



**Tulsa Metropolitan Area
Planning Commission**

PUD-592-D-2 Staff Report

Hearing Date: July 17, 2024
Prepared by: Nathan Foster
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918-596-7609

Owner and Applicant Information

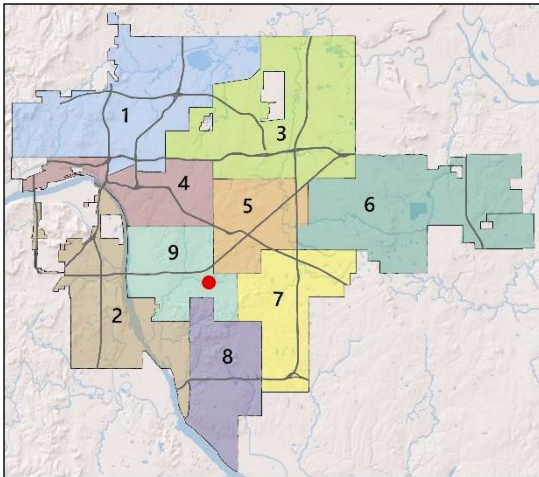
Applicant: Ethan Arch - TriArch
Property Owner: Cornerstone Church Tulsa

Property Location

East of the northeast corner of East 41st Street South
and South Harvard Avenue
Tract Size: ±2.2 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

Minor amendment to establish a 10 foot setback from all property lines for the existing religious assembly in Development Area B.

Zoning

Existing Zoning: OL
Existing Overlays: PUD-592-D, PUD-592-C, PUD-592-B, PUD-592

Use

Current Use: Religious Assembly

Comprehensive Plan Considerations

Land Use

Land Use Plan: Local Center
Small Area Plans: None
Development Era: Early Automobile

Transportation

Major Street & Highway Plan:
East 41st Street South – Secondary Arterial
planitulsa Street Type: N/A

Transit: N/A

Existing Bike/Ped Facilities: Sidewalks – East 41st Street South

Planned Bike/Ped Facilities: N/A

Environment

Flood Area: N/A
Tree Canopy Coverage: 10-20%
Parks & Open Space: N/A

Detailed Staff Recommendation

The applicant is requesting approval of a minor amendment to PUD-592-D to reduce all building setbacks from the boundaries of Development Area B and the street setback from East 41st Street South to 10 feet to permit future additions to the existing religious assembly.

The reduction in setbacks is consistent with the typical setbacks for commercial uses along arterial streets and would match the required setbacks for developments to the west and to the south of the subject property.

No other development standards are proposed to be amended as part of the minor amendment.

Amendment Proposal:

Current PUD Standards:

Minimum Building Setbacks:

From East 41st Street South – 50 feet

From eastern boundary of Development Area B – 34 feet

From western boundary of Development Area B – 80 feet

From northern boundary of Development Area B – 110 feet

Proposed PUD Standards:

Minimum Building Setbacks:

From East 41st Street South – 10 feet

From eastern boundary of Development Area B – 10 feet

From western boundary of Development Area B – 10 feet

From northern boundary of Development Area B – 10 feet

The minor amendment does not amend any other standards for PUD-592-D.

Building height is still limited to 35 feet, not to exceed 2 stories. The maximum floor area for buildings allowed on the site is limited to 19,285 square feet, including any basement floor area.

Staff has reviewed the request and determined:

- 1) PUD-592-D-2 is consistent with the provisions for administration and procedures of a PUD in Section 30.010-H.
- 2) PUD-592-D-2 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.

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

Comprehensive Plan Considerations

Land Use Plan

The subject property where the sign is proposed to be located 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/CH/PUD-592	Neighborhood/Local Center	Single-Family Residential/Commercial
East	RS-3/PUD-592/PUD-592-C	Local Center	Bank
South	CS/RS-1/PUD-761, 761-A, 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: East 41st Street South is designated as a secondary arterial that requires 100 feet of ultimate right-of-way width.

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: Sidewalks along East 41st Street South

Planned Bike/Ped Facilities: N/A

Environmental Considerations

Flood Area: The subject property is 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

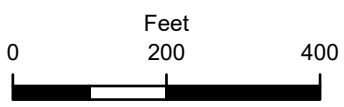
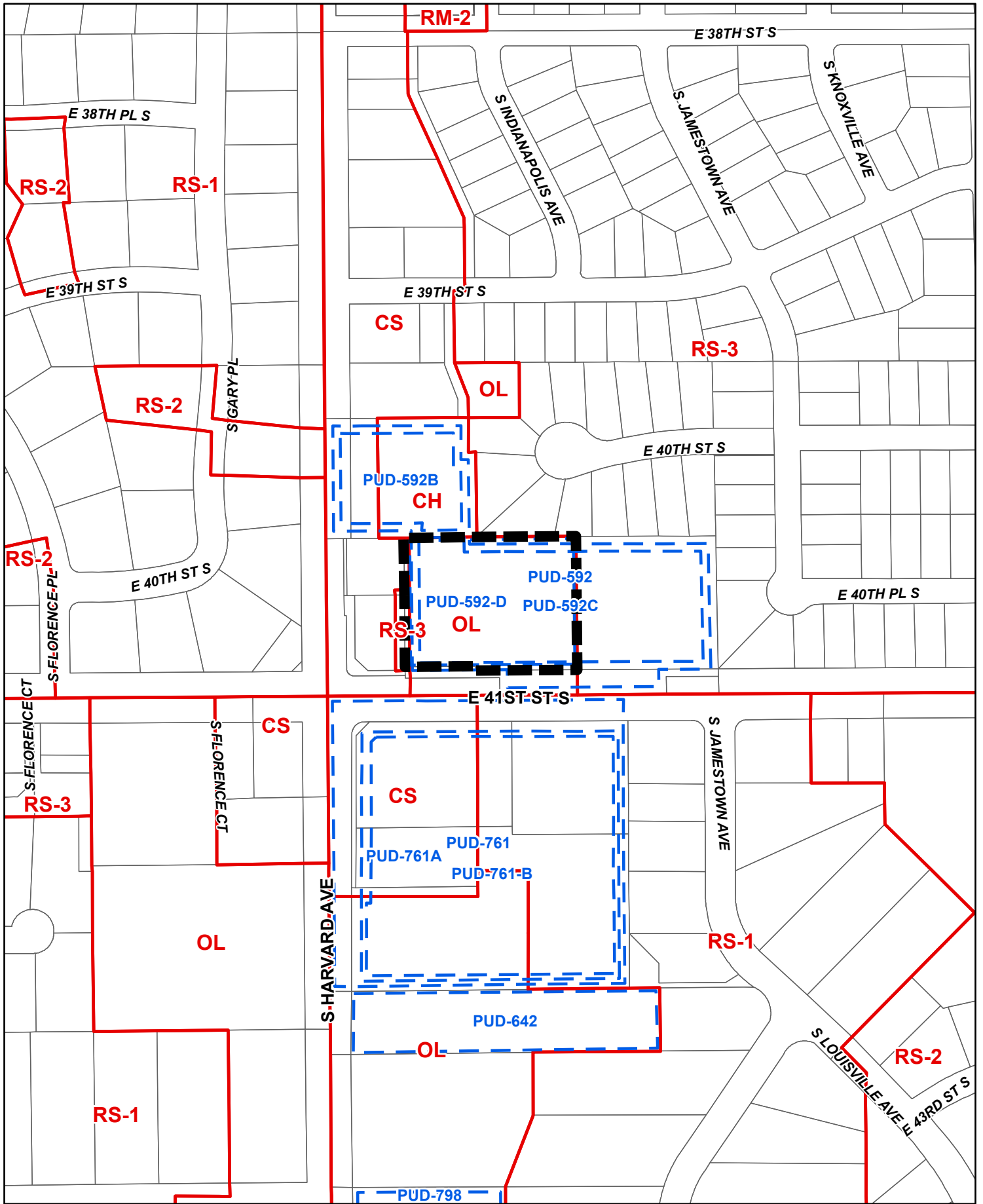
Case map

Aerial (small scale)

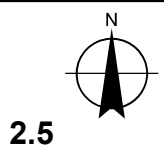
Aerial (large scale)

Tulsa Comprehensive Plan Land Use Map

Applicant Exhibits



PUD-592-D-2





Subject
Tract

Feet
200

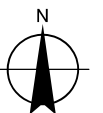
400

PUD-592-D-2

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

2.6

Aerial Photo Date: 2021





E 40TH ST S

E 41ST ST S



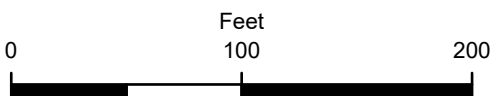
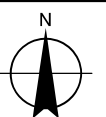
Subject
Tract

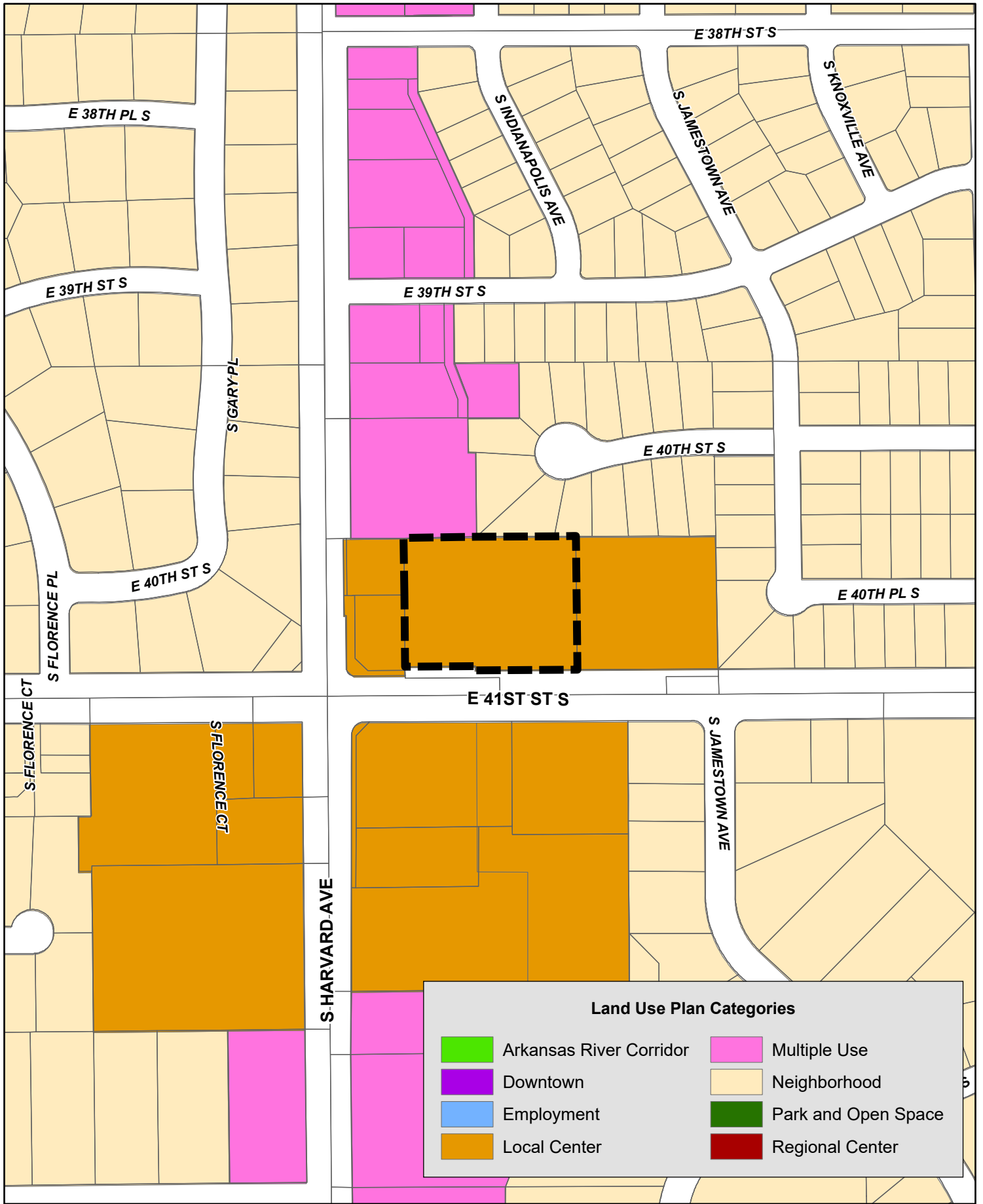
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Aerial Photo Date: 2021

2.7





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