



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7746 (Related to PUD-514-C)

Hearing Date: November 15, 2023

Case Report Prepared by:

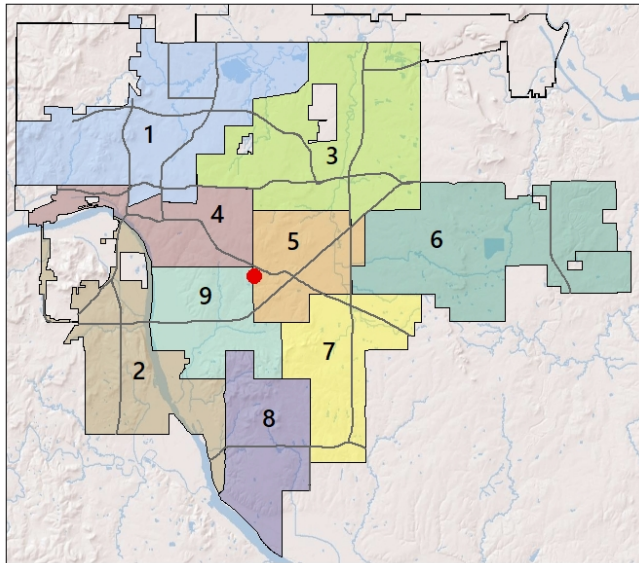
Nathan Foster

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: Beyond Good, LLC

Location Map:
(shown with City Council districts)



Applicant Proposal:

Present Use: Vacant Bank

Proposed Use: Car Wash

Concept summary: Rezoning from RS-2 to CS and a major amendment to PUD-514 to permit the development of a car wash with associated development standards.

Tract Size: 1 ± acres

Location: North of the northeast corner of South Yale Avenue and East 33rd Street South

Zoning:

Existing Zoning: CS,RS-2, PUD-514

Proposed Zoning: CS, PUD-514-C

Comprehensive Plan:

Land Use Map: Mixed-Use Corridor

Staff Recommendation:

Staff recommends approval subject to the approval of PUD-514-C to establish additional development standards for the site.

City Council District: 5

Councilor Name: Grant Miller

County Commission District: 1

Commissioner Name: Stan Sallee

SECTION I: Z-7746

DEVELOPMENT CONCEPT: The subject tract was part of a larger lot and development plan outlined in PUD-514. The PUD was approved in 1994 and included approximately 3.66 acres. Prior to that process the west portion of the PUD was rezoned from RS-2 to CS. The east portion of the subject tract was never changed to CS and has been RS-2 since before the first PUD approval. The applicant is proposing a drive through car wash in an area where the zoning and the PUD did not allow any type of personal vehicular service. In conjunction with the rezoning request the applicant has provided a companion application for a PUD major amendment that allows a wide variety of uses including the proposed car wash.

This rezoning application will rezone the east portion of the subject tract from RS-2 to CS. The companion PUD-514-C application will replace PUD-514 and all major and minor amendments thereto for the subject property.

This rezoning application from RS-2 to CS and major amendment PUD-514-C will replace all previous ordinances and minor amendments or other zoning approvals that have been contemplated on this site. The major amendment will refer to the current zoning code and modernize all standards of the PUD.

TMAPC reviewed an identical rezoning and PUD major amendment on March 22, 2023, and voted 11-0-0 to recommend approval. The application was withdrawn by the applicant prior to City Council hearings. The property owner has changed since the previous application, but the request is the same.

EXHIBITS:

- Case map
- Aerial (small scale)
- Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Applicant Exhibits

DETAILED STAFF RECOMMENDATION:

Uses and supplemental regulations that are defined in the CS district are consistent with the comprehensive plan and,

The CS district with the provisions of PUD-514-C is in harmony with the existing and expected development in the area and,

The CS district and related PUD provide unified treatment of the development possibilities of the site and does not affect the remainder of the original PUD and,

The zoning request along with the PUD are consistent with the stated purposes and standards of the PUD chapter of the Tulsa Zoning code therefore,

Staff recommends approval of Z-7746 to rezone property from RS-2 to CS but only with the provisions of PUD 514-C.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CS zoning with the provisions of PUD-514-C is consistent with the Multiple Use vision in the Tulsa Comprehensive Plan.

Land Use Vision:

Land Use Plan map designation: Multiple Use

Multiple Use areas are “Mostly Commercial or Retail Uses” which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development patterns, with Local Centers being more commonplace in newer parts of the city. For single properties that are commercial but surrounded by Neighborhood, Multiple Use is the preferred designation.

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *Currently a vacant financial service building with a drive-through facility occupies the site. The facility is closed.*

Environmental Considerations: None that affect site redevelopment.

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Yale Avenue	Primary Arterial	60'	5

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	CS and RD	Multiple Use/ Neighborhood	Tire Shop and Duplexes
East	RS-2	Neighborhood	Single Family Homes
South	CS and RS-2	Multiple Use	Music Store
West	CH	Multiple Use	Apartments and Hotels

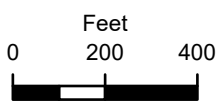
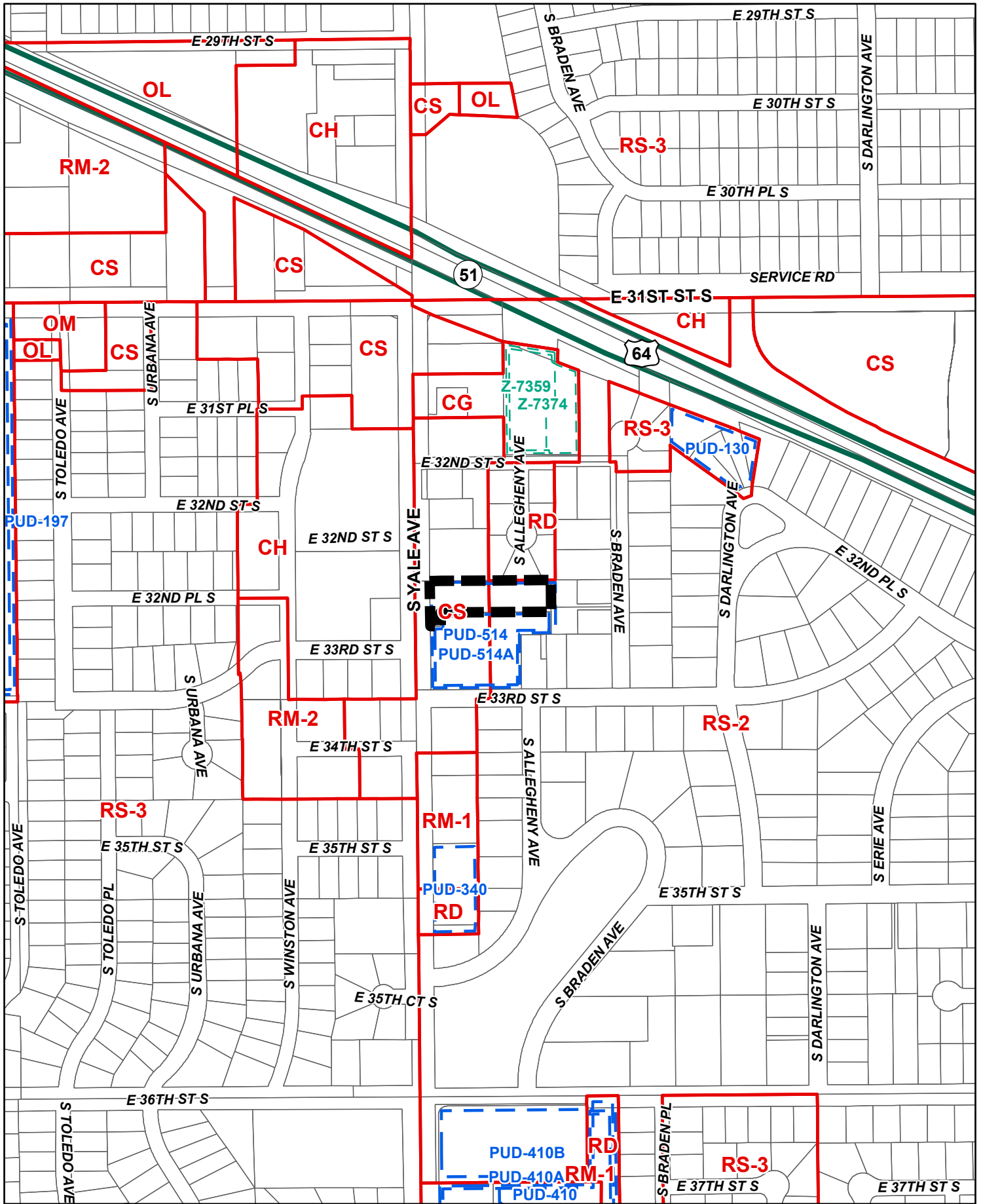
SECTION III: Relevant Zoning History

History: Z-7746 Rel. PUD-514-C

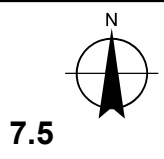
Subject Property:

ZONING ORDINANCE: Ordinance number 11823 dated June 26, 1970, established CS and RS-2 zoning for the subject property.

PUD-514: All concurred in **approval** of a proposed *Planned Unit Development* on a tract located at the northeast corner of South Yale Avenue and East 33rd Street South to provide sufficient parking to an existing music store. Notes in the file for PUD-514 mentioned that west 250 feet of the subject tract was zoned CS.



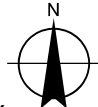
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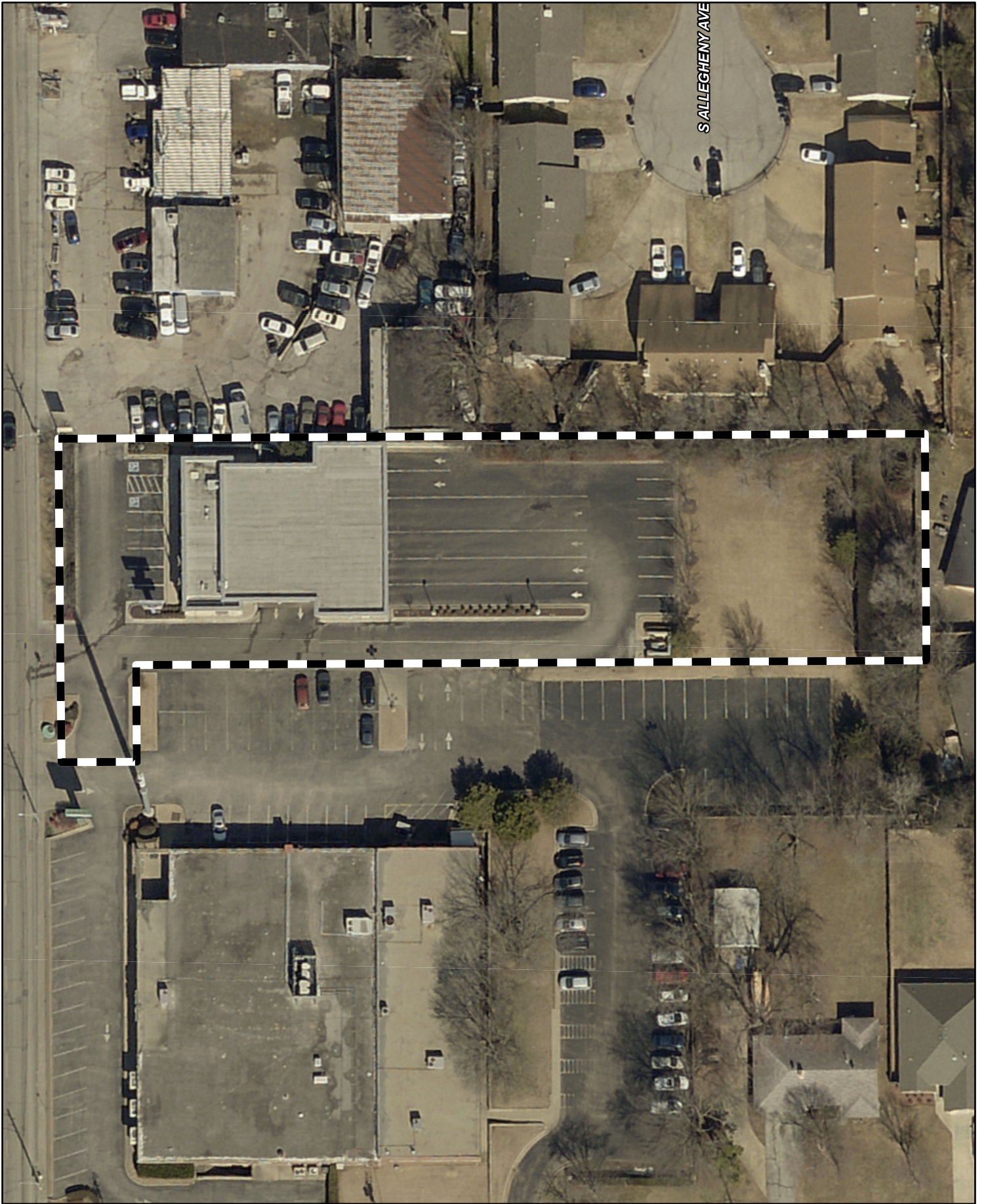
Subject Tract

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

Aerial Photo Date: 2021



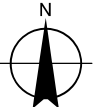
SALLEGHENY AVE

Feet
0 100 200

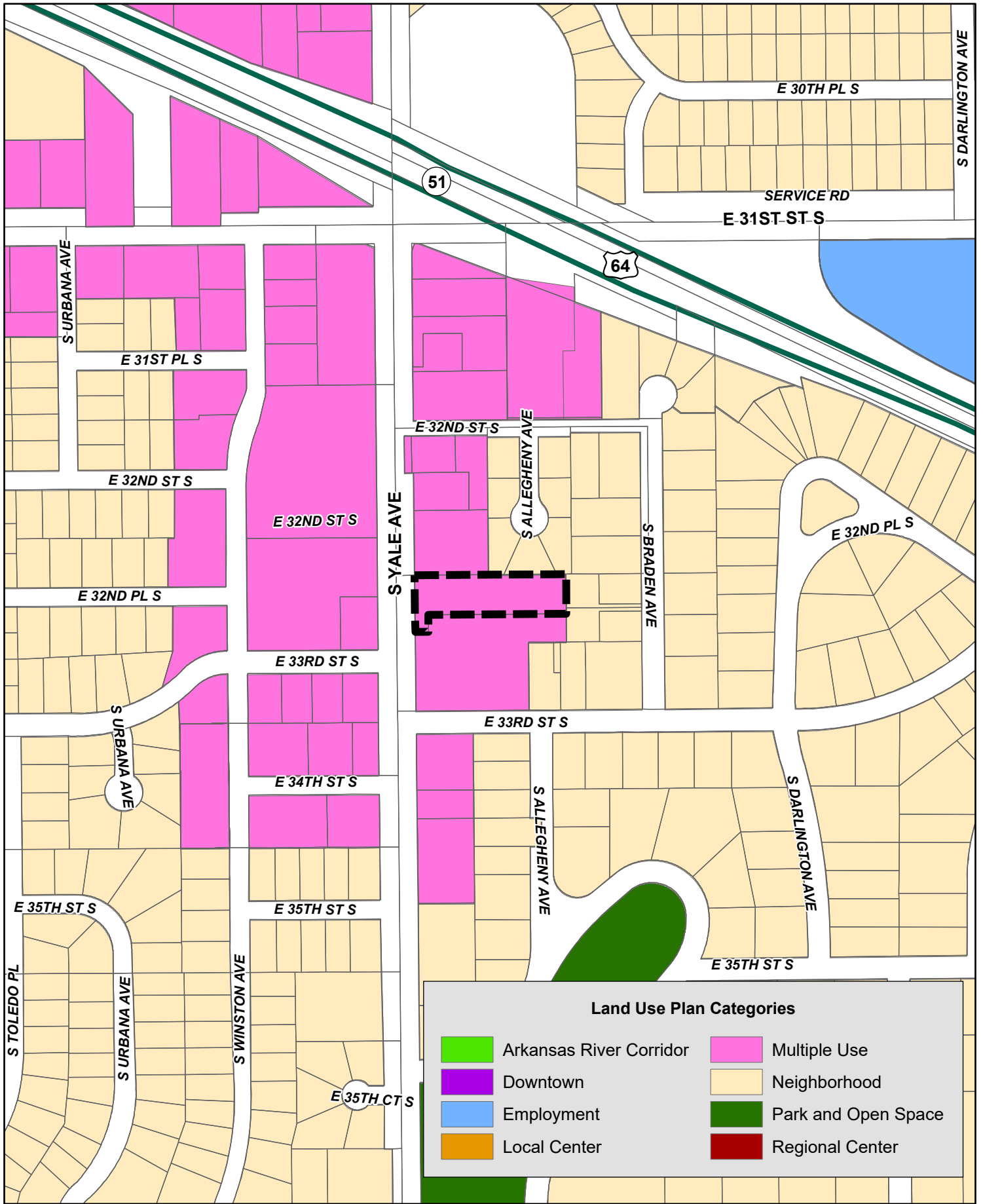
 Subject Tract









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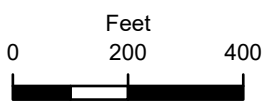
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Land Use Plan Categories			
	Arkansas River Corridor		Multiple Use
	Downtown		Neighborhood
	Employment		Park and Open Space
	Local Center		Regional Center



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