



Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-592-D

Hearing Date: January 20, 2021

Case Report Prepared by:

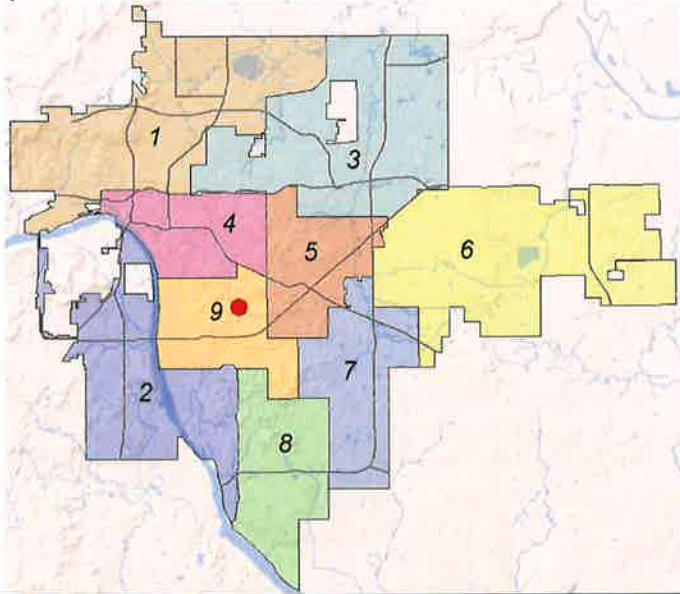
Jay Hoyt

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: Trader Vic's Investments LP

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Funeral Home

Proposed Use: Church/ Religious Assembly

Concept summary: Add Religious Assembly as a permitted use.

Tract Size: 1.96 ± acres

Location: Northeast corner of East 41st Street
South & South Harvard Avenue

Development Area B

LT 2, BLK 1, Forty-First Place

Zoning:

Existing Zoning: OL/PUD-592-C

Proposed Zoning: PUD-592-D

Comprehensive Plan:

Land Use Map: Mixed-Use Corridor

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9321

CZM: 47

City Council District: 9

Councilor Name: Jayme Fowler

County Commission District: 3

Commissioner Name: Ron Peters

Ken

SECTION I: PUD-592-D

DEVELOPMENT CONCEPT: The applicant is proposing to add Religious Assembly to the allowable uses as well as accessory uses customarily associated with the principal allowed uses. This would permit a church to be located on the subject lot.

Currently, the site contains a funeral home and associated parking / drives. The applicant is proposing to add Religious Assembly to permit a church to be located in the subject lot, which would be compatible with the Mixed-Use Corridor land use designation.

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
- Plat illustrating boundary of Development Area B
- Applicant Exhibits:
 - Major amendment text (PUD-592-D)

DETAILED STAFF RECOMMENDATION:

PUD-592-D is consistent with the Mixed-Use Corridor vision of the Tulsa Comprehensive Plan and,

PUD-592-D is consistent with the expected development of surrounding properties and,

All remaining development standards defined in PUD-592 and subsequent amendments shall remain in effect, therefore,

Staff recommends **Approval** of PUD-592-D to revise the allowable uses to permit Religious Assembly as well as uses customarily associated with principal allowed uses.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject lot is located within a land use designation of Mixed-Use Corridor. The proposed addition of uses is compatible with the Mixed-Use Corridor designation.

Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor

Mixed-Use Corridors are Tulsa's modern thoroughfares that pair high capacity transportation facilities with housing, commercial, and employment uses. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods. Mixed-Use Corridors usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street.

16.2

Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind.

Areas of Stability and Growth designation: Area of Growth, Area of Stability

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: E 41st St S is designated as a Secondary Arterial.

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 funeral home and associated parking and drives.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
E 41 st St S	Secondary Arterial	100 Feet	4

Utilities:

The subject tract has municipal water and sewer available.

16-3

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-3/CH/PUD-592-B	Mixed-Use Corridor / Existing Neighborhood	Growth/Stability	Commercial/Single-Family
South	CS/PUD-761-B	Neighborhood Center	Growth	Commercial
East	RS-3/PUD-592-C	Mixed-Use Corridor	Growth	Commercial
West	CS/RS-3	Mixed-Use Corridor	Growth	Commercial

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 20602 dated June 12, 2003 established the current zoning for the subject property.

Subject Property:

PUD-592-C May 2003: All concurred in **approval** of a proposed *Major Amendment* to PUD on a 3.08± acre tract of land for a one-story bank with drive-in facilities, on property located east of the northeast corner of East 41st Street and South Harvard Avenue.

BOA-19128 July 2001: The Board of Adjustment **approved** a *Variance* to permit linear parking for funeral home, as depicted on the site plan submitted, finding it to be the standard for the industry, on property located at east of the northeast corner of East 41st Street and South Harvard.

Z-6818/PUD-592-B June 2001: All concurred in **approval** of a request to rezone a 5.73± acre tract of land from CH/RS-3 to OL and **approval** of a proposed *Major Amendment* to PUD to permit a funeral home, on property located north and east of the northeast corner of East 41st Street and South Harvard Avenue. (Ordinance No. 20152 & 20153):

Z-6804/PUD-592-A Withdrawn March 2001: The applicant submitted a request to *rezone* a 2.09± acre tract of land from RS-3 to OM and a *Major Amendment* to PUD to change the use from church to funeral home on property located north and east of the northeast corner of East 41st Street and South Harvard. The request was ultimately withdrawn by the applicant on March 21st, 2001.

BOA-18181 September 1998: The Board of Adjustment **approved** a *Variance* of the required parking for offices and church use from 306 to 210 parking spaces per PUD-592 and site plan, on property located at 3939 South Harvard.

PUD-592 August 1998: All concurred in **approval** of a proposed *Planned Unit Development* on a 5.73± acre tract of land for office and a church, on property located at the northeast corner of 41st Street South and South Harvard Avenue: (Ordinance No. 19351)

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BOA-06891 February 1971: The Board of Adjustment **approved** an *Exception* to permit using property for church purposes (an extension of an existing church use), on property located at 3339 East 41st Street.

BOA-02507 February 1954: The Board of Adjustment **granted** American Lutheran Church permission to erect a church on property located at SW, SW, SW of Section 21-19-13.

Ordinance number 11823 dated June 26, 1970 established zoning for the subject property.

Surrounding Property:

PUD-761-B December 2012: All concurred in **approval** of a proposed *Major Amendment* to PUD on a 4.5± acre tract of land for a specialty grocery store and retail development, on property located at the southeast corner of East 41st Street South and South Harvard Avenue.

PUD-761-A August 2010: All concurred in **approval** of a proposed *Major Amendment* to PUD on a 6.87± acre tract of land to add Dry Cleaner Use, Use Unit 15, on property located at the southeast corner of East 41st Street South and South Harvard Avenue.

Z-7106/PUD-761 November 2008: All concurred in **approval** of a request to rezone a 6.87± acre tract of land from RM-2/OL/CS/RS-1 to RS-1/OL/CS and **approval** of a proposed *Planned Unit Development* for mixed use development, on property located at the southeast corner of East 41st Street South and South Harvard Avenue.

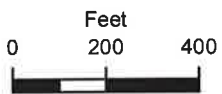
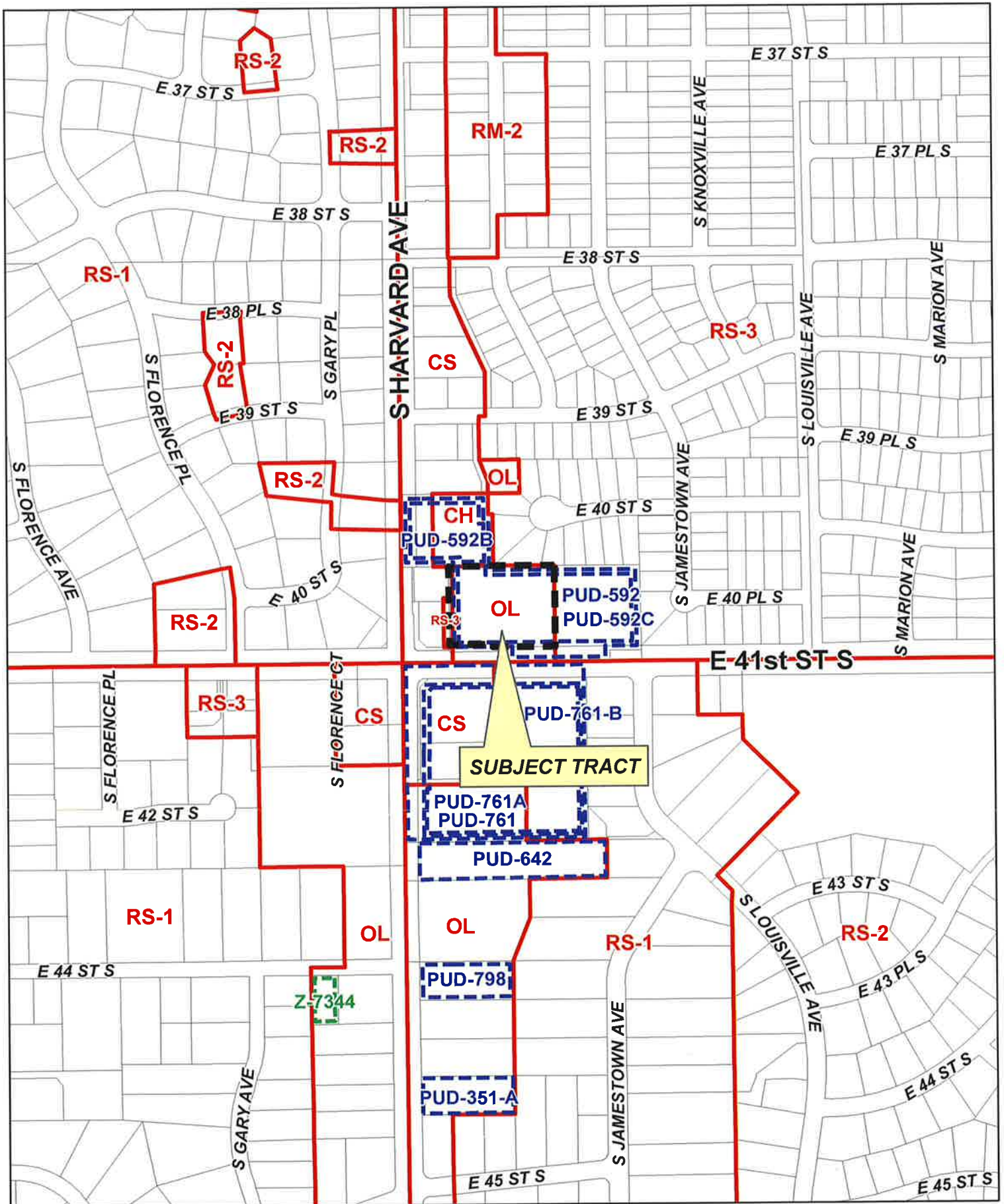
PUD-642 January 2001: All concurred in **approval** of a proposed *Planned Unit Development* on a 1.89± acre tract of land for an office park, subject to a six-foot fence and supplemental standards with additional changes, subject to the building height, no more than one-and-a-half-story as presented by the applicant, on property located 4137 South Harvard.

BOA-17925 February 1998: The Board of Adjustment **denied** a *Variance* to allow required parking on a lot other than lot containing the principal use, on property located at 3939 South Harvard.

BOA-08148 December 1973: The Board of Adjustment **approved** an *Exception* to establish off-street parking for church use in an RS-3 District per the customary Board requirements pertaining to lighting, screening, paving, etc., on property located at 3353 East 41st Street.

Z-4084 February 1972: All concurred in **approval** of a request for *rezoning* a 3.79± acre tract of land from RS-1 to OL for office, on property located south of the southeast corner of 41st Street and Harvard Avenue.

BOA-04189 September 1963: The Board of Adjustment **granted** permission to place gasoline pumps in a U-3-A district, on property located at part of the SW1/4, SW1/4, Section 21-19-13.

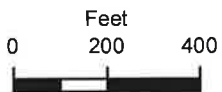


PUD-592-D

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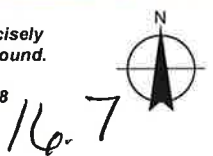
 Subject Tract

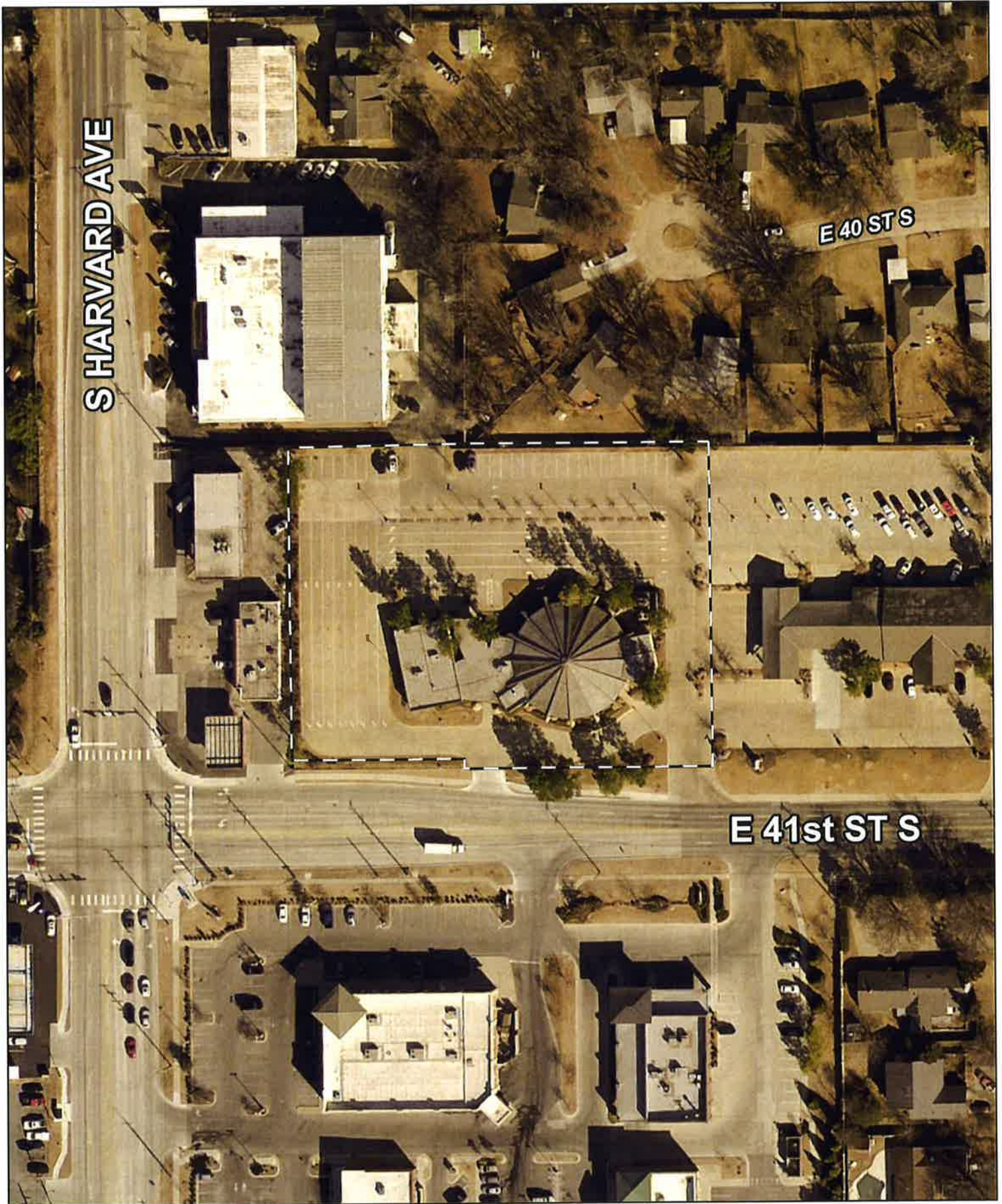
PUD-592-D

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

19-13 21

Aerial Photo Date: February 2018

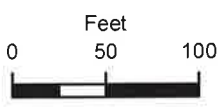




S HARVARD AVE

E 40 ST S

E 41st ST S



Subject Tract

PUD-592-D

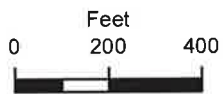
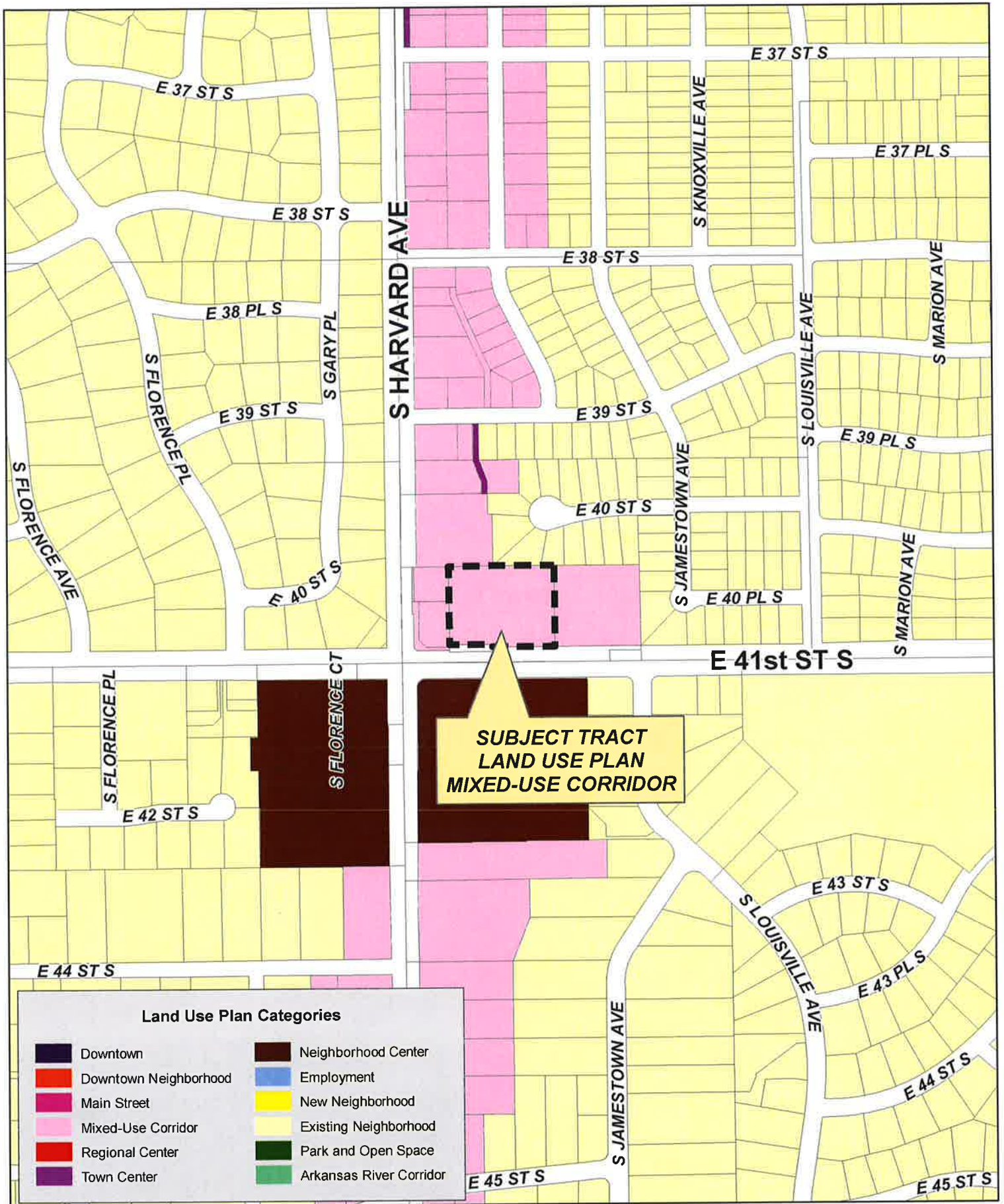
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Aerial Photo Date: February 2018

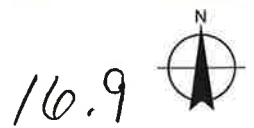
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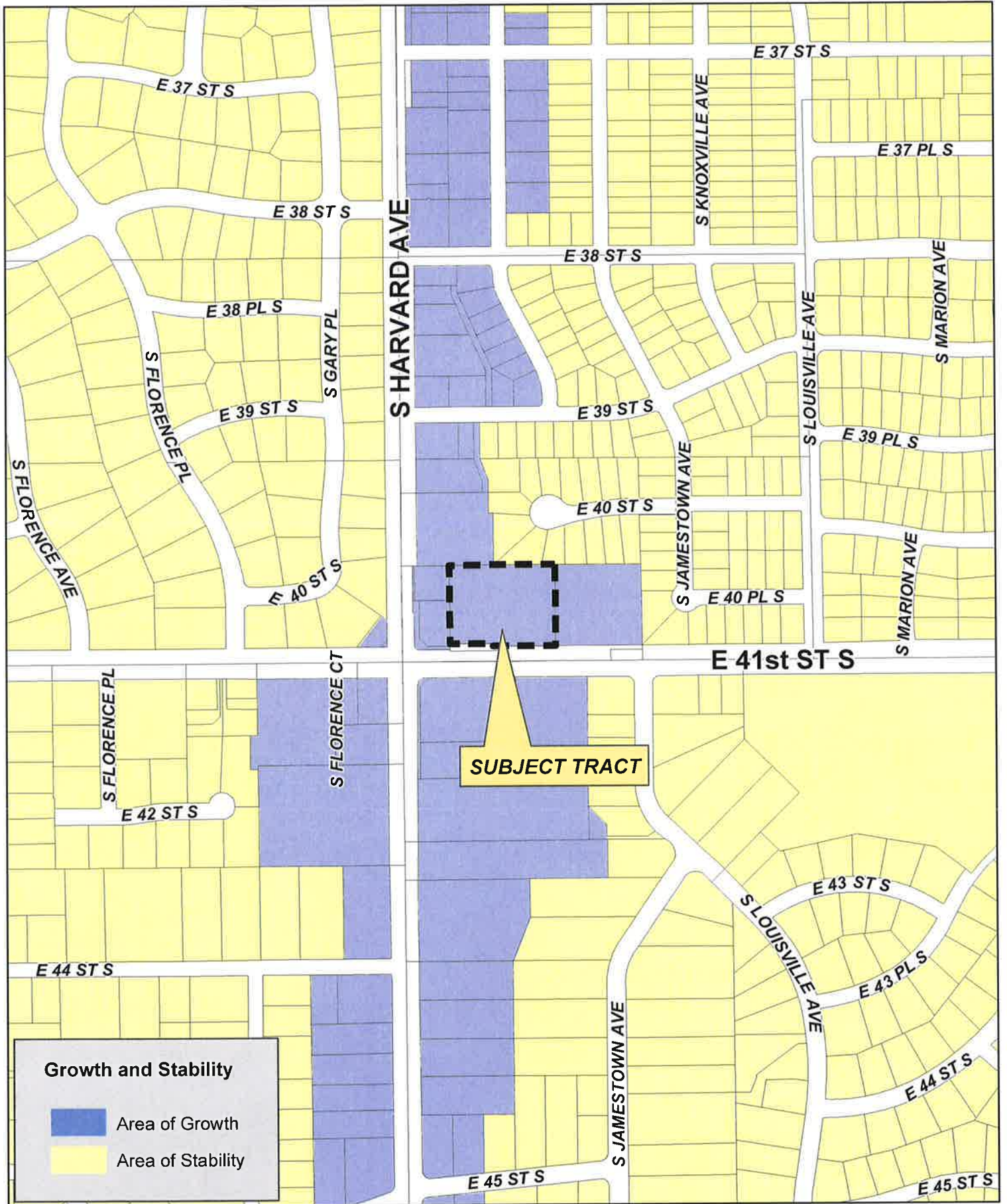




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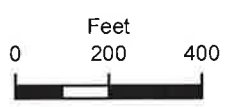
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PUD-592-D

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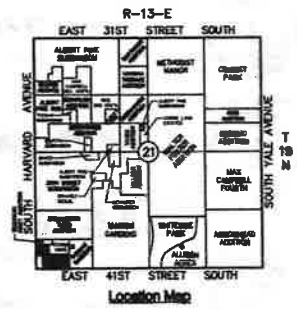




Forty-First Place

A SUBDIVISION OF PART OF THE
 SW/4 OF SECTION 21, T-19-N, R-13-E
 CITY OF TULSA, TULSA COUNTY, OKLAHOMA

Planned Unit Development Number 592-B

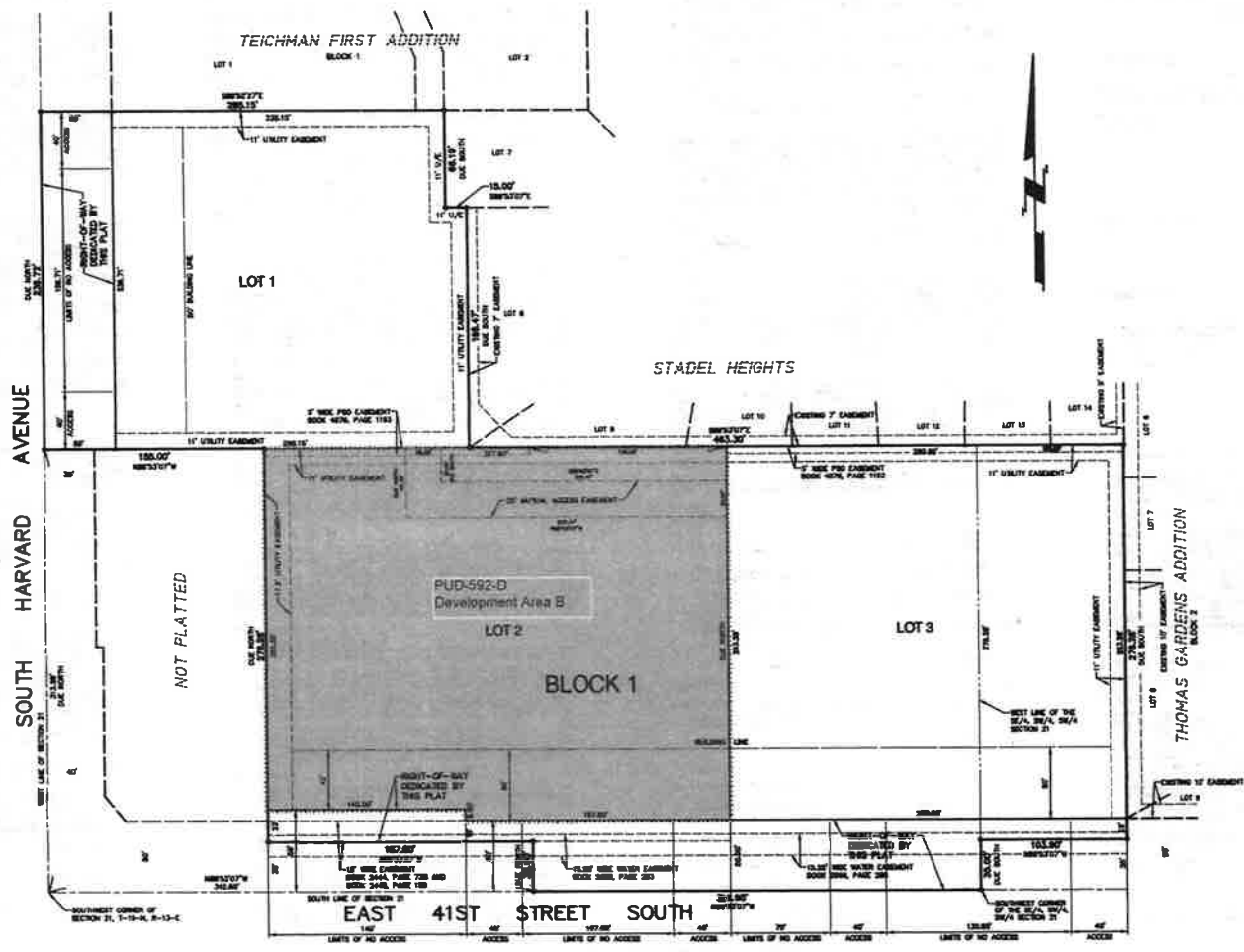


CERTIFICATE
 I hereby certify that all real estate taxes involved in this plat have been paid or reflected by the current tax rolls. Security as required has been provided in the amount of \$ 5,728.00, per tract receipt on...
 Tax stamps be applied to 20 02 taxes. This certificate is NOT to be construed as payment of 20 02 taxes in full but is given in order that this plat may be filed on record. 20 02 taxes may exceed the amount of the security deposit.
 Dated: Nov 6, 02 20 02
 Donald Tucker
 County Treasurer
 Deputy



PLAT No. 5650

CERTIFICATE OF APPROVAL
 I hereby certify that this plat was approved by the Tulsa Metropolitan Planning Commission on 10/15/02.
 This approval is valid if this plat is not filed in the office of the County Clerk as an addendum.
 Approved: OCT 24 2002
 City Engineer
 Approved: OCT 24 2002
 Approved City Engineer



Owners
 478 AND 1810 LLC
 107 SOUTH PRAIRIE
 TULSA, OKLAHOMA 74127
 PHONE: (918) 580-0033

IMPACT PRODUCTIONS, INC.
 3008 SOUTH HARVARD
 TULSA, OKLAHOMA 74128
 PHONE: (918) 748-0888

Engineer / Surveyor
 SAGE AND ASSOCIATES, INC.
 SANTA FE DEPOT
 111 SOUTH ELGIN AVENUE
 TULSA, OKLAHOMA 74103-1805
 PHONE: (918) 882-8111
 C.A. No. 1763 (EXP. JUNE 30, 2003)

Legend
 U/E = UTILITY EASEMENT

Subdivision Statistics
 SUBDIVISION CONTAINS 3 LOTS IN 1 BLOCK
 LOT 1 CONTAINS 1.3887 ACRES
 LOT 2 CONTAINS 1.8471 ACRES
 LOT 3 CONTAINS 1.7047 ACRES

Base of Bearings
 THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 21, T-19-N, R-13-E, BEARING AN ASSIGNED BEARING OF DUE NORTH.

Monumentation
 ALL CORNERS WERE SET USING A 3/4" DIA. IRON PIN WITH A YELLOW CAP STAMPED "BLOCK 13 115".

16.11

Deed of Dedication and Restrictive Covenants

RECEIVED OCTOBER 15, 2002 TULSA METRO AREA PLANNING COM

KNOW ALL MEN BY THESE PRESENTS: THAT 47TH AND WENDE, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF TULSA, OKLAHOMA, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND IN THE NW/4 OF THE SW/4 OF THE NW/4 OF SECTION 21, T14-N, R12-E, CITY OF TULSA, OKLAHOMA, COUNTY OF TULSA, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING DESCRIBED AS FOLLOWS:

SECTION 11. STREETS, EASEMENTS AND UTILITIES
A. PUBLIC STREETS AND GENERAL UTILITY EASEMENTS
THE OWNER/DEVELOPER DOES HEREBY DEEDATE FOR PUBLIC USE THE STREET RIGHTS...

SECTION 12. PLANNED UNIT DEVELOPMENT RESTRICTIONS
WHEREAS, "FORTY-FIRST PLACE" WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT (PUD)...

C. WATER AND SEWER SERVICE
1. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER AND SEWER MAINS LOCATED ON HIS LOT.

2. EITHER THE UTILITY EASEMENT AREA DEPICTED ON THE ACCOMPANYING PLAN, THE LOCATION OF THE UTILITY EASEMENT DEPICTED ON THE ACCOMPANYING PLAN, OR THE INSTALLATION OF A PUBLIC WATER MAIN OR SEWER MAIN, OR ANY CONSTRUCTION ACTIVITY WHICH INVOLVES THE USE OF PUBLIC WATER MAINS, SEWER MAINS, UNDERGROUND WITH PUBLIC WATER AND SEWER MAINS, SHALL BE PERMITTED.

D. GAS SERVICE
1. THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL SUCH EXISTING MAINS ON THE LOT...

SECTION 13. PLANNED UNIT DEVELOPMENT RESTRICTIONS
WHEREAS, "FORTY-FIRST PLACE" WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT (PUD)...

C. LOT 2, BLOCK 1 DEVELOPMENT STANDARDS (DEVELOPMENT AREA B)
1. LAND AREA (SHOW) 29,004 SF
2. PERMITTED USES OFFICE, VIDEO AND BOARD RECORDING STUDIO AND UNDERBORING OF EXISTING UTILITIES...

D. LOT 3, BLOCK 1 DEVELOPMENT STANDARDS (DEVELOPMENT AREA C)
1. LAND AREA (SHOW) 84,348 SF
2. PERMITTED USES OFFICE AS INCLUDES WITHIN USE LIST 1; SINGLE-FAMILY COWBOYS AS INCLUDES WITHIN USE LIST 4; AND OFF-STREET PARKING ACCESSORY TO USES IN LOT 1, BLOCK 1.

E. LOT 4, BLOCK 1 DEVELOPMENT STANDARDS (DEVELOPMENT AREA D)
1. LAND AREA (SHOW) 79,948 SF
2. PERMITTED USES OFFICE AS INCLUDES WITHIN USE LIST 1; SINGLE-FAMILY COWBOYS AS INCLUDES WITHIN USE LIST 4; AND OFF-STREET PARKING ACCESSORY TO USES IN LOT 1, BLOCK 1.

SECTION 14. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY
A. ENFORCEMENT
THE RESTRICTIONS HEREIN SET FORTH ARE ENFORCEABLE TO THE EXTENT PERMITTED BY APPLICABLE LAW...

SECTION 15. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY
A. ENFORCEMENT
THE RESTRICTIONS HEREIN SET FORTH ARE ENFORCEABLE TO THE EXTENT PERMITTED BY APPLICABLE LAW...

B. DURATION
THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE ENFORCEABLE FOR A PERIOD OF TEN (10) YEARS FROM THE DATE OF RECORDING...

C. AMENDMENT
THE COVENANTS CONTAINED WITHIN SECTION 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

IN WITNESS WHEREOF 47TH AND WENDE, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THE 16TH DAY OF OCTOBER, 2002.

STATE OF OKLAHOMA)
COUNTY OF TULSA)

IN WITNESS WHEREOF I HAVE HEREON SUBSCRIBED AND SEALED MY OFFICE AND AFFIRMED THAT I AM A JUDGE OF THE DISTRICT COURT OF AND COUNTY OF TULSA.

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COUNTY OF TULSA)

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14.12

APPLICATION NO.: PUD-592-D

MAJOR AMENDMENT

The Applicant requests a Major Amendment to PUD 592-C to add Religious Assembly as a permitted principal use in Development Area "B", for property located at 3333 E. 41st Street (the "Property"). The Property is located just east of the northeast corner of East 41st Street and South Harvard Ave. Prior to the establishment of PUD-592, since the late 1960's, the existing building on the Property was a church. The PUD was originally approved in 1999, as amended by PUD 592-B in 2001, to convert the church building and permit its use a funeral home. In 2007, PUD 592-C was approved to allow for the construction of a bank in Development Area "C". The funeral home has closed and the building has remained vacant for several years. The Applicant desires to use the existing building as a church again. Except for the addition of the Permitted Use, which is shown in underlined text below, all other Development Standards of PUD-592-C will remain the same.

DEVELOPMENT AREA B (LOT 2, BLOCK 1)

Permitted Uses:

Religious Assembly, funeral home, offices and off-street parking for a florist shop not exceeding a floor area of 5,280 square feet and to be located adjoining the west boundary of Development Area B and customarily accessory uses to the allowed principal uses.