



Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-722-A
Related to Z-7714

Hearing Date: May 17, 2023

Case Report Prepared by:

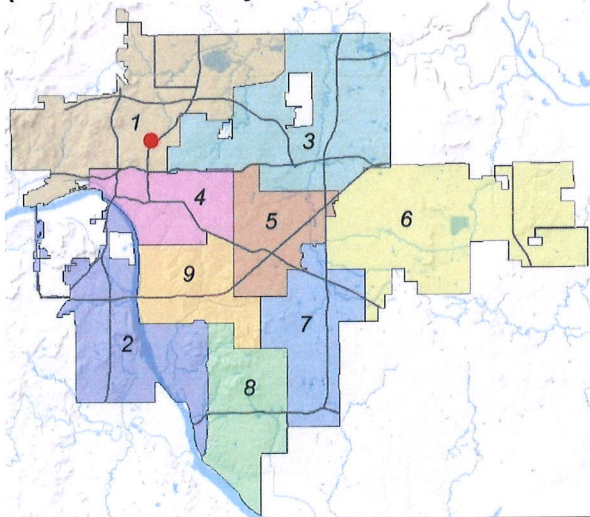
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Illuminate Real Estate LLC

Property Owner: YMCA OF GREATER TULSA

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant building

Proposed Use: The proposed use presented with this application is a drive thru restaurant.

Concept summary: Abandon Development Area D in PUD-772 and rezone the entire site to CS without a development plan.

Tract Size: 0.73 ± acres

Location: 1208 East Pine Street North

Zoning:

Existing Zoning: CS,OL,PUD-722

Proposed Zoning: CS

Comprehensive Plan:

Land Use Map: Town Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommend approval but only with the zoning approval of CS for the entire subject tract.

Staff Data:

TRS: 0236

CZM: 28

City Council District: 1

Councilor Name: Vanessa Hall-Harper

County Commission District: 1

Commissioner Name: Stan Sallee

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SECTION I: PUD-722-A

DEVELOPMENT CONCEPT: Abandon a portion of PUD 722 and rezone the subject tract to allow more uses than were allowed in the PUD. PUD-722-A will abandon all of development area D. The remainder of PUD 722 will not be affected. The subject tract includes CS zoning and some OL however the PUD only allowed a single use and limited redevelopment opportunities. The rezoning will support redevelopment that is consistent with the Town Center Land use designation in the comprehensive plan. It is likely that the existing unique building will be removed.

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:

Refer to Z-7714 for concept plan illustration and land title survey

DETAILED STAFF RECOMMENDATION:

The existing building and uses were permitted with PUD-722 in development area D and only allowed Use Unit 5, "Community Services and Similar Uses and accessory uses" and off-street parking areas. The supplemental regulations referenced in the PUD are no longer relevant within the context of the current zoning code and,

Abandonment of Development Area D in PUD 722 and rezoning the subject property does not affect the remainder of the PUD and,

The uses allowed in a CS zoning district are consistent with the Town Center Land Use Designation and are consistent with the expected development pattern in the surrounding area therefore,

Staff recommends approval approval of PUD-722-A that will abandon Development Area D in PUD-722 but only with concurrent approval of Z-7714 to rezone property from CS and OL w/PUD-722 to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: *CS zoning is consistent with the Town Center Land use designation and also allows the development contemplated in the Main Street designation of East Pine. The CS district does not require building placement as outlined in the Main Street 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 a number of destinations.

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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:

North Peoria Avenue 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 to address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

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.

East Pine Street is considered a Main Street. Main Streets are Tulsa’s classic linear centers. They are comprised of residential, commercial, and entertainment uses along a transit-rich street usually two to four lanes wide and includes much lower intensity residential neighborhoods situated behind. Main Streets are pedestrian-oriented places with generous sidewalks, storefronts on the ground floor of buildings, and street trees and other amenities. Visitors from outside the surrounding neighborhoods can travel to Main Streets by bike, transit, or car. Parking is provided on the street, small private off-street lots, or in shared lots or structures.

Trail System Master Plan Considerations: None

Small Area Plan: Unity Heritage Neighborhoods Sector plan

The Unity Heritage Neighborhoods Sector plan was adopted in November of 2016.

The plan “is an update to a series of previous sector plans that was originally adopted by the Tulsa Development Authority and Planning Commission that establishes how citizens would like

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land to be developed in the future”. Its designation will allow the City and various partners to utilize policies, strategies and funding sources to implement the vision it articulates.

The Pine Street corridor is envisioned as having a series of neighborhood centers at key intersections, with a transition into a major Town Center at the Pine Street Interchange with US 75.

The subject tract is included in the Town Center Land use designation identified in the small area plan.

Special District Considerations:

Healthy neighborhood overlay

The purpose of the healthy neighborhoods overlay (HNO) is to modify and supplement regulations in a specified area where there is a desire for greater diversity in retail options and convenient access to fresh meats, fruits, and vegetables. These regulations are intended to:

- a. Avoid and reduce the over-concentration of small box discount stores in the area.
- b. Encourage and streamline grassroots access to fresh meats, fruits, and vegetables.
- c. Encourage a greater diversity of retail activity and purchasing options within the area.
- d. Allow for a more community-based approach to distributing and purchasing fresh meats, fruits, and vegetables in a specified area.
- e. Promote investment and development in a community where change is desired.

Neighborhood Infill Overlay

The Neighborhood Infill Overlay (NIO) establishes zoning regulations that are intended to promote the development of alternative infill housing in established neighborhoods. The overlay allows for a variety of residential housing types in a manner that is compatible, in mass and scale, with the character of surrounding properties. The regulations are also intended to promote housing types that accommodate households of varying sizes and income levels and provide for a more efficient use of residential land.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

The subject property is developed with an architecturally significant structure. The existing access to the site is from Owasso Avenue. The building placement is consistent, and use is consistent with the anticipated Main Street designation along East Pine.

Street view from northwest corner looking south. (See next page)

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Street View from southwest looking north.



Environmental Considerations: None that affect site redevelopment.

Streets:

Existing Access and Frontage	MSHP Design	MSHP R/W	Exist. # Lanes
East Pine Street	Secondary Arterial Main Street Designation	100 feet	6 Two west bound Four east bound
South Peoria Avenue	Urban Arterial with Multi Modal Corridor Designation	70 feet	5 Two north bound Two south bound Center Turn Lane
South Owasso	None	None	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	CS	Town Center	Growth	Restaurant with drive thru
East	IM	Town Center	Growth	Restaurant with drive through
South	RM-1 and CS	Town Center	Growth	Electrical Transformer Station (major utility)
West	PUD-722 (development area A) with CS and OL underlying zoning	Town Center	Growth	YMCA

SECTION III: Relevant Zoning History

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History: PUD-722-A Rel. Z-7714

ZONING ORDINANCE: Ordinance number 11918 dated September 1, 1970, established zoning for the subject property.

Subject Property:

SA-5 (Neighborhood Infill Overlay) August 2021: All concurred in approval of a request for a Special Area Overlay on multiple properties along the multiple properties located within certain neighborhoods adjacent to downtown to establishes zoning regulations that are intended to promote the development of alternative infill housing in established neighborhoods. The overlay allows for a variety of residential housing types in a manner that is compatible, in mass and scale, with the character of surrounding

properties. The regulations are also intended to promote housing types that accommodate households of varying sizes and income levels and provide for a more efficient use of residential land and available public infrastructure.

SA-3 April 2018: All concurred in **approval** at city council (TMPAC recommended **denial**) to apply supplemental zoning, HNO (Healthy Neighborhoods Overlay), to multiple properties within the plan area boundaries of Greenwood Heritage Neighborhoods Sector Plan (also known as the Unity Heritage Neighborhoods Plan), 36th Street North Corridor Small Area Plan, and The Crutchfield Neighborhood Revitalization Master Plan (related to ZCA-7).

PUD-722 January 2006: All concurred in **approval** of a proposed *Planned Unit Development* on a 6.964+ acre tract of land on property located Southwest corner East Pine Street and North Peoria Avenue.

Surrounding Property:

SA-5 (Neighborhood Infill Overlay) August 2021: All concurred in **approval** of a request for a Special Area Overlay on multiple properties along the multiple properties located within certain neighborhoods adjacent to downtown to establishes zoning regulations that are intended to promote the development of alternative infill housing in established neighborhoods. The overlay allows for a variety of residential housing types in a manner that is compatible, in mass and scale, with the character of surrounding properties. The regulations are also intended to promote housing types that accommodate households of varying sizes and income levels and provide for a more efficient use of residential land and available public infrastructure.

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BOA-22825 January 2020: The Board of Adjustment **approved** a *Variance* to permit restaurant drive-through facilities to be located on the street facing side of the property & a *Variance* to reduce the required number of stacking spaces for a restaurant drive-through, on property located at E. Pine Street N.

BOA-16518 December 1993: The Board of Adjustment **approved** a *Special Exception* to permit required setback from the centerline of N. Peoria from 100' to 64', on property located at 1441 N. Peoria.

BOA-13403 December 1984: The Board of Adjustment **approved** a *Special Exception* to permit drive-in restaurant in an IM zoned district, on property located at SE/c of Pine and Peoria.

BOA-10394 March 1979: The Board of Adjustment **approved** a *Variance* to permit setback requirements from 50' to 44' from the centerline of Pine Street to permit a sign, on property located at 1449 North Peoria Avenue.

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BOA-8422 November 1974: The Board of Adjustment **approved** a *Special Exception* to permit an electric distribution station in an RM-1 and OL District, on property located at South and East of Pine Street and Owasso Avenue.

BOA-7860 April 1973: The Board of Adjustment **approved** a *Special Exception* to permit operate an eating establishment in an IM District, & a *Variance* for a modification of setback requirements to permit lining up with existing building in an IM District, on property located at 1449 North Peoria.
Rel. PUD-722-A

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area boundaries of Greenwood Heritage Neighborhoods Sector Plan (also known as the Unity Heritage Neighborhoods Plan), 36th Street North Corridor Small Area Plan, and The Crutchfield Neighborhood Revitalization Master Plan (related to ZCA-7).

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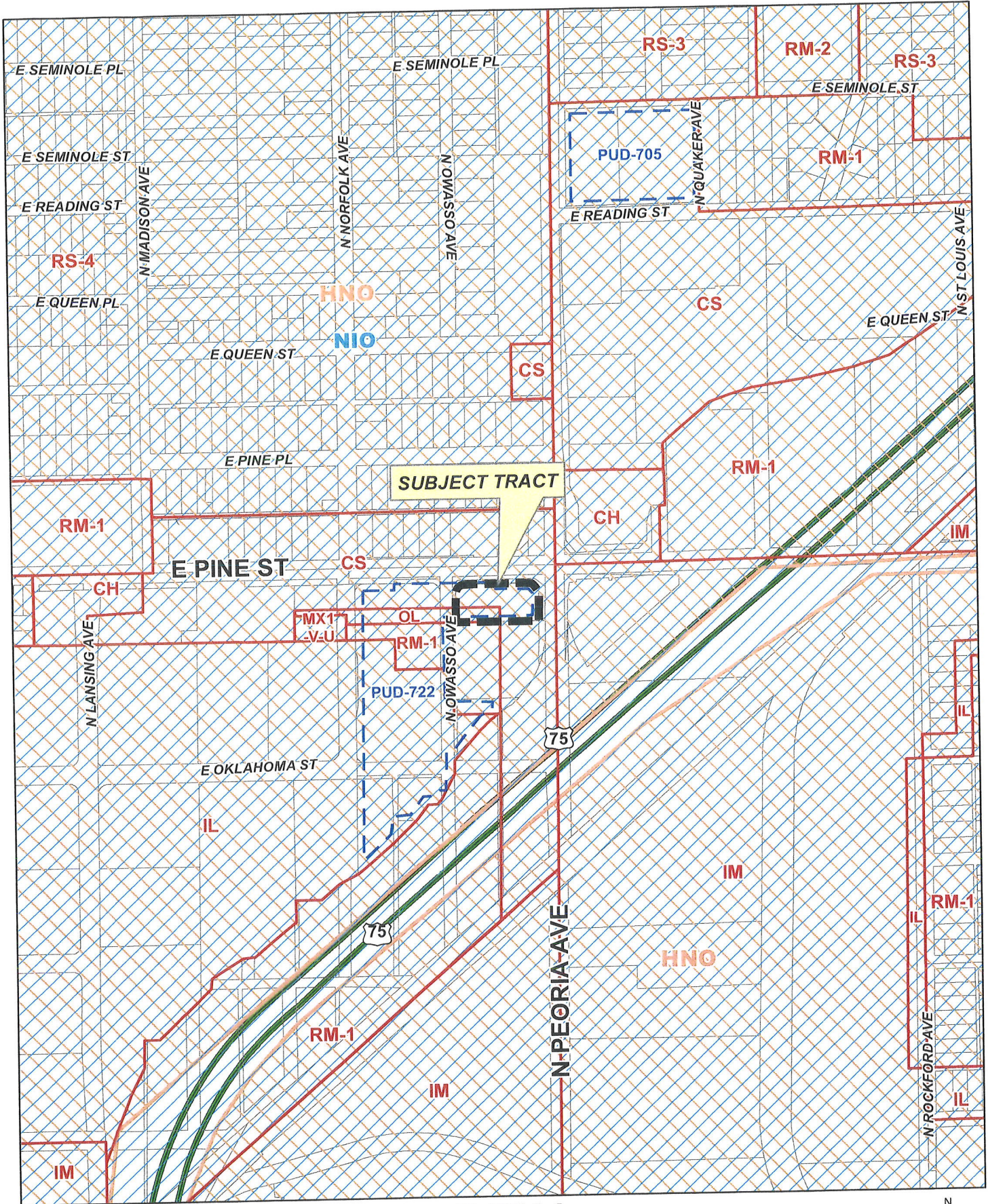
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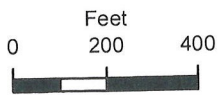
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SUBJECT TRACT



Z-7714
PUD-722-A

20-12 36



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E SEMINOLE PL

E SEMINOLE ST

E READING ST

E QUEEN PL

E QUEEN ST

E PINE PL

E PINE ST

E OKLAHOMA ST

E SEMINOLE PL

E SEMINOLE ST

E READING ST

E QUEEN ST

N PEORIA AVE

N QUAKER AVE

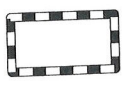
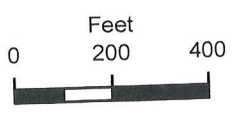
N LANSING AVE

N NOWASSO AVE

N ROCKFORD AVE

75

75



Subject Tract

Z-7714
PUD-722-A

20-12 36

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

Aerial Photo Date: 2020/2021



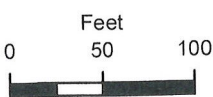
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E PINE ST

N OWASSO AVE

N PEORIA AVE



 Subject Tract

Z-7714
PUD-722-A

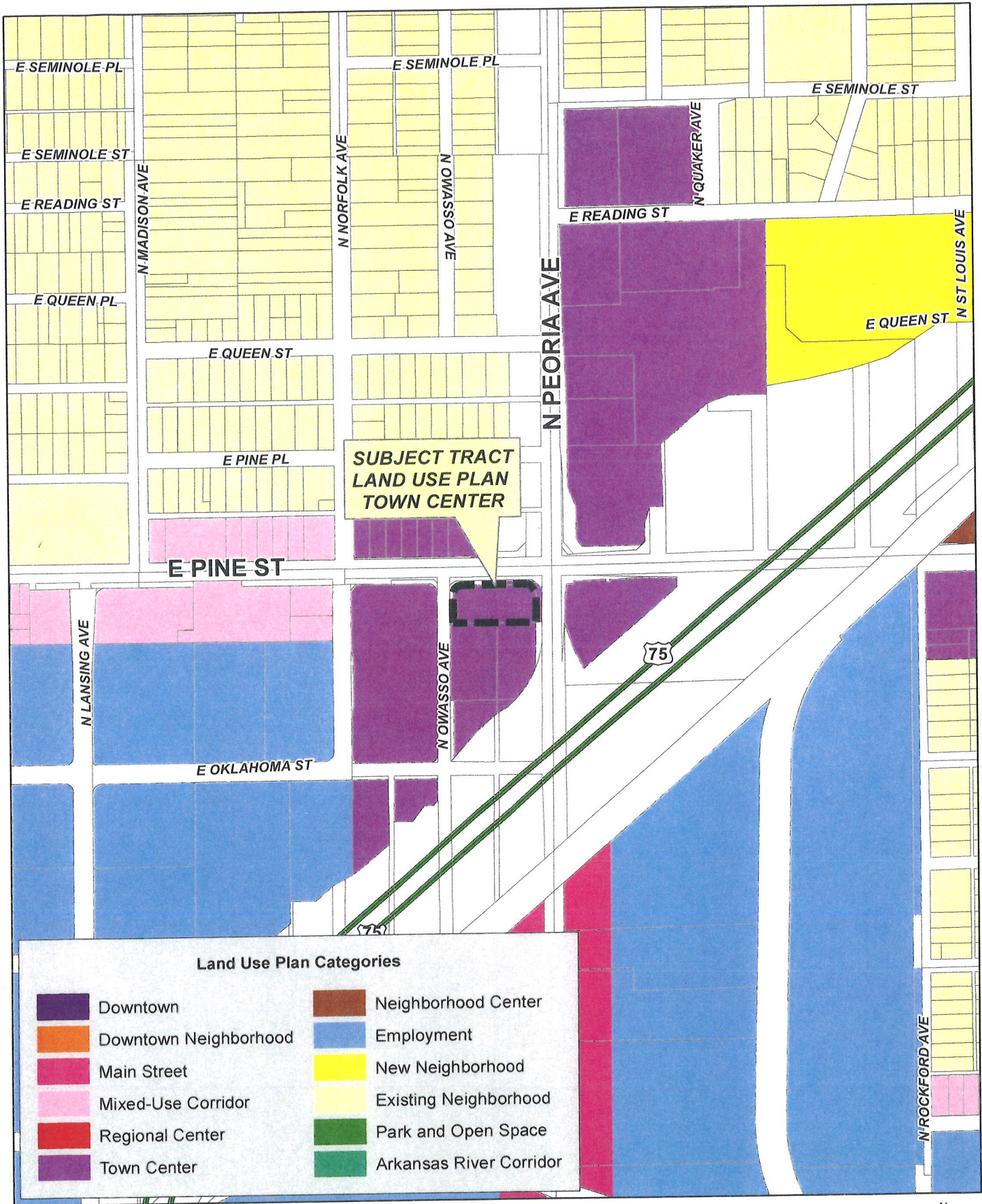
20-12 36

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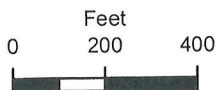


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Land Use Plan Categories

- | | |
|---|---|
|  Downtown |  Neighborhood Center |
|  Downtown Neighborhood |  Employment |
|  Main Street |  New Neighborhood |
|  Mixed-Use Corridor |  Existing Neighborhood |
|  Regional Center |  Park and Open Space |
|  Town Center |  Arkansas River Corridor |

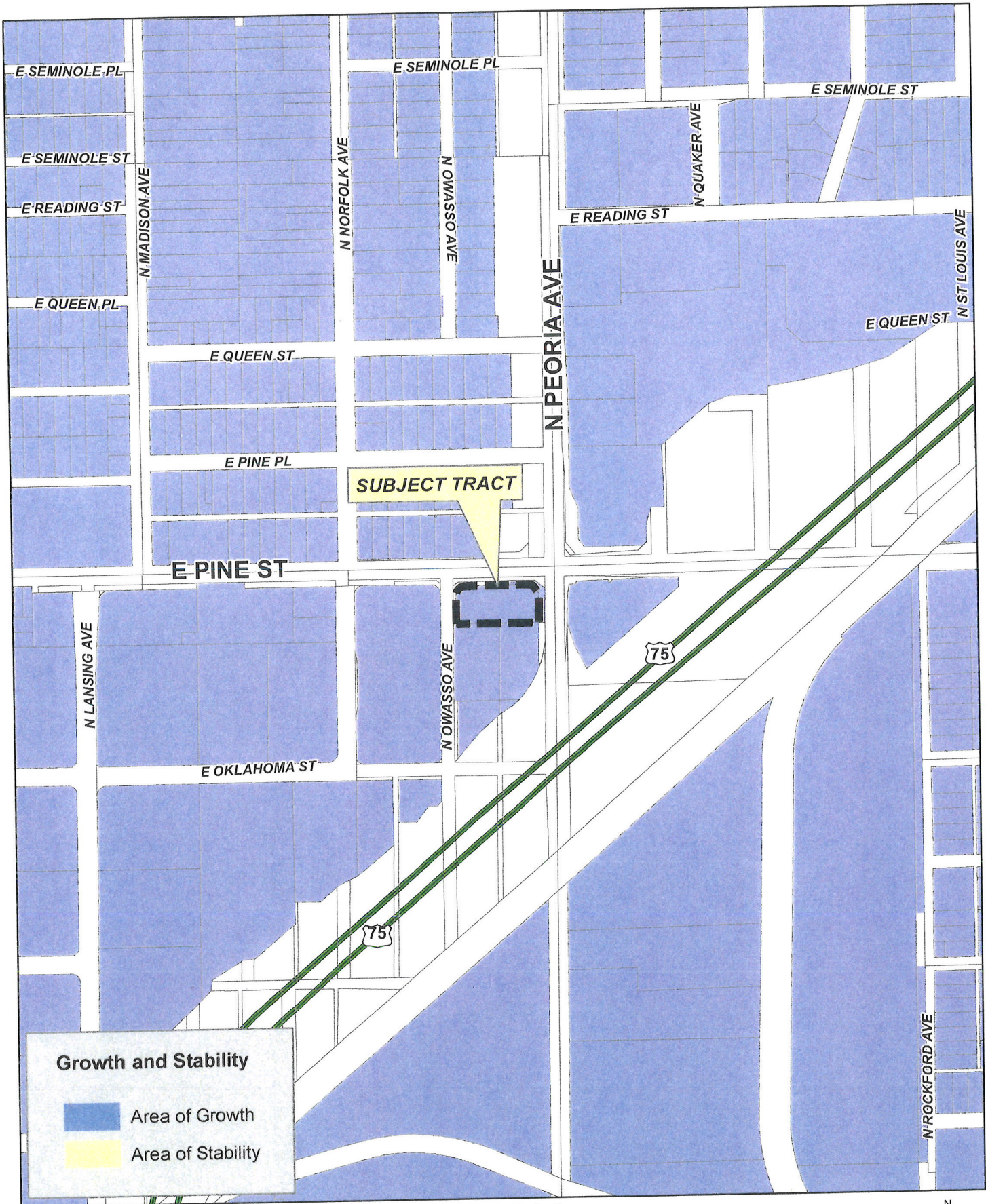


Z-7714
PUD-722-A

20-12 36



9.13



E SEMINOLE PL

E SEMINOLE PL

E SEMINOLE ST

E SEMINOLE ST

N MADISON AVE

N NORFOLK AVE

N OWASSO AVE

N QUAKER AVE

E READING ST

E READING ST

N ST LOUIS AVE

E QUEEN PL

E QUEEN ST

E QUEEN ST

N PEORIA AVE

E PINE PL

SUBJECT TRACT

E PINE ST

N LANSING AVE

N OWASSO AVE

75

E OKLAHOMA ST

75

N ROCKFORD AVE

Growth and Stability



Area of Growth



Area of Stability

Feet

0 200 400

Z-7714

PUD-722-A

20-12 36

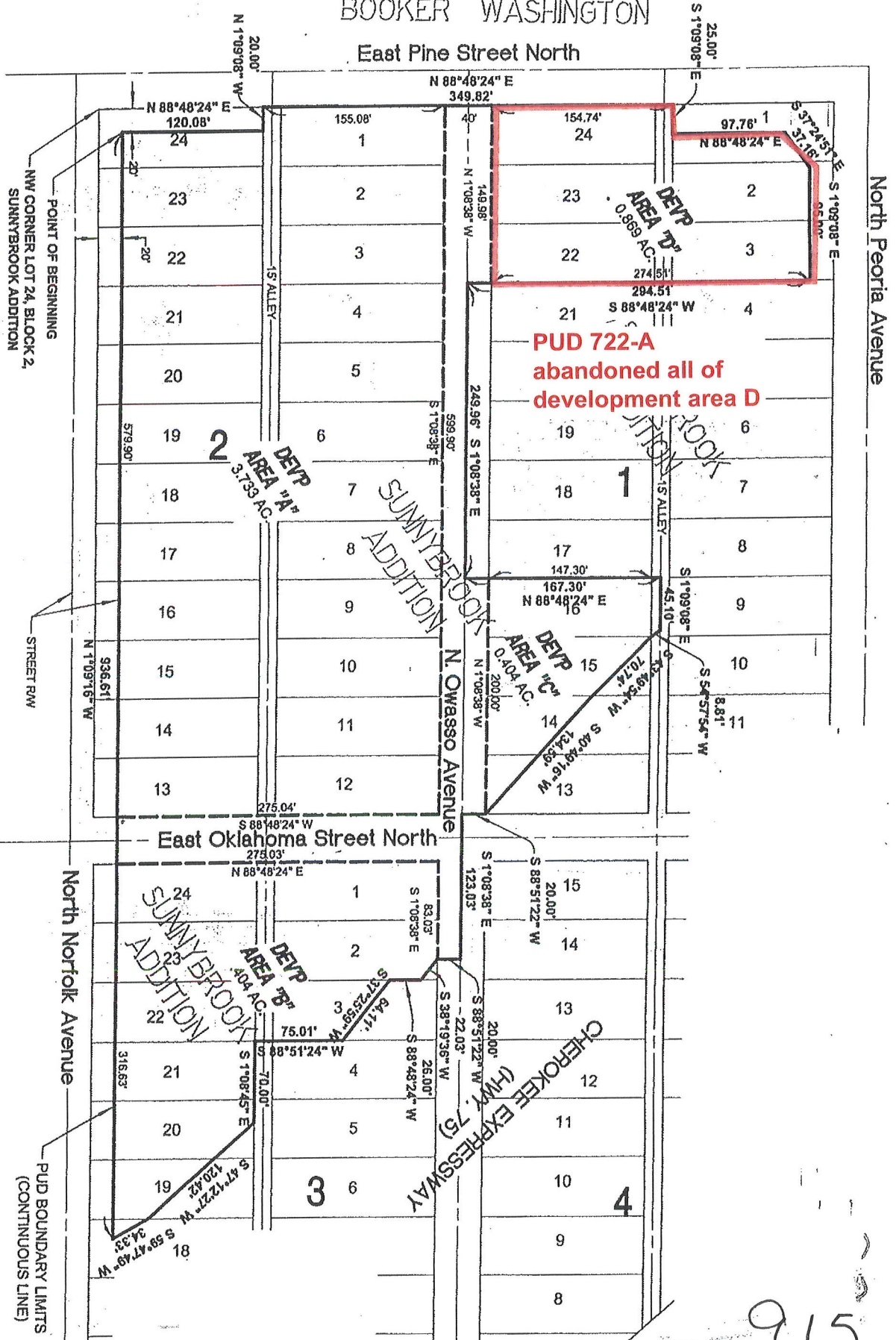


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PUD 722 Development area illustration

BOOKER WASHINGTON

East Pine Street North



North Peoria Avenue

POINT OF BEGINNING
NW CORNER LOT 24, BLOCK 2,
SUNNYBROOK ADDITION

STREET R/W

North Norfolk Avenue

PUD BOUNDARY LIMITS
(CONTINUOUS LINE)

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