



Tulsa Metropolitan Area Planning Commission

**Case Number:** PUD-630-A  
(related to Z-7630)

**Hearing Date:** November 3, 2021

**Case Report Prepared by:**

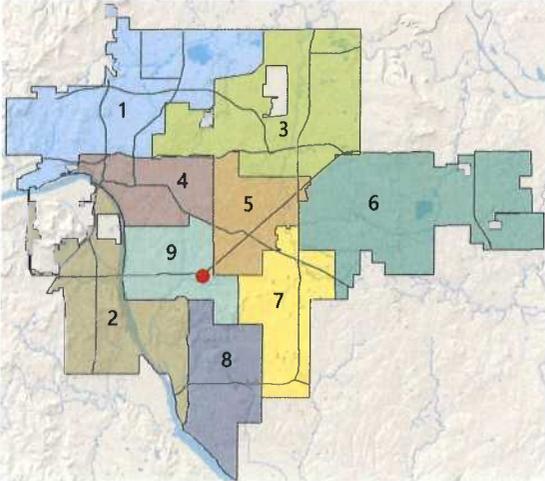
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Lou Reynolds

*Property Owner:* Oil Capital Community

**Location Map:**  
**(shown with City Council Districts)**



**Applicant Proposal:**

*Present Use:* Credit Union

*Proposed Use:* Compounding drive-through Pharmacy

*Concept summary:* Major amendment to add an allowed use to the PUD-630 and change the underlying zoning.

*Tract Size:* 0.46 ± acres

*Location:* West of the southwest corner of South Yale Avenue and East 51<sup>st</sup> Street South

**Zoning:**

*Existing Zoning:* OL/PUD-630/RS-2

*Proposed Zoning:* OM/PUD-630-A

**Comprehensive Plan:**

*Land Use Map:* Town Center

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 9333

CZM: 47

**City Council District: 9**

*Councilor Name:* Jayme Fowler

**County Commission District: 3**

*Commissioner Name:* Ron Peters

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## SECTION I: Z-7630

### APPLICANTS DEVELOPMENT CONCEPT:

The Applicant request a Major Amendment to PUD-630 to rezone the portion of the property fronting East 51<sup>st</sup> Street from RS-2 and OL to OM and add a compounding pharmacy with a drive-thru as permitted principal use of the property, which is located at 4132 East 51<sup>st</sup> Street South (the "Property")

The north 210 feet of the Property is zoned OL, and the PUD currently allows uses permitted by right in the OL District and included drive-in banking facilities. When the PUD was approved in 2000, prescription pharmacies selling no sundry or other merchandise were classified as Use Unit 11 and permitted by right in the OL District. The current Code does not differentiate between a pharmacy and a drug store, which is classified as Retail Sales/Consumer Shopping Goods use and permitted by Special Exception in the OM District.

The Applicant proposed to rezone the underlying zoning of the property to OM and amend the permitted uses of Lot 1 in PUD 630-A.

### 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: None included

### DETAILED STAFF RECOMMENDATION:

PUD-630-A with Z-7630 requesting OM is consistent with the Town Center vision of the Tulsa Comprehensive Plan and,

PUD-630-A with Z-7630 requesting OM zoning is consistent with the expected development of surrounding properties and,

PUD-630-A is a major amendment that is consistent with the Tulsa Zoning Code standards for modifying the legacy PUDs and,

All remaining development standards defined in PUD-630-A and subsequent amendments shall remain in effect however current supplemental regulations defined in zoning code will regulate new building permit approvals, therefore,

Staff recommends **Approval** of PUD-630-A with the underlying zoning change to OM.

### SECTION II: PUD-630-A Development Standards

#### Permitted Uses:

The Uses of Lot 1 shall be limited to the uses permitted by right within an OL District, drive-through banking facilities and a drive-through pharmacy.

All remaining development standards defined in PUD-630 and subsequent amendments shall remain in effect.

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## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: The allowed uses, supplemental regulations and development standards identified in Z-7630 and PUD 630-A are consistent with the Town Center land use designation.*

#### 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*

An area of growth is a designation 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: Multi Modal Corridor*

East 51<sup>st</sup> Street South is considered a multi-modal corridor. Future development should emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail, and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

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Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

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 is developed with a single-story building that conforms to the provisions of PUD 630. The existing building contains drive through facilities that were originally constructed for a bank.*

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 51 <sup>st</sup> Street South	Secondary Arterial	50 feet	4 Lanes

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<b>Location</b>	<b>Existing Zoning</b>	<b>Existing Land Use Designation</b>	<b>Area of Stability or Growth</b>	<b>Existing Use</b>
North	RM-2	Town Center	Growth	Multi Family
East	OL and RS-2	Town Center and Existing Neighborhood	Growth and Stability	Office and
South	RS-2	Existing Neighborhood	Stability	
West	OM and RD	Town Center and Existing Neighborhood	Growth and Stability	Office and duplex

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 19837 dated May 25, 2000, amended Ordinance 11823 and established OL zoning for the subject property.

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**Subject Property:**

**BOA-20199 February 14, 2006:** The Board of Adjustment **denied** a *Variance* to permit building signage from 1 sign to 2 signs; and **approved** a *Variance* for permitted square footage from 32 square feet to 43 square feet on the north side only, on property located at 4132 East 51<sup>st</sup> Street South.

**PUD-630 April 2000:** All concurred in **approval** of a proposed *Planned Unit Development* on a 1.9+ acre tract of land for on property located West of the southwest corner of East 51<sup>st</sup> South and South Yale Avenue.

Snippet of Development standards allowed in PUD-630

<b>II. Development Standards</b>	
Net Land Area:	44,550 sq.ft.
Permitted Uses:	As permitted by right within an OL District and drive-in banking facilities.
Maximum Floor Area:	7,250 sq. ft.
Maximum Building Height:	1 story, 30 ft.
Minimum Building Setbacks:	
From centerline of 51 <sup>st</sup> Street	100 ft.
From east boundary	25 ft.
From south boundary	50 ft.
From west boundary	25 ft.
Parking Ratio:	As provided within the applicable use unit
Minimum Landscaped Area:	15% of net lot area
Building Design Limitations:	The office building shall be one story, pitched roof and of an architectural style compatible with residential structures.
Parking Area Lighting Limitations	
Parking area lighting shall be limited to shielded fixtures designed to direct light downward and away from residential properties, and no light standard nor building mounted light shall exceed 12 feet in height.	

**Z-6760 April 2000:** All concurred in **approval** of a request for *rezoning* a 1.9± acre tract of land from RS-2 to OL on property located West of the southwest corner of East 51<sup>st</sup> South and South Richmond Avenue.

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**Surrounding Property:**

**Z-6873 November 2002:** All concurred in **approval** of a request for *rezoning* a tract of land from RS-3 to OL on property located 165 ft south of the southeast corner of East 51<sup>st</sup> Street and South Oswego.

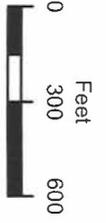
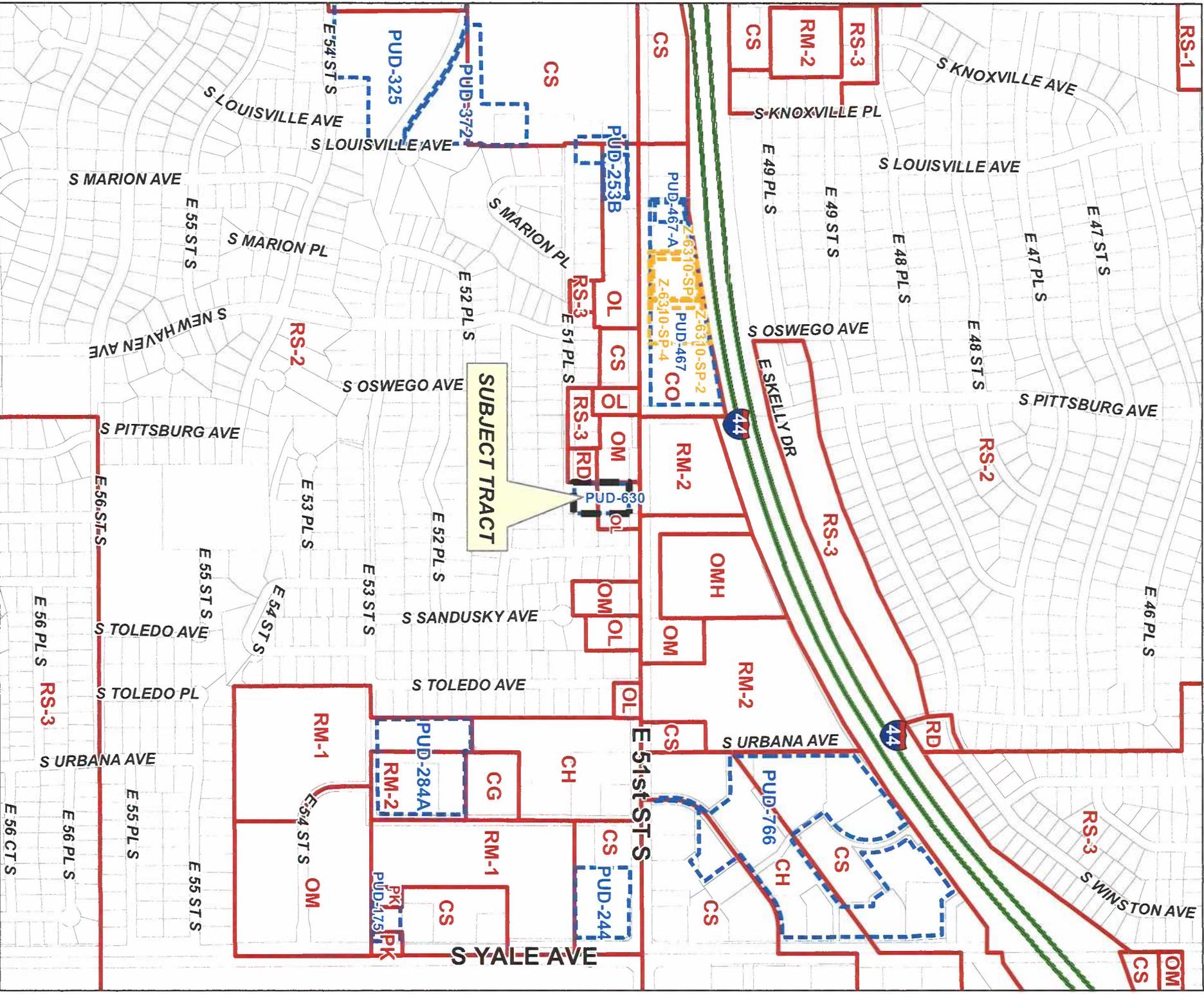
**Z-6590 April 1997:** All concurred in **approval** of a request for *rezoning* land from RS-2 to OL on property located at 4148 E 51<sup>st</sup> Street.

**BOA-13756 June 1985:** The Board of Adjustment **approved** a *Special Exception* to permit Use Unit 2 (self-service postal facility) in a CS zoned district; and **denied** a *Variance* to permit the setback from the centerline of Harvard Avenue from 100' to 50', on property located south of the SE/c of 51<sup>st</sup> and Harvard.

**PUD-253-A October 1983:** All concurred in **approval** of a proposed *Planned Unit Development* on a 2.2+ acre tract of land for on property located East of the SE corner of 51<sup>st</sup> Street and Harvard Avenue.

**Z-6590 April 1997:** All concurred in **approval** of a request for *rezoning* land from RS-2 to OL on property located at 4148 E 51<sup>st</sup> Street.

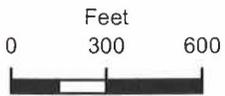
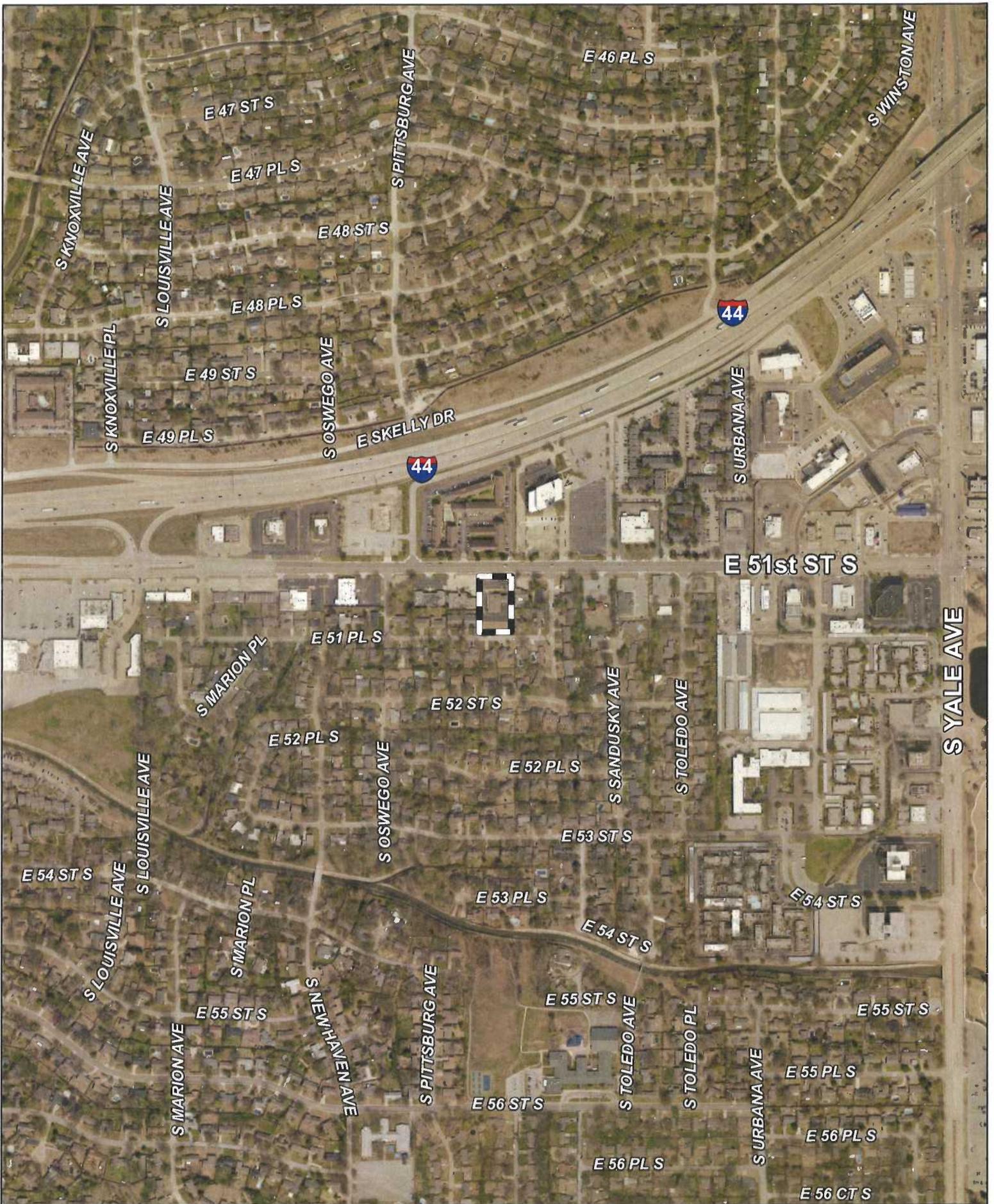
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# PUD-630-A

19-13 33





Subject  
 Tract

# PUD-630-A

19-13 33

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

Aerial Photo Date: 2020/2021



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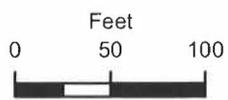


**E 51st ST S**

**S RICHMOND AVE**

**E 51 PL S**

**E 52 ST S**



**Subject Tract**

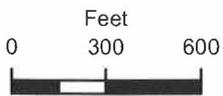
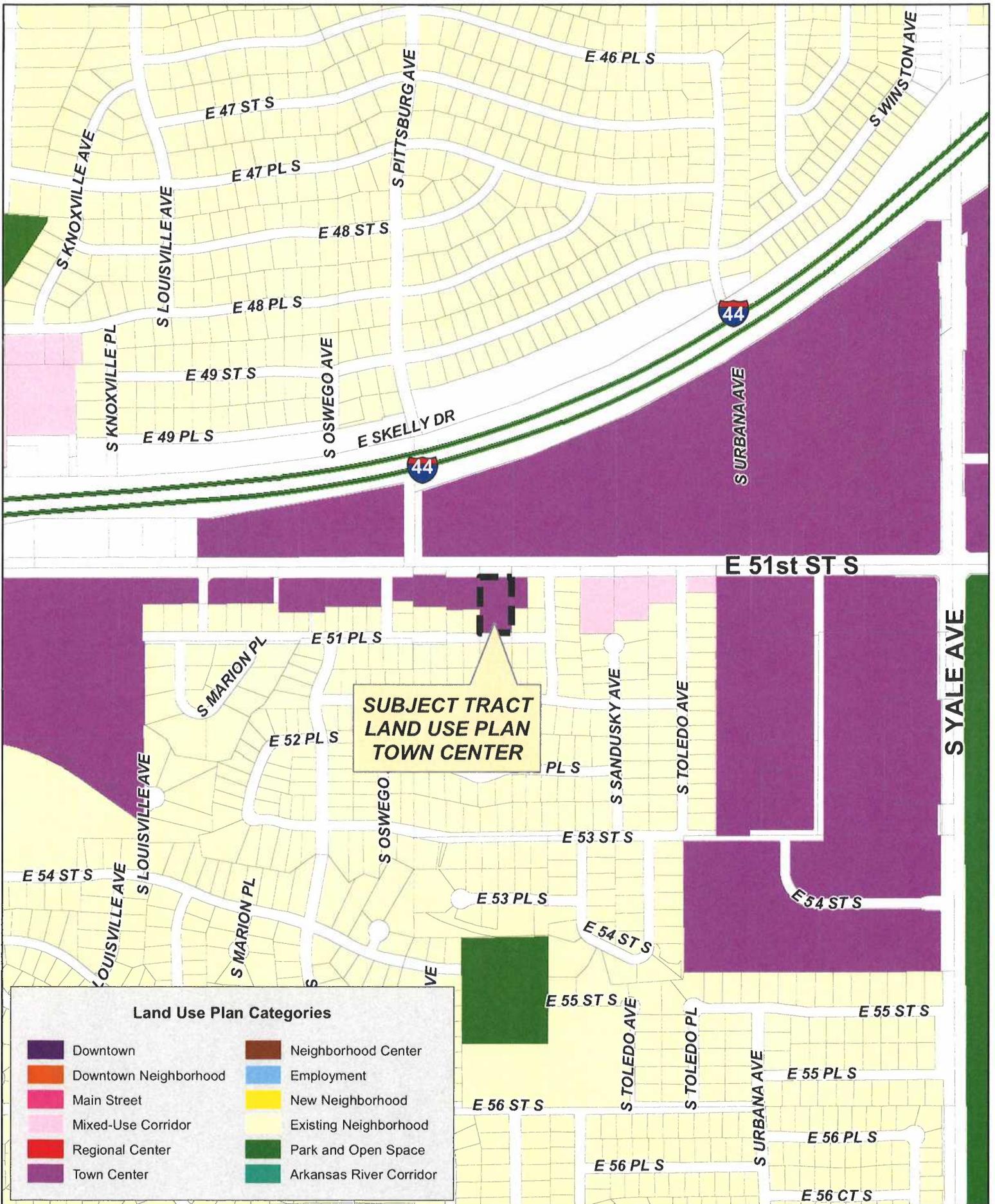
**PUD-630-A**

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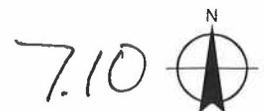
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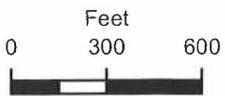




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**PUD-630-A**

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