



**Tulsa Metropolitan Area  
Planning Commission**

**PUD-624-A-1 Staff Report**

**Hearing Date:** May 7, 2025  
**Prepared by:** Austin Chapman  
achapman@cityoftulsa.org  
918-596-7597

**Owner and Applicant Information**

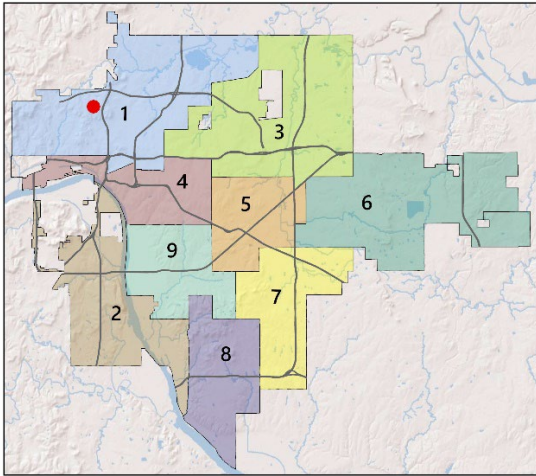
Applicant: Route 66 Engineering  
Property Owner: DR Horton/ Legacy Investments

**Property Location**

East of the Northeast corner of Gilcrease Museum Road and East Apache Street North  
Tract Size: ±80.60 acres

**Location within the City of Tulsa**

*(shown with City Council districts)*



**Elected Representatives**

City Council: District 1, Vanessa Hall-Harper  
County Commission: Osage County District 3, Charlie Cartwright

**Public Notice Required**

Mailed Notice to 300' radius – min. 10 days in advance

**Staff Recommendation**

Staff recommends approval.

**Request Summary**

Minor Amendment PUD-624-A-1 to amend minimum lot size and width for development areas 'K' 'O' 'P', and to add single-family detached houses as a permitted use and residential building type for Development Area 'Q'.

**Zoning**

Existing Zoning: RS-3 and RM-1  
Existing Overlays: PUD-624-A

**Use**

Current Use: Vacant  
Proposed Use: Single Family-Residential

**Comprehensive Plan Considerations**

**Land Use**

Land Use Plan: Neighborhood, Local Center  
Small Area Plans: None  
Development Era: Future Growth

**Transportation**

Major Street & Highway Plan:

- West Apache Street/ N. Osage Drive: Secondary Arterial
- North Yukon Street/ North Union Ave: Residential Collector

planitulsa Street Type: Not classified

Transit: N/A

Existing Bike/Ped Facilities:

- None.

Planned Bike/Ped Facilities:

West Apache/ North Union Drive: Signed Route

**Environment**

Flood Area: None.  
Tree Canopy Coverage: Greater than 50%  
Parks & Open Space: N/A

**Detailed Staff Recommendation**

The applicant is proposing to amend the development standards of Development Areas ‘K, O and P described in the attached exhibit to reduce the required lot width requirement from 50-feet to 40- feet and the minimum lot size from 5,500 square feet to 4,500 square feet. The allowed uses in these development areas would remain the same. The applicant also requests that single-family detached houses be added as a permitted use and residential building type for Development Area ‘Q’, which is currently restricted to multi-family uses.

The amendment requests that the lots abutting the western boundary of Development Areas “O and K” maintain the original lot width minimum of 50-feet and lot size minimum of 5,500 square feet.

Staff has reviewed the request and determined:

- 1) PUD-624-A-1 is consistent with the provisions for administration and procedures of a PUD in section 30.010-H.
- 2) PUD-624-A-1 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-624-A.
- 3) All remaining development standards defined in PUD-624-A-1 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 is designated as Neighborhood and Local Center. **Neighborhoods** are mostly residential uses, which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low intensity uses that support residents’ daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access from a lower-order street separated from the arterial, then it would be considered Neighborhood. **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 and RM-1/ PUD-624/PUD-624-A	Neighborhood	Undeveloped
East	CS/ IL	Employment	Manufacturing
South	RS-3	Neighborhood/ Parks and Open Space	Residential
West	RS-3 and RM-1/ PUD-624-A-1	Neighborhood	Residential

**Small Area Plans**

The subject properties are not located in a Small Area Plan.

**Development Era**

The subject property is located in an area that is in the future growth development area. These areas of the city have yet to be developed beyond agricultural uses, and they present opportunities to ensure the pattern of development is efficient and fiscally responsible. These areas typically do not have subdivision streets or connectivity beyond the mile-by-mile grid, have poor public service distribution (fire, police, transit, etc.) and lack utility infrastructure (water, sewer, broadband, etc.) Some areas also include exposed bedrock and/or extreme slopes. Priorities in these areas include ensuring the ability to provide adequate public services, the implementation of planned streets in the Major Street and Highway Plan, land use planning to establish frameworks for decision making, and conservation of natural areas.

**Transportation**

Major Street & Highway Plan:

- West Apache Street/ N. Osage Drive: Secondary Arterial
- North Yukon Street/ North Union Ave: Residential Collector

Comprehensive Plan Street Designation: N/A.

Transit: N/A.

Existing Bike/Ped Facilities: None.

Planned Bike/Ped Facilities: West Apache/ North Union Drive: Signed Route

**Environmental Considerations**

Flood Area: The subject properties are not located in a flood area.

Tree Canopy Coverage: Tree canopy in the area is 58%, but it should be noted that the date does not reflect recent grading in the area for the proposed subdivision. The area would benefit from additional trees, which also capture and treat runoff before it enters the river.

Parks & Open Space: N/A

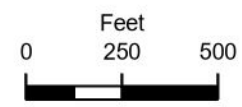
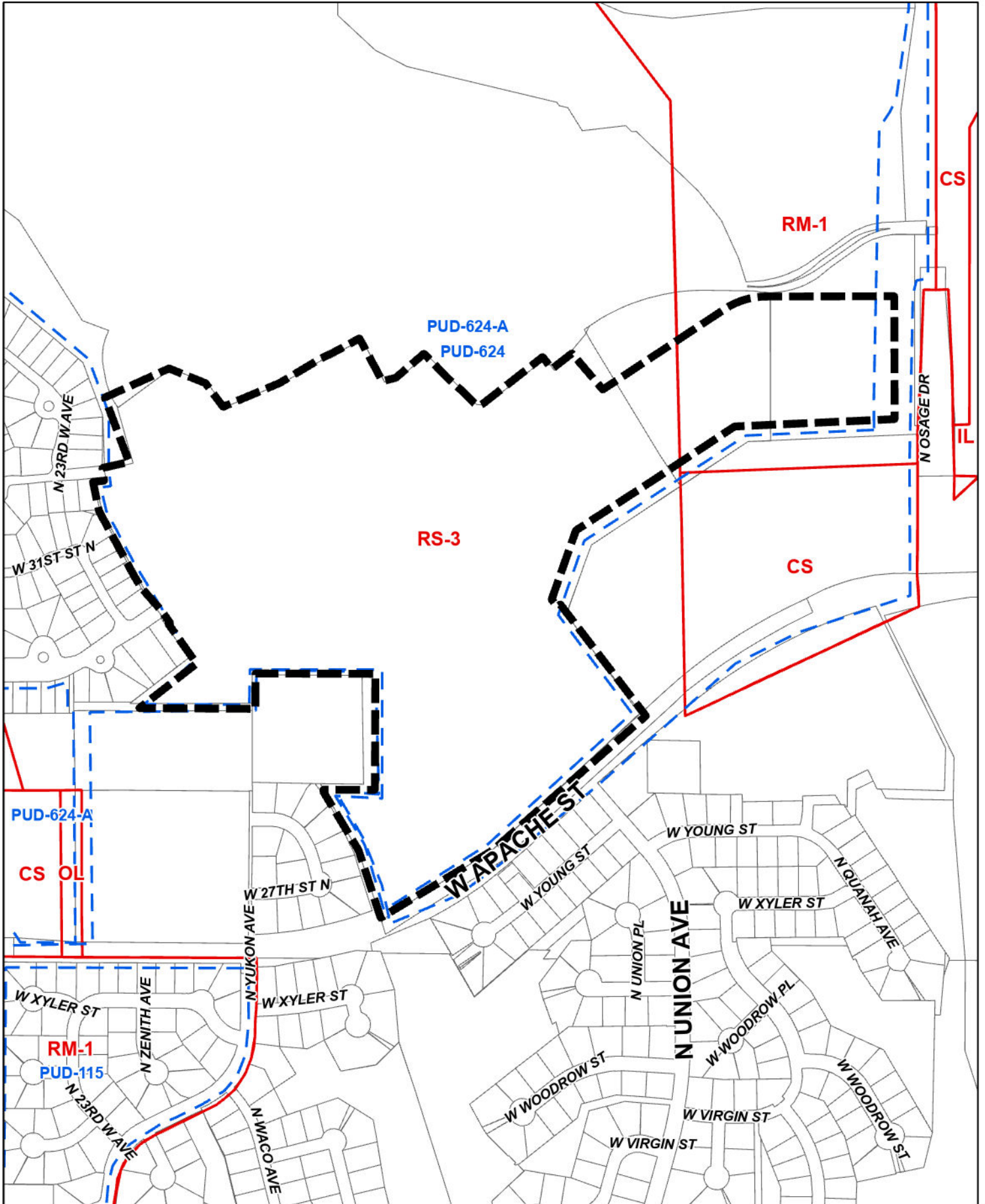
**Exhibits**

Case map

Aerial

Tulsa Comprehensive Plan Land Use Map

PUD-624-A Development Areas Exhibits



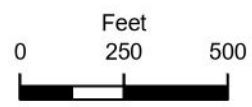
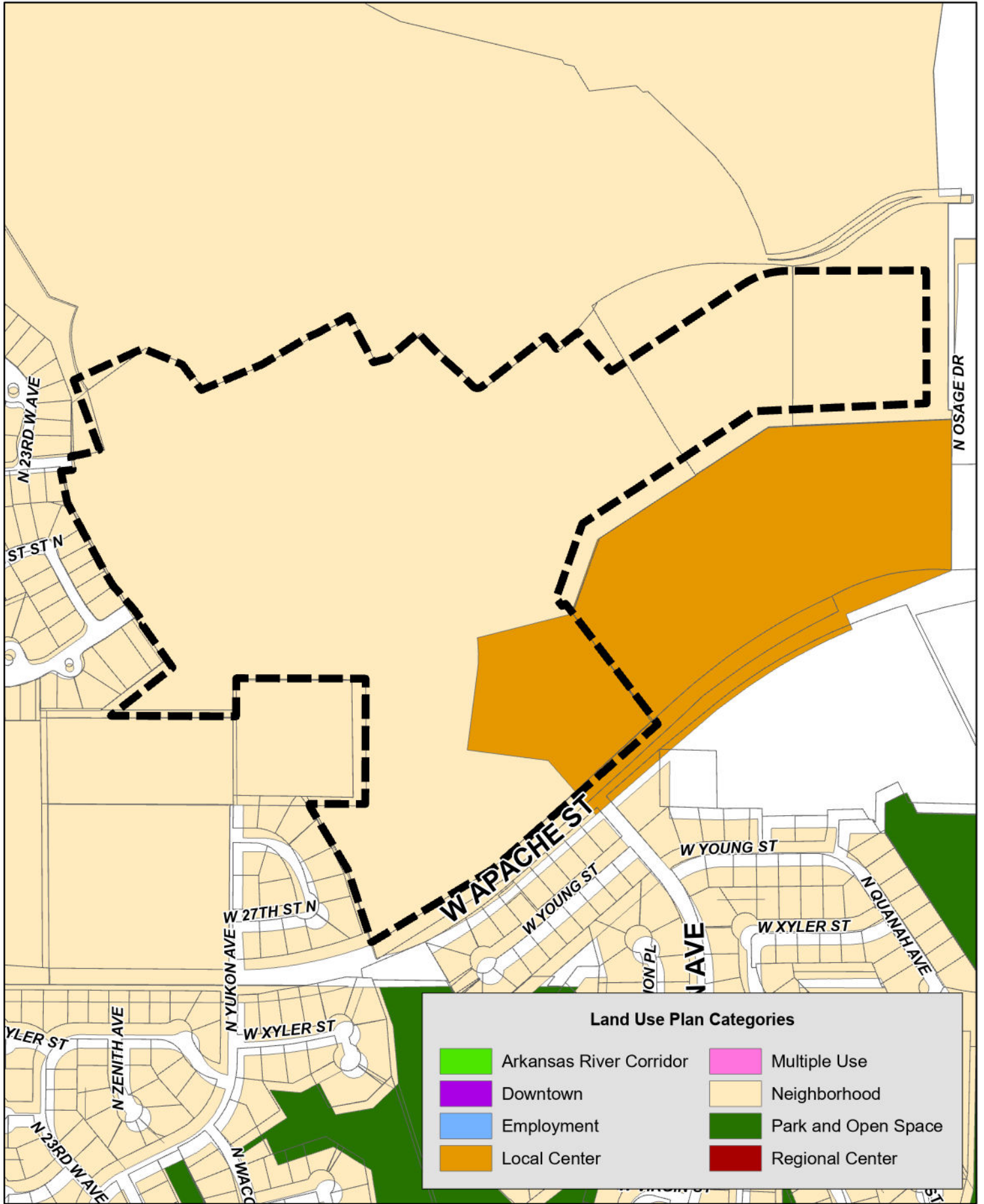
 Subject Tract

# PUD-624-A-1

20-12 22







 Subject Tract

**PUD-624-A-1**

20-12 22



# Exhibit 'A'

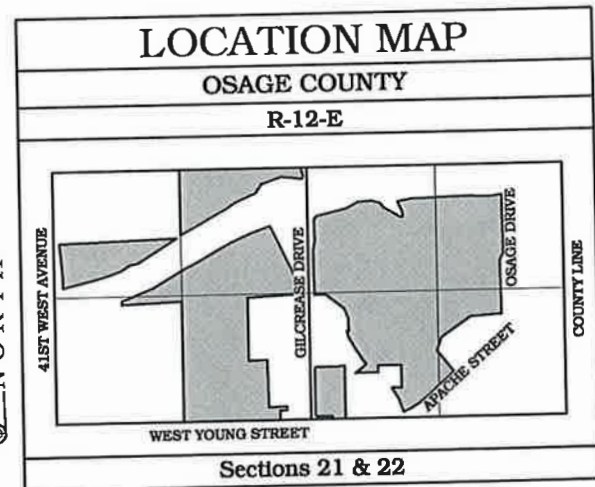
PUD No. 624-A

## Conceptual Development Plan

# NORTHWEST PASSAGE



Not To Scale



Minor Amendment to PUD 624-A  
NORTHWEST PASSAGE

PUD 624-A for NORTHWEST PASSAGE was approved by Tulsa City Council on October 17, 2013, and adopted as Ordinance No. 22978 on October 24, 2013. This Minor Amendment is proposed to amend “Minimum Lot Width and Size” for Development Areas ‘K’ ‘O’ ‘P’, and “Permitted Uses” for Development Area ‘Q’, which is currently shown in approved PUD 624-A as:

*IV. DEVELOPMENT STANDARDS: SINGLE-FAMILY RESIDENTIAL ‘B’:*

*(Development Areas ‘K’ ‘O’ ‘P’)*

*Minimum Lot Width: 50 LF*

*Minimum Lot Size: 5,500 SF*

**This Minor Amendment proposes to amend the following language:**

**Minimum Lot Width: 40 LF**

**Minimum Lot Size: 4,500 SF**

**NOTE: The perimeter lots adjacent to the western existing residential developments will not be modified to 40’ width, they are to remain within the current parameters of 50’ minimum.**

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*V. DEVELOPMENT STANDARDS: MULTI-FAMILY:*

*(Development Area ‘Q’)*

*Permitted Uses: Multi-Family dwellings and customary accessory uses (Use Unit 8)*

**This Minor Amendment proposes to amend the following language:**

**Permitted Uses: Multi-Family dwellings and customary accessory uses (Use Unit 8), and Single-Family Residential uses**