan: Local Center

Small Area Plans: None

Development Era: Early Automobile

Transportation

Major Street & Highway Plan: Secondary Arterial

planitulsa Street Type: Multimodal Corridor

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Environment

Flood Area: N/A

Tree Canopy Coverage: 10-20%

Parks & Open Space: N/A

Detailed Staff Recommendation

The applicant is proposing a PUD Minor Amendment to increase the allowable square footage and establish a setback from the southern property line.

The proposed proposal for PUD 592-D-1 is located within Development Area B of PUD-592.

PUD-592-D was approved in 2021 and added the Religious Assembly use. This major amendment did not address any of the lot and building regulations. The lot and building regulations for this PUD come from PUD-592-C, which also state that PUD-592-D is located within Development area B. Development area B from PUD-592-C eventually became PUD-592-D.

The applicant has submitted a minor amendment application to increase the maximum building floor area for PUD-592-D, as well as establish setbacks from the southern property line. The proposed remodel of the building will not be making the footprint of the building much larger but will be adding a floor to the education wing, which is why the amendment is needed.

The changes made within this minor amendment can be found below. Changes will be italicized.

Development Area B (PUD-592-D)

Current Maximum Building Floor Area: 19,295 SF

PUD-592-D-1

Proposed Maximum Building Floor Area: *31,000 SF*

Southern Boundary Setback: 10' setback from property line.

With consideration given to the factors listed herein, staff recommends **approval** of the application.

Staff has reviewed the request and determined:

- 1) PUD-592-D-1 is consistent with the provisions for administration and procedures of a PUD in section 30.010-H.
- 2) PUD-592-D-1 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-592-D.
- 3) All remaining development standards defined in PUD-592-D and subsequent amendments shall remain in effect.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as Local Center.

Local Centers serve the daily needs of those in the surrounding neighborhoods. This designation implies that the center generally does not serve an area beyond the nearby neighborhoods. Typical uses include commercial or retail uses that serve the daily needs of nearby residents. In order to introduce a regional trip generator, the entire local center designation should be amended to be Regional Center with significant input from all affected properties and nearby neighborhoods.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-3	Local Center	Residential
East	RS-3/PUD-592-C	Local Center	Commercial
South	RS-3/CS/PUD-761-B	Local Center	Commercial
West	CS	Local Center	Commercial

Small Area Plans

The subject properties are not within a small area plan.

Development Era

The subject property is in an area developed during the Early Automobile Era (1930s-50s), which retained a high degree of the connectivity from neighborhood streets to the arterial network, with mostly commercial, office, industrial, and other active uses along major streets and a mix of housing options and neighborhood-based uses like schools, churches, and libraries in the interior sections. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, commercial revitalization, compatibility of scale for neighborhood development, and transitions between commercial corridors and residential areas.

Transportation

Major Street & Highway Plan: Secondary Arterial

Comprehensive Plan Street Designation: Multimodal Corridor

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Arterial Traffic per Lane: 2500-5000 per lane

Environmental Considerations

Flood Area: The subject properties not within a flood area

Tree Canopy Coverage: Tree canopy in the area is 18%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: N/A

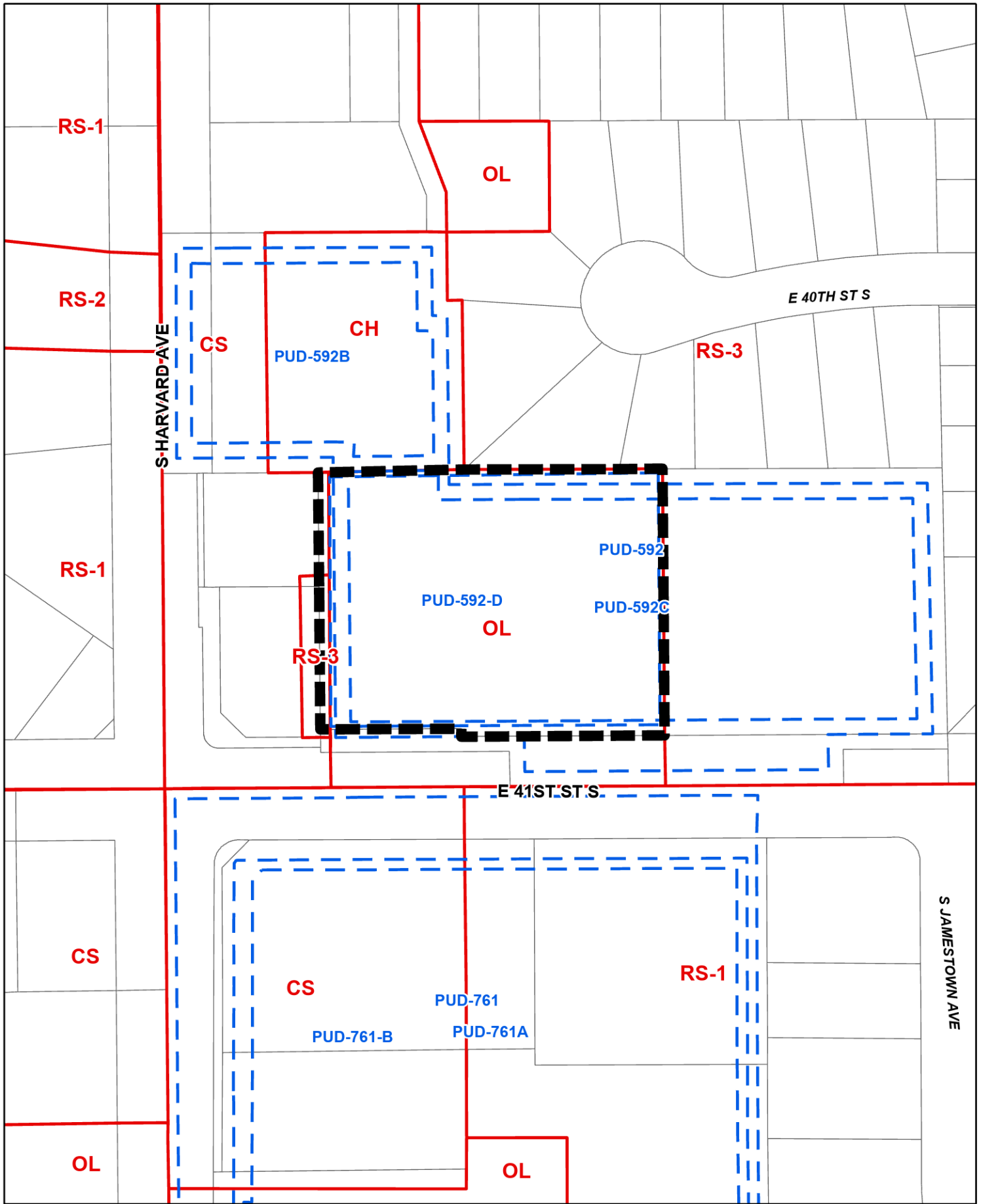
Exhibits

Case map

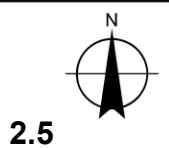
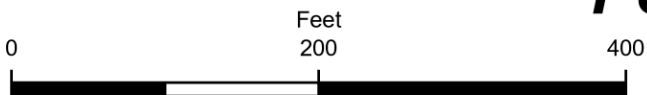
Aerial (small scale)

Aerial (large scale)

Tulsa Comprehensive Plan Land Use Map



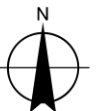
PUD-592-D-1





Subject
Tract

PUD-592-D-1



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

2.6

Aerial Photo Date: 2021

Feet
200

400

0



E 40TH ST S

E 41ST ST S



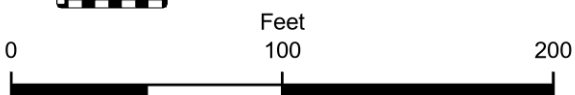
Subject
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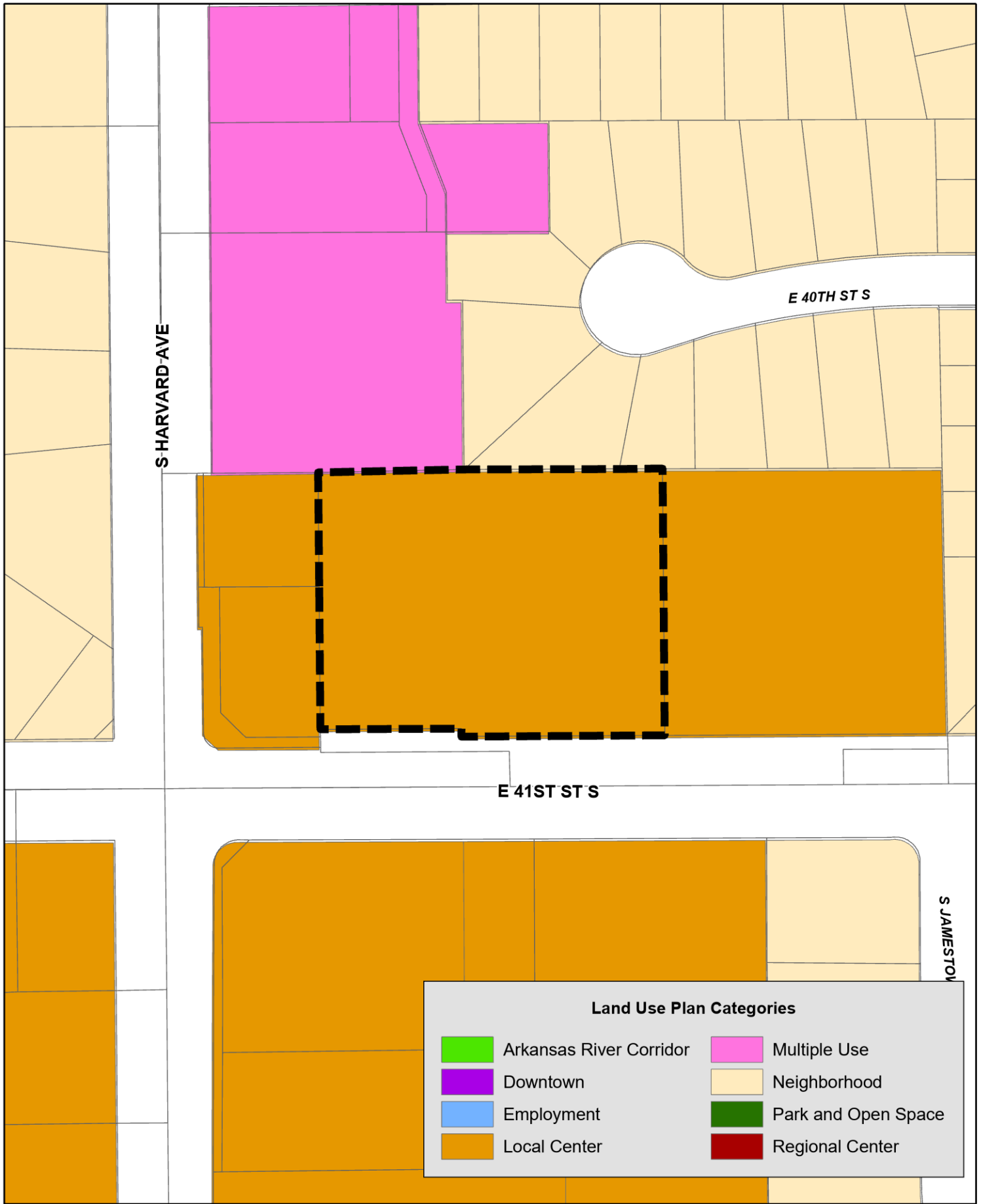
PUD-592-D-1

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Aerial Photo Date: 2021

2.7





PUD-592-D-1

