



Tulsa Metropolitan Area
Planning Commission

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

Hearing Date: November 3, 2021

Case Report Prepared by:

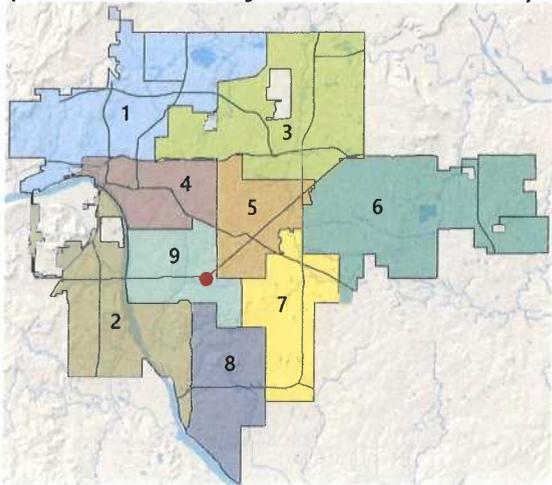
Dwayne Wilkerson

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: Change underlying zoning to
OM, with a major amendment to PUD-630 to add an
allowed use.

Tract Size: 0.46 ± acres

Location: West of the southwest corner of South
Yale Avenue and East 51st 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 to rezone property
from OL but only with the approval of PUD-630-
A**

Staff Data:

TRS: 9333

CZM: 47

City Council District: 9

Councilor Name: Jayme Fowler

County Commission District: 3

Commissioner Name: Ron Peters

6.1

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 51st 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 51st Street South (the "Property")

The north 210 feet of the Property is zoned OL, and the PUD currently allows uses permittee 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:

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

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

All remaining development standards defined in PUD-630-A and subsequent amendments shall remain in effect, therefore,

Staff recommends **Approval** of Z-7630 to rezone property from OL to OM but only with the approval of PUD-630-A and to revise the language of the use restrictions for the PUD.

SECTION II:

Refer to PUD-630-A for Development Standards

SECTION III: 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.

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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 51st 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.

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 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 st Street South	Secondary Arterial	50 feet	4 Lanes

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	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.

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 51st 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 51st South and South Richmond Avenue.

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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 51st South and South Richmond Avenue.

Surrounding Property:

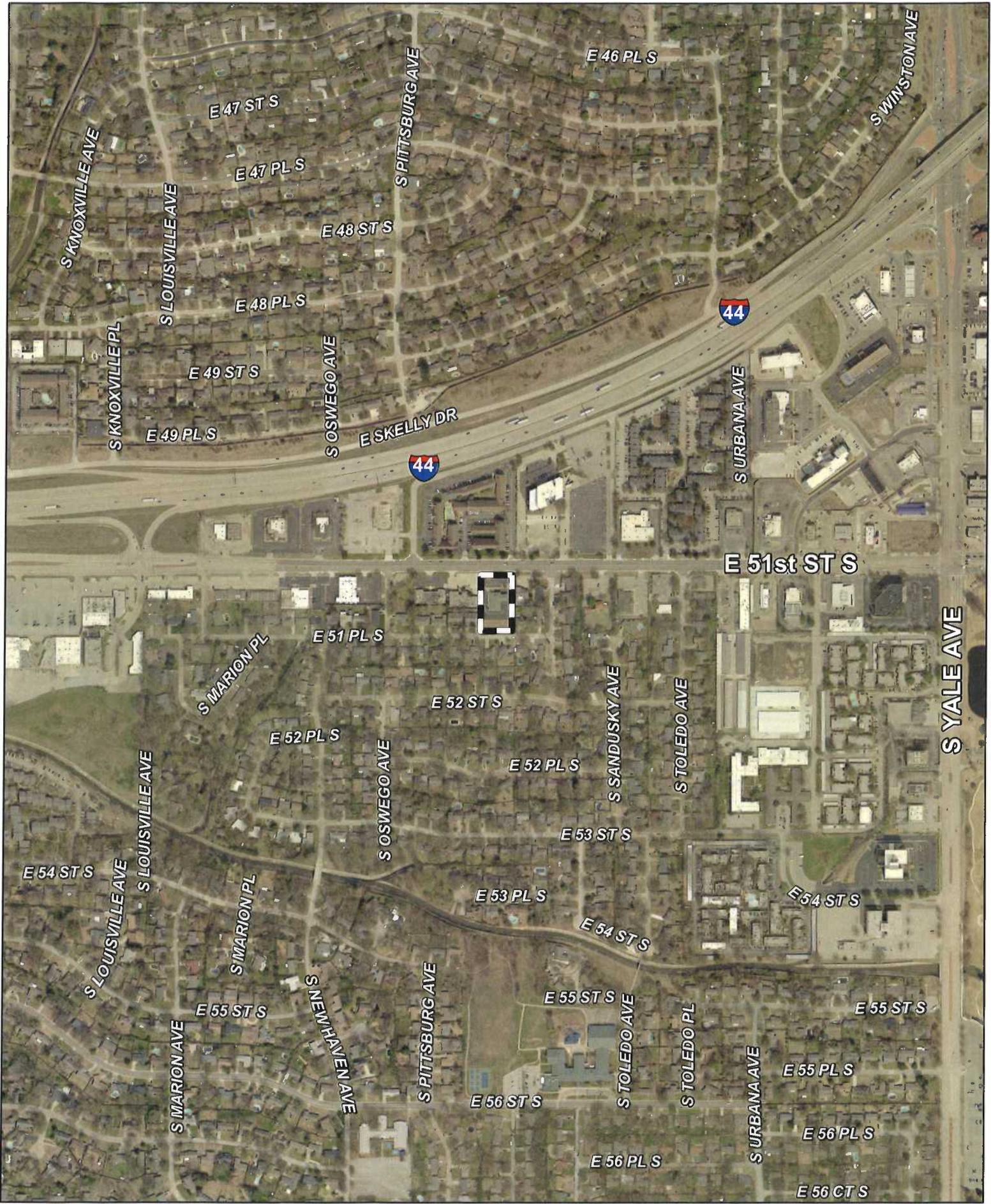
Z-6873 November 2002: All concurred in **approval** of a request for *rezoning* a tract of land from RS-3 to OL on property located 165 ft south of the southeast corner of East 51st Street and South Oswego.

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 51st 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 51st 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 51st 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 51st Street.



 Subject Tract

**Z-7630/
PUD-630-A**

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

Aerial Photo Date: 2020/2021





E 51st ST S

S RICHMOND AVE

E 51 PL S

E 52 ST S



Subject Tract

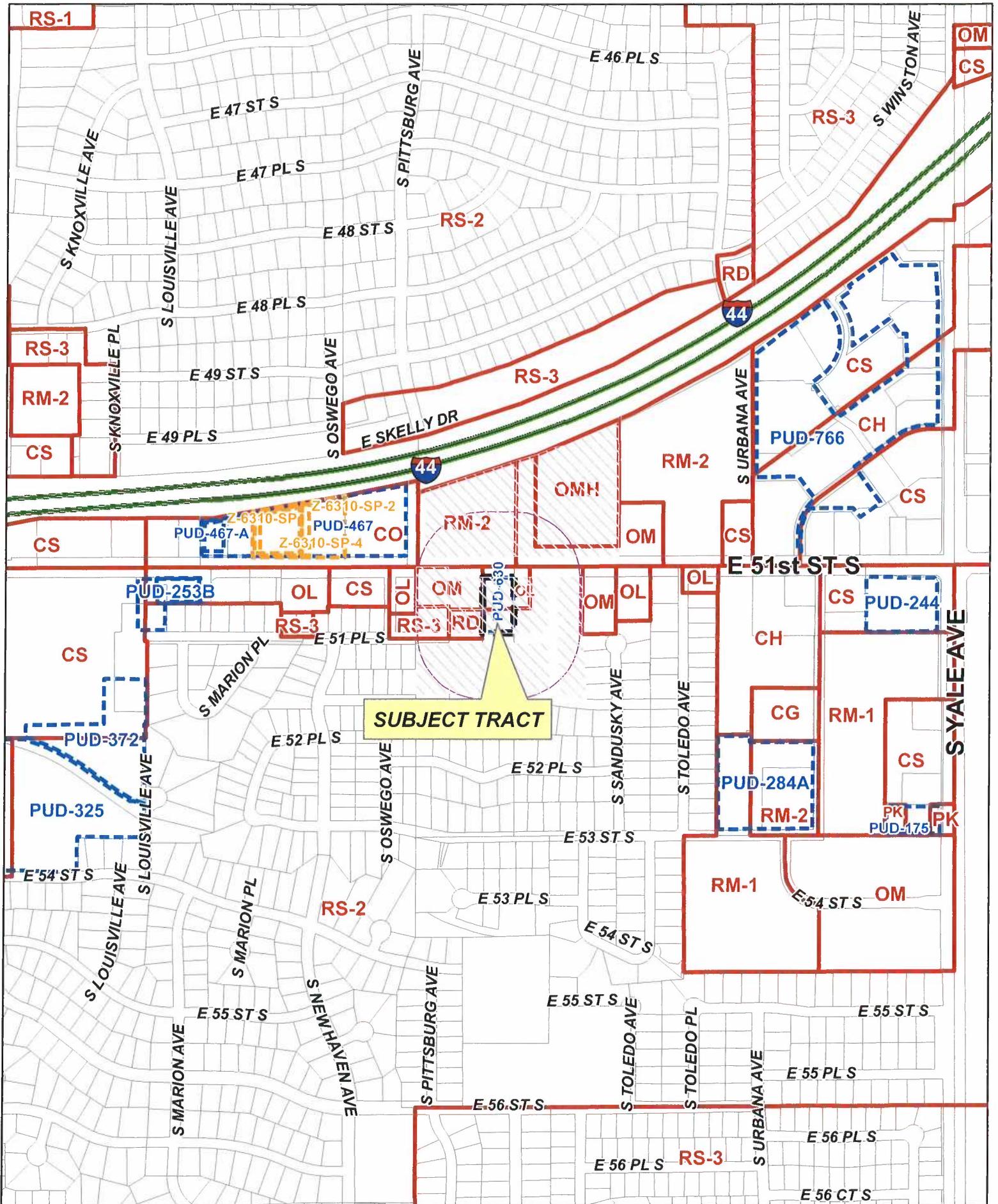
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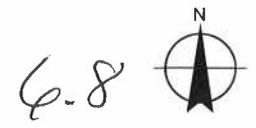
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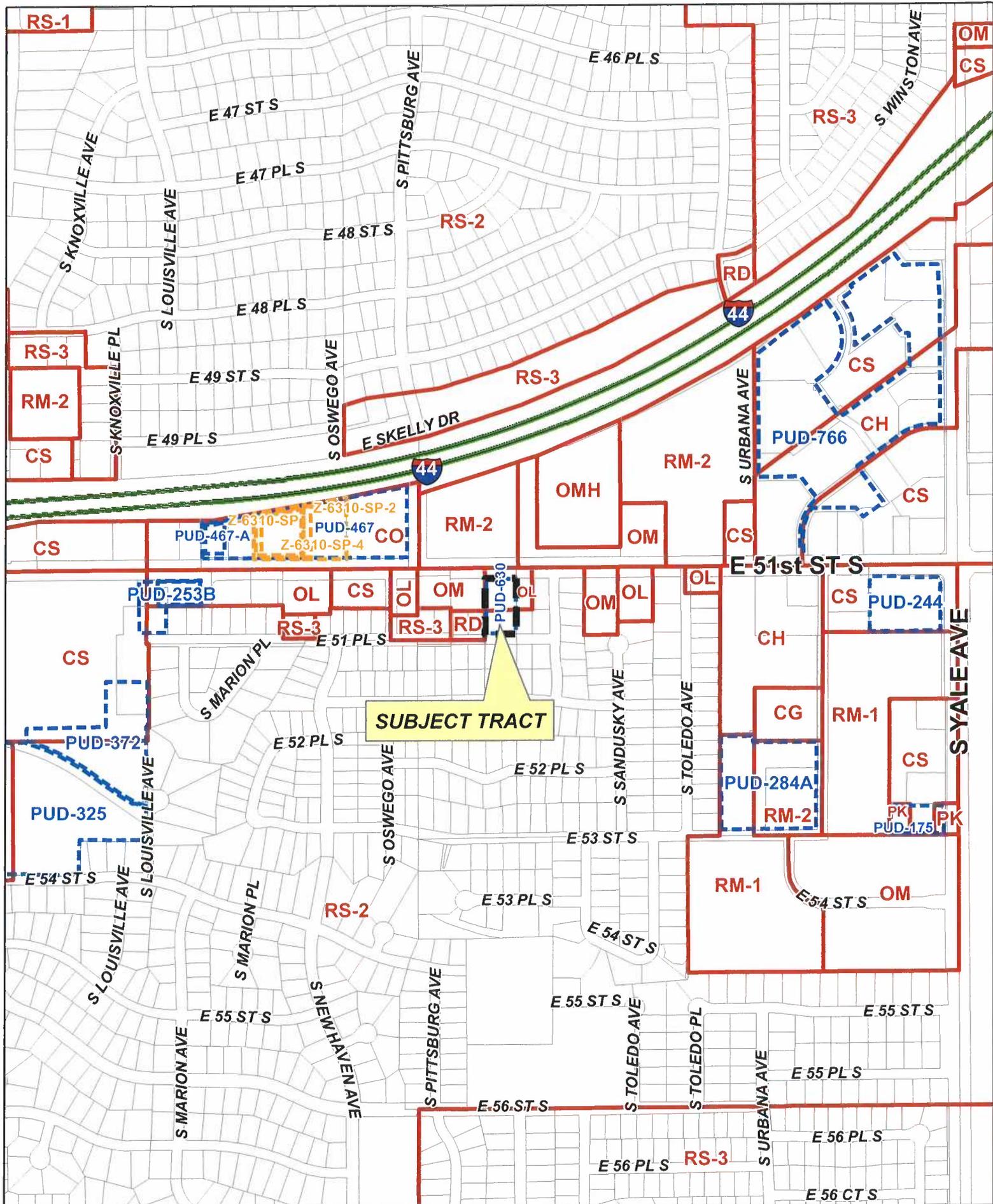




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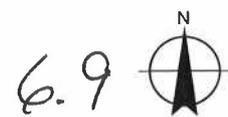
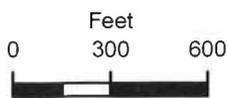


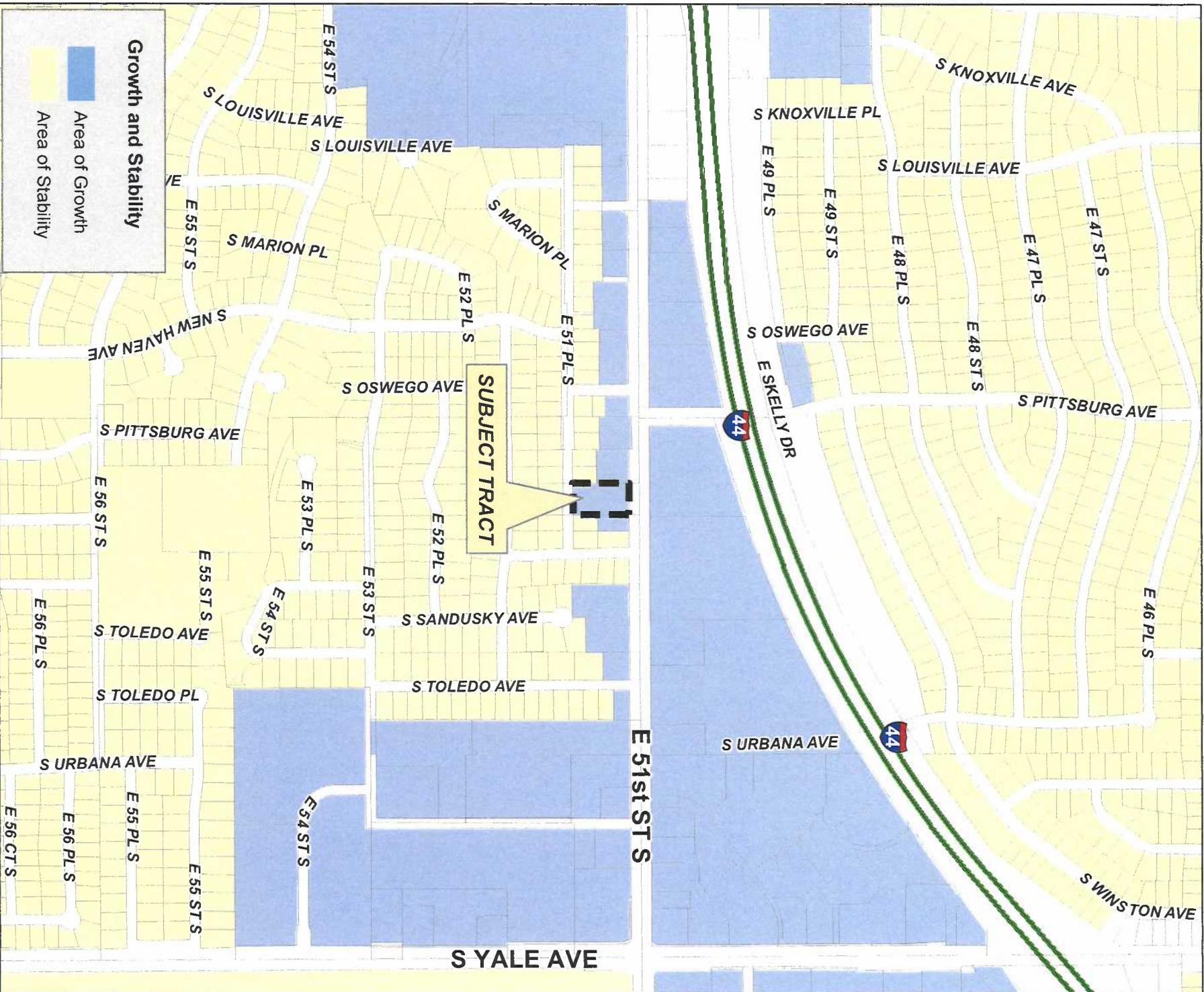


SUBJECT TRACT

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PUD-630-A**

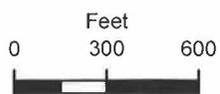
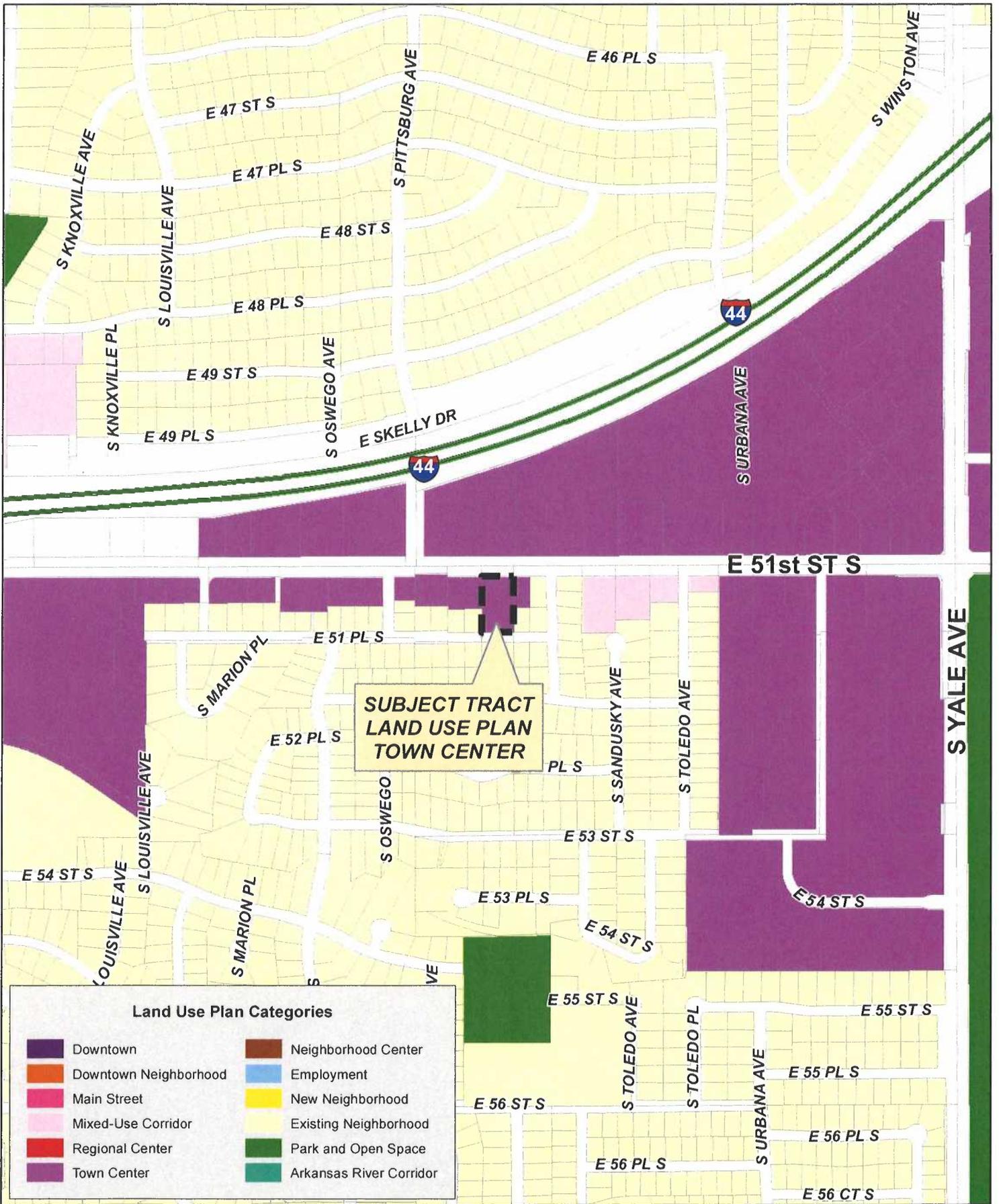
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