



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7625
(related to PUD-299-D)

Hearing Date: October 6, 2021

Case Report Prepared by:

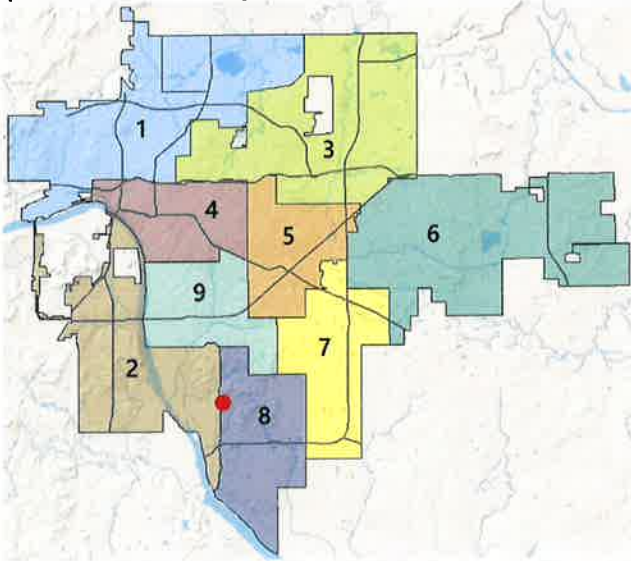
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: OKLAHOMA STUDIOS LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Broadcast & Recording Studio

Concept summary: The zoning code does not allow expansion of planned unit developments. Site development will occur on property outside the PUD so it is important to abandon the PUD that was originally approved in 2002 and rezone to OM with an optional development plan.

Tract Size: 6.28 ± acres

Location: Northeast Corner of East 81st Street South and South Harvard Avenue

Zoning:

Existing Zoning: PUD-299C/RD/OL

Proposed Zoning: OM with optional development plan

Comprehensive Plan:

Land Use Map: Neighborhood Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval of Z-7625 but only if the abandonment of PUD 299-D is approved.

Staff Data:

TRS: 8309

CZM: 52

City Council District: 8

Councilor Name: Phil Lakin Jr.

County Commission District: 3

Commissioner Name: Ron Peters

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SECTION I: Z-7625

APPLICANTS DEVELOPMENT CONCEPT:

The Project that is the subject of this Application is comprised of 2 lots located at the northeast corner of East 81st Street South at South Harvard Avenue. The corner lot (Lot 6, Block 3, Timbercrest Addition) is currently zoned OL/RD/PUD-299-C. The adjacent lot to the east (Lot 7, Block 3, Timbercrest Addition) is currently zoned RS-1. The Applicant has filed applications to rezone the project to Office Medium (OM) and impose development standards over the Project with an Optional Development Plan and abandon PUD-299-C.

PUD-299 was originally adopted in 1982 for a townhouse and office development on Lot 6. The PUD was subsequently amended in 2000 to accommodate single-family residences and again in 2002 for an office development. The proposed developments never came to fruition and Lot 6 remains vacant. Lot 7 is also vacant.

The property owner desires to rezone the project to Office-Medium (OM) and to abandon the PUD in order to construct a recording studio that is focused on video and film production. The studio will be located on Lot 6 with parking to serve the studio on part of Lot 7. A conceptual Site Plan of the Project is included and attached as Exhibit "A-1. As shown on the conceptual Site Plan to buffer the Project, a substantial portion of Lot 7 will remain natural.

The Applicant proposes to subject the project to an Optional Development Plan to maintain substantially similar development standards as were imposed by the PUD, which were intended to preserve portions of the existing vegetation and provide screening and privacy to the residential neighborhood east and north of the Project. Except as provided in the Optional Development Plan included in Z-7625 all other standards of the OM Zoning District shall apply.

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:
 - Concept site plan
 - Architectural Setback Illustration

DETAILED STAFF RECOMMENDATION:

The OM district is primarily intended to accommodate medium-intensity office development, together with community facilities typically found in conjunction with offices, the proposed development identified is consistent with that goal and,

The optional development plan standards includes clearly defined uses, setbacks, height, and landscape standards that are anticipated in a Neighborhood Center and expected infill on the edges of an existing neighborhood and,

The proposed development is consistent with the previously expected development identified in PUD 299-C and the expected surrounding development area.

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The development plan is consistent with the provisions of the Tulsa Zoning Code therefore,

Staff recommends Approval of Z-7625 to rezone property from RD, RS-1,OL to OM with the optional development plan standards identified in Section II below.

SECTION II: Z-7625 OPTIONAL DEVELOPMENT STANDARDS:

The optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in an OM district with its supplemental regulations except as further refined below.

All use categories, subcategories or specific uses and residential building types that are not listed in the following permitted uses categories are prohibited.

Terrain and preservation of the existing tree cover on the north and east side of this site is an important consideration and the screening requirements will be irrelevant if the screening is not placed on top of the retaining walls adjacent to the residential properties.

RETAINING WALL AND TERRAIN CONSIDERATIONS

Retaining walls including footings, tie-backs, drainage must be placed outside of the 25 foot buffer areas defined below:

LANDSCAPING AND SCREENING:

In addition to the Landscape standards required in an OM district the site shall provide the following:

Twenty-five-foot-wide landscape buffers shall be required as follows:

1. The North 25 feet of Lot 6
2. The East 25 feet of the North 90 feet of Lot 6
3. The North 25 feet of the West 220 feet of lot 7

Note: These three buffer areas shall meet or exceed the F-1 screening standards defined in the Chapter 65 of the Tulsa Zoning Code.

4. The easterly 180 feet of Lot 7 will be left in its natural state and no improvements will be constructed except for screening and retaining walls, including gate entrances, landscaping required to be planted and utility purposes.

Minimum Landscape Area shall not be less than 25% of the total development area.

PERMITTED USE CATEGORY

Residential

Household Living (as allowed in building types referenced below)

Two or more households on a single lot

Three or more households on a single lot

PUBLIC, CIVIC and INSTITUTIONAL

College or University

Hospital

Religions assembly

School

Commercial

Broadcast or Recording Studio

Financial Services (excludes personal credit establishments)

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Office

Business or professional office
Medical, dental or health practitioner office

Studio, Artist or Instructional Service

RESIDENTIAL BUILDING TYPES

Residential

Household Living

Two or more households on a single lot

Mixed use building

Vertical Mixed-use building

Three or more households on a single lot

Mixed use building

Vertical Mixed-use building

Maximum Building Height:

Lot 6

- Within 180 feet of north boundary
- Greater than 180 feet from north boundary

One story not to exceed 30 feet

Three Stories not to exceed 60 feet

Lot 7

- Anywhere within Lot 7

One story not to exceed 30 feet

Refer to Exhibit "A.2 for an illustration of Lot 6 and 7

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Z-7625 with the optional development plan along with the abandonment of PUD 299-C is consistent with the Neighborhood Center and Existing Neighborhood Land use designations in the Comprehensive Plan.

Land Use Vision:

Land Use Plan map designation: Neighborhood Center and Existing Neighborhood

Lot 6 is included in the Neighborhood Center. This land use designation should include small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to number of destinations.

Lot 7 is included in the Existing Neighborhood: The Existing Neighborhood category is intended to preserve and enhance Tulsa's existing single-family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

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

Lot 6 is included in the 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.”

Lot 7 is included in the areas of stability: That map designation includes approximately 75% of the city’s total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

Transportation Vision:

Major Street and Highway Plan:

South Harvard 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 that 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.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

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DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is wooded with a steep terrain. The low point on the site is at the intersection of East 81st Street South and South Harvard with the highest point being north and east of the site.

Environmental Considerations: None that would affect site development

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 19958 dated August 19th, 2002, and Ordinance number 11828 dated June 26, 1970 established zoning for the subject property.

Subject Property:

Z-6864/PUD-299-C August 2002: All concurred in **approval** of a request to rezone a 2.58+ acre tract of land from RD/RM-1/PUD-299-B to OL/RD/PUD-299-C on property located Northeast corner of East 81st Street and South Harvard.

Z-5759 December 1982: All concurred in **approval** of a request for *rezoning* a 4.5+ acre tract of land for low-intensity residential and surrounded on three sides by low-intensity residential, on property located 1918 E. 51st Street.

Z-4758 June 1975: All concurred in **approval** of a request for *rezoning* a tract of land from AG/RS-2 to OL on property located Northeast corner of East 81st Street and South Harvard.

Surrounding Property:

BOA-22545 December 2018: The Board of Adjustment **approved** a *Special Exception* to permit a bar on a lot within 150 feet of an R-zoned lot (Section 15.020-G); and **approved** *Verification* of the 300-foot spacing requirement for a bar from public parks, schools, other bars, religious assemblies, and sexually oriented business establishments and the public entrance doors 50 feet from an R-zoned lot (Section 40.050), on property located at 8281 South Harvard Avenue East.

BOA-22543 December 2018: The Board of Adjustment **accept** verification of spacing for the proposed bar subject to the action of the Board being void should another conflicting use be established prior to this bar and to **approve** the request for a *Special Exception* permit a bar on a lot within 150 feet of an R-zoned lot (Section 15.020-G) and **approve** a *Variance* of the screening requirements (Section 4.050-C & Section 65.060-C.2), subject to a conceptual plan, on property located at 8101 South Harvard East.

PUD-168-A July 2015: All concurred in **approval** of a proposed *Planned Unit Development* on a 8.99+ acre tract of land for on property located Southeast corner of East 81st Street and South Harvard Avenue.

BOA-21411 April 2012: The Board of Adjustment **approved** a *Variance* to permit required 327 parking spaces to the existing 302 parking spaces (Sections 1211, 1213, 1214, 1219). There are many diverse businesses in the center, most of which are not open at the same time. There are currently three restaurants. The board believes that the diversity will allow for adequate parking, on property located at 8110 South Harvard Avenue.

BOA-19555 April 2003: The Board of Adjustment **approved** a *Special Exception* to permit U.S Cellular to increase its ground space and add outside BTS cabinet, per plan, on property located at East 81st Street & Harvard.

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BOA-17603 January 1996: The Board of Adjustment **approved** a *Special Exception* to permit the setback requirements from R district to allow a 70' wooden monopole tower, on property located at East 81st Street South & Harvard Avenue.

BOA-17253 December 1995: The Board of Adjustment **approved** a *Variance* to permit the maximum height for a ground sign from 25' to 30' (Section 1221.E.1) CG, CH, CBD, IL, IM and IH Use Conditions for Business Signs, per plan and photographs submitted; finding that the sign structure is existing and only one panel (6'1" by 2') will be added, on property located at 8108 South Harvard.

BOA-14103 June 1986: The Board of Adjustment **approved** a *Variance* to permit the 5' side yard setback to allow for an addition to an existing dwelling unit; per plot plan submitted; finding a hardship demonstrated by the large size and irregular shape of the lot, on property located at 7794 South Indianapolis.

BOA-12419 January 1983: The Board of Adjustment **approved** a *Special Exception* to permit a car wash in a CS District, per drawing submitted, on property located at Southwest corner of 81st Street and Harvard Avenue.

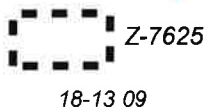
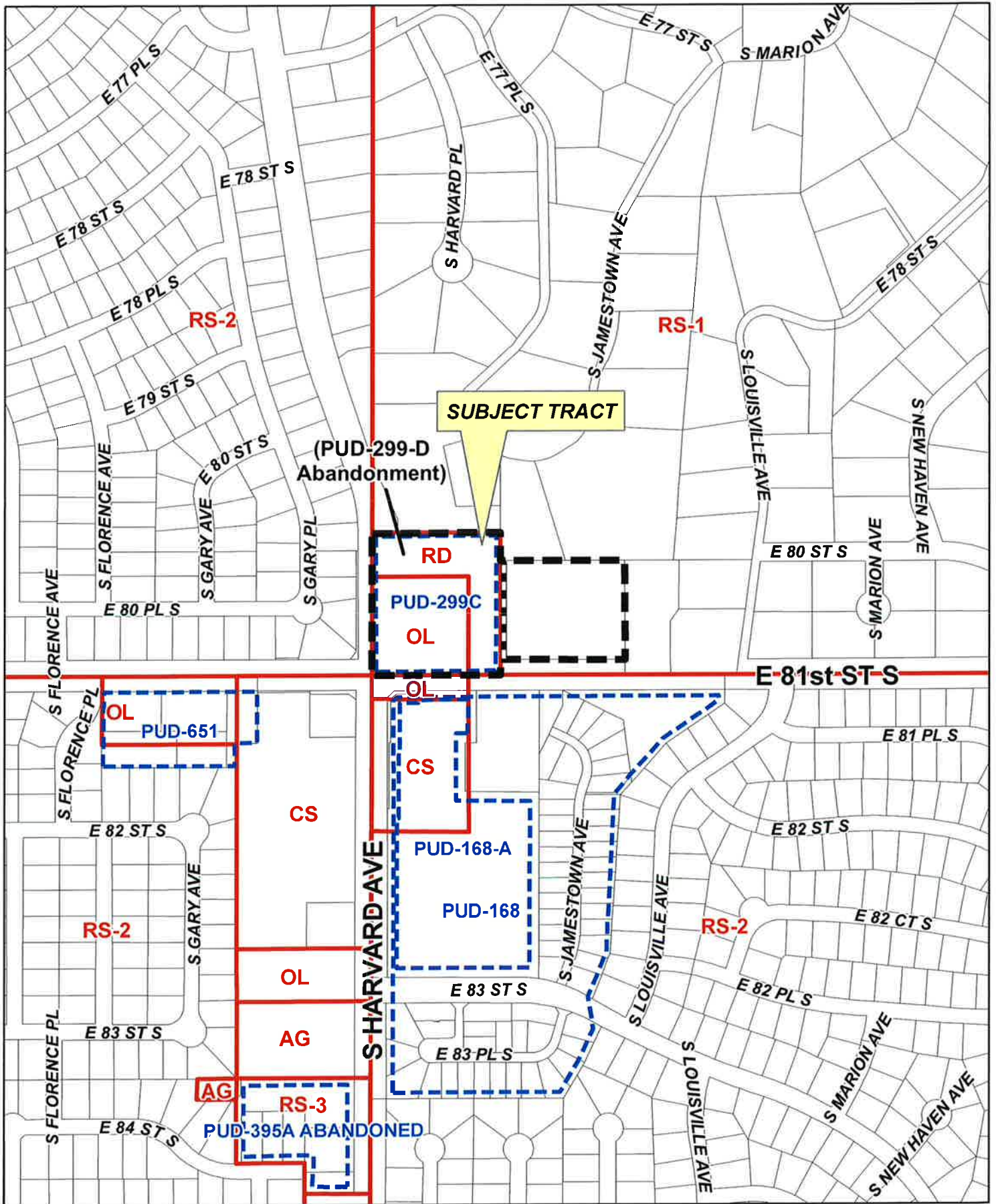
BOA-12314 December 1982: The Board of Adjustment **deny** a *Special Exception* to permit car wash in a CS district, on property located at Southwest corner of 81st Street and Harvard Avenue.

BOA-9444 April 1977: The Board of Adjustment **deny** a *Variance* to permit the front setback requirements from 35' to 10' to permit the erection of a porte-cochere in an RS-1 District, on property located at 8000 Block of South Jamestown Avenue.

BOA-8683 August 1975: The Board of Adjustment **approved** a *Variance* to permit of setback requirements from 35' to 22' on the south, per plot plan, in a RS-2 District, on property located at 8104 South Louisville Avenue.

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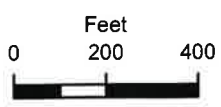



**PUD-299-D ABANDONMENT/
Z-7625 with Optional
Development Plan**





(PUD-299-D
Abandonment)



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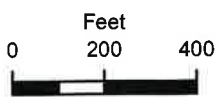
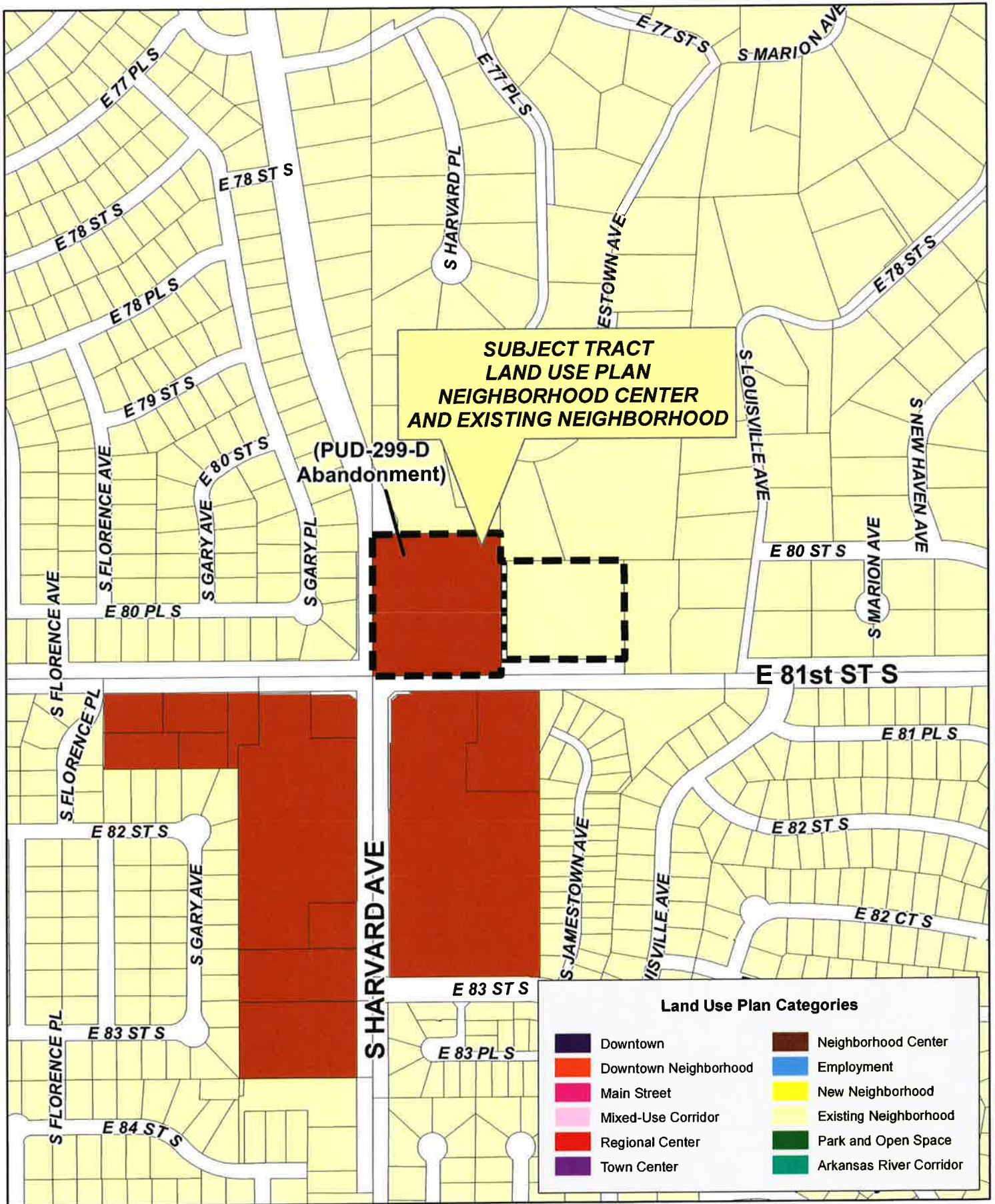
**PUD-299-D ABANDONMENT/
Z-7625 with Optional
Development Plan**

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

Aerial Photo Date: 2020/2021

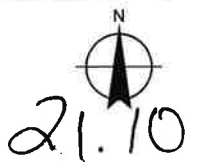


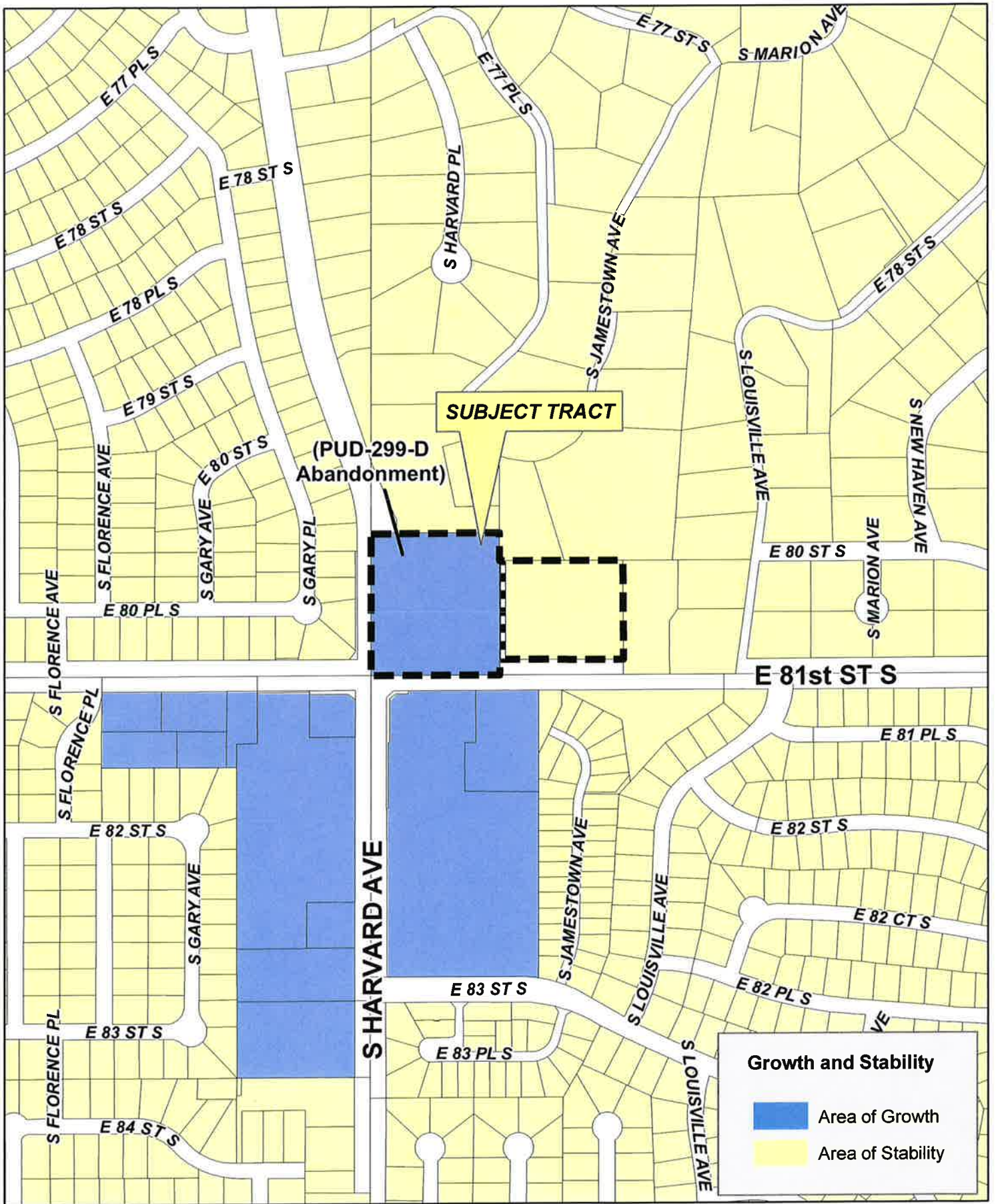
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**PUD-299-D ABANDONMENT/
Z-7625 with Optional
Development Plan**

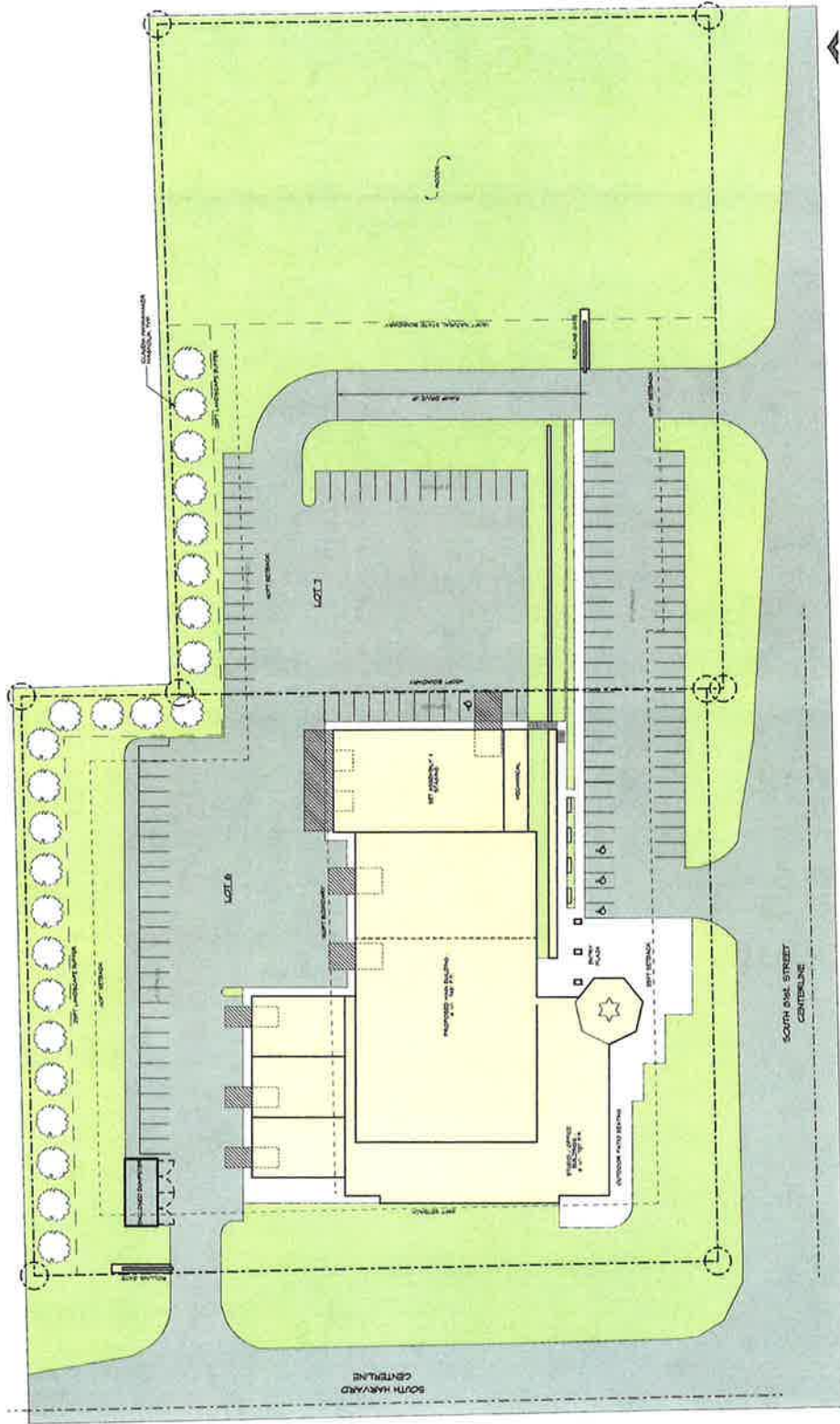




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**PUD-299-D ABANDONMENT/
Z-7625 with Optional
Development Plan**





OKLAHOMA STUDIOS

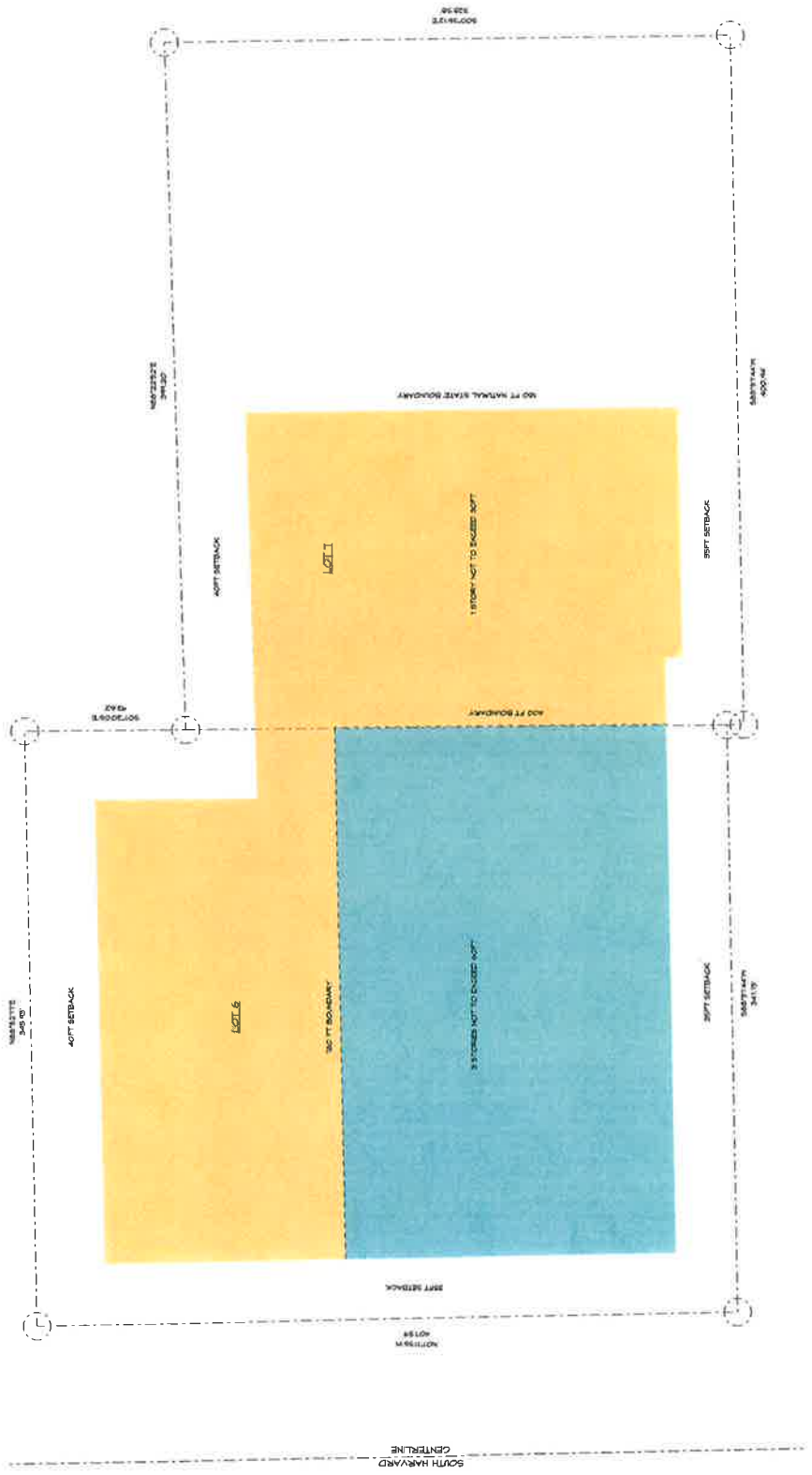
SITE PLAN - EXHIBIT A.1

SCALE: 1" = 30'

BY: [Signature]

THESE PLANS ARE CONSIDERED TO BE SUBJECT TO CONFORM WITH THE ARCHITECTURAL BOARD'S REGULATIONS AND STANDARDS. THESE PLANS ARE CONSIDERED TO BE SUBJECT TO THE ARCHITECTURAL BOARD'S REGULATIONS AND STANDARDS. THESE PLANS ARE CONSIDERED TO BE SUBJECT TO THE ARCHITECTURAL BOARD'S REGULATIONS AND STANDARDS. THESE PLANS ARE CONSIDERED TO BE SUBJECT TO THE ARCHITECTURAL BOARD'S REGULATIONS AND STANDARDS.

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OKLAHOMA STUDIOS

SITE PLAN - SETBACK DIAGRAM - EXHIBIT A.2

SCALE: 1" = 30'

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