



**Tulsa Metropolitan Area  
Planning Commission**

**Z-7856 Staff Report (Related to PUD-375-F)**

**Hearing Date:** April 15, 2026  
**Prepared by:** Nathan Foster  
nathanfoster@cityoftulsa.org  
918-596-7609

**Owner and Applicant Information**

Applicant: Lou Reynolds, Eller & Detrich, P.C.  
Property Owner: Bear Development Group LLC

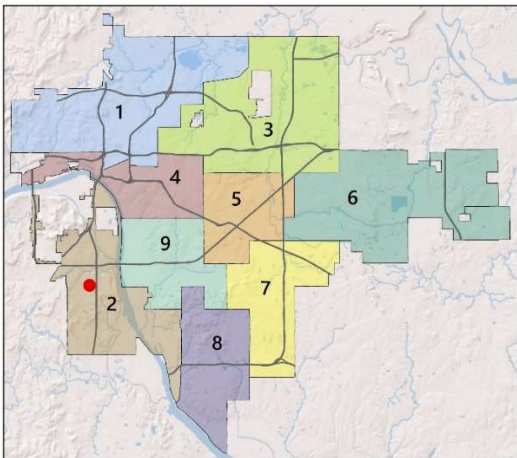
**Property Location**

Northwest corner of West 61<sup>st</sup> Street South and South Union Avenue

Tract Size: ±4.23 acres

**Location within the City of Tulsa**

*(shown with City Council districts)*



**Elected Representatives**

City Council: District 2, Anthony Archie  
County Commission: District 2, Lonnie Sims

**Public Notice Required**

Newspaper Notice – min. 20 days in advance  
Mailed Notice to 300’ radius – min. 20 days in advance  
Posted Sign – min. 20 days in advance

**Staff Recommendation**

Staff recommends approval.

**Request Summary**

Rezone subject property from CS, OL, and RS-3 to CS to permit a multifamily residential development in conjunction with PUD-375-F.

**Zoning**

Existing Zoning: CS/OL/RS-3  
Existing Overlays: PUD-375-C  
Proposed Zoning: CS, PUD-375-F

**Use**

Current Use: Vacant  
Proposed Use: Multifamily Residential

**Comprehensive Plan Considerations**

**Land Use**

Land Use Plan: Multiple Use  
Small Area Plans: Southwest Tulsa  
Development Era: Late Automobile

**Transportation**

Major Street & Highway Plan:  
West 61<sup>st</sup> Street South – Secondary Arterial  
South Union Ave – Secondary Arterial  
planitulsa Street Type: W 61st St S – Multi-Modal Corridor  
S Union Ave – Multi-Modal Corridor  
Transit: N/A

Existing Bike/Ped Facilities: Sidewalk and Sharrow  
Planned Bike/Ped Facilities: Bike Corridor

**Environment**

Flood Area: N/A  
Tree Canopy Coverage: Greater than 50%  
Parks & Open Space: N/A

**Detailed Staff Recommendation**

The applicant is proposing to rezone the subject property from CS, OL, and RS-3 to CS to permit multifamily residential development.

The application is concurrent with a proposed major amendment to PUD-375 to update development standards for the proposal. The rezoning to CS is required to achieve specific components proposed in the major amendment. Development standards for the project would be subject to the requirements of the PUD.

The subject property is designated for multiple use by the Tulsa Comprehensive Plan. CS zoning is consistent with the land use designation. The PUD establishes additional use restrictions and site development standards that deviate from the standard CS zoning but remain consistent with the land use designation.

There is an existing multifamily development to the east of the subject property, a gas station to the south, a religious assembly to the north, and a vacant property to the west.

The CS zoning is appropriate at this location and consistent with the multiple use land use designation.

With consideration given to the factors listed herein, staff recommends **approval** of the application.

**Comprehensive Plan Considerations**

**Land Use Plan**

The subject property is designated as 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.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	CS/PUD-375D	Multiple Use	Religious assembly
East	CS, RM-1	Neighborhood	Vacant/Residential
South	CS	Local Center/Neighborhood	Commercial/Vacant
West	CS, OL, RS-3 / PUD-375C & PUD-375D	Multiple Use	Vacant

**Small Area Plans**

The subject properties are located within the Southwest Tulsa Small Area Development Plan.

**Development Era**

The subject property is in an area developed during the Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

**Transportation**

Major Street & Highway Plan: W 61<sup>st</sup> St S and S Union Ave are designated as Secondary Arterial.

Comprehensive Plan Street Designation: W 61<sup>st</sup> St S and S Union Ave are designated as Multi-Modal Corridors. Multi-modal streets support commercial and residential development along major arterial streets. These streets align with the recommendations for on-street bicycle infrastructure established in the 2015 GO Plan, and they should be evaluated for feasibility with regard to the reallocation of street space for bicycle facilities.

Transit: N/A

Existing Bike/Ped Facilities: Sidewalk present along W 61<sup>st</sup> St S and S Union Ave. A sharrow is also present along S Union Ave.

Planned Bike/Ped Facilities: Bike Corridors are planned along W 61<sup>st</sup> St S and S Union Ave.

**Environmental Considerations**

Flood Area: N/A

Tree Canopy Coverage: Tree canopy in the area is 62%. Development will naturally have an impact on tree canopy, but all effort should be taken to preserve a substantial portion of the tree canopy in these areas. These areas should have the highest level of preservation to maintain the existing habitat and recreational places in the city. Future land use planning for Future Growth areas should include the goal of tree canopy preservation.

Parks & Open Space: N/A

**Zoning History**

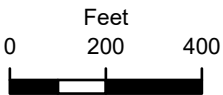
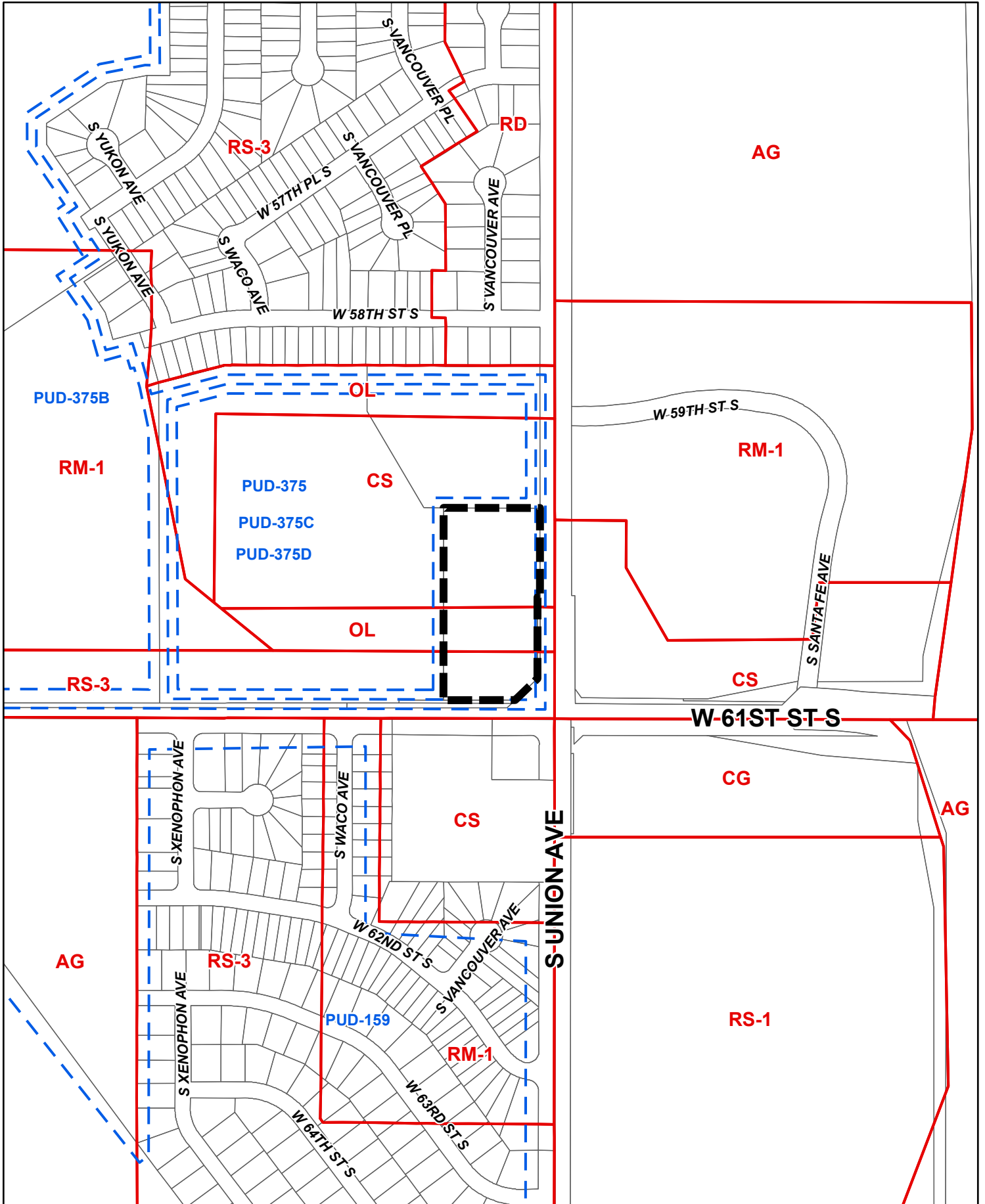
Ordinance 11822, dated June 26, 1970, established zoning for the subject property.

Ordinance 16180, dated October 30, 1984, established PUD-375

Ordinance 20748, dated December 11, 2003, established PUD-375-C

**Exhibits**

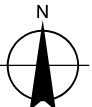
- Case map
- Aerial (small scale)
- Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map

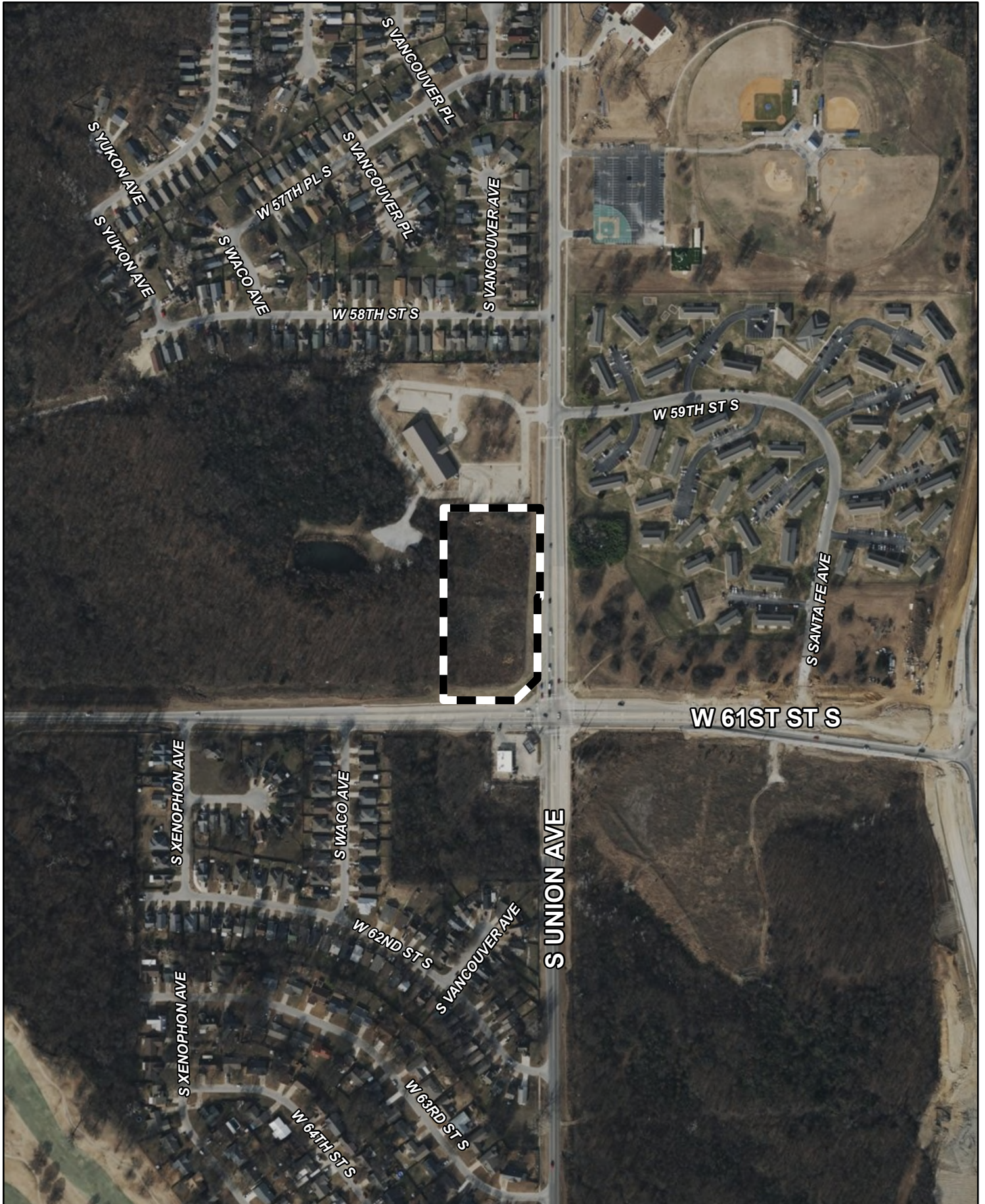


**[Thick Black Dashed Box]** Subject Tract

**Z-7856**

19-12 34





S YUKON AVE  
S YUKON AVE

W 57TH PL S  
S WACO AVE

W 58TH ST S

S VANCOUVER PL

S VANCOUVER PL

S VANCOUVER AVE

W 59TH ST S

S SANTA FE AVE

W 61ST ST S

S XENOPHON AVE

S WACO AVE

S UNION AVE

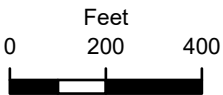
W 62ND ST S

S VANCOUVER AVE

S XENOPHON AVE

W 64TH ST S

W 63RD ST S



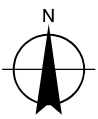
Subject Tract

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

Aerial Photo Date: 2025

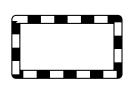
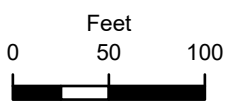


4.5



S UNION AVE

W 61ST ST S

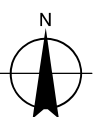


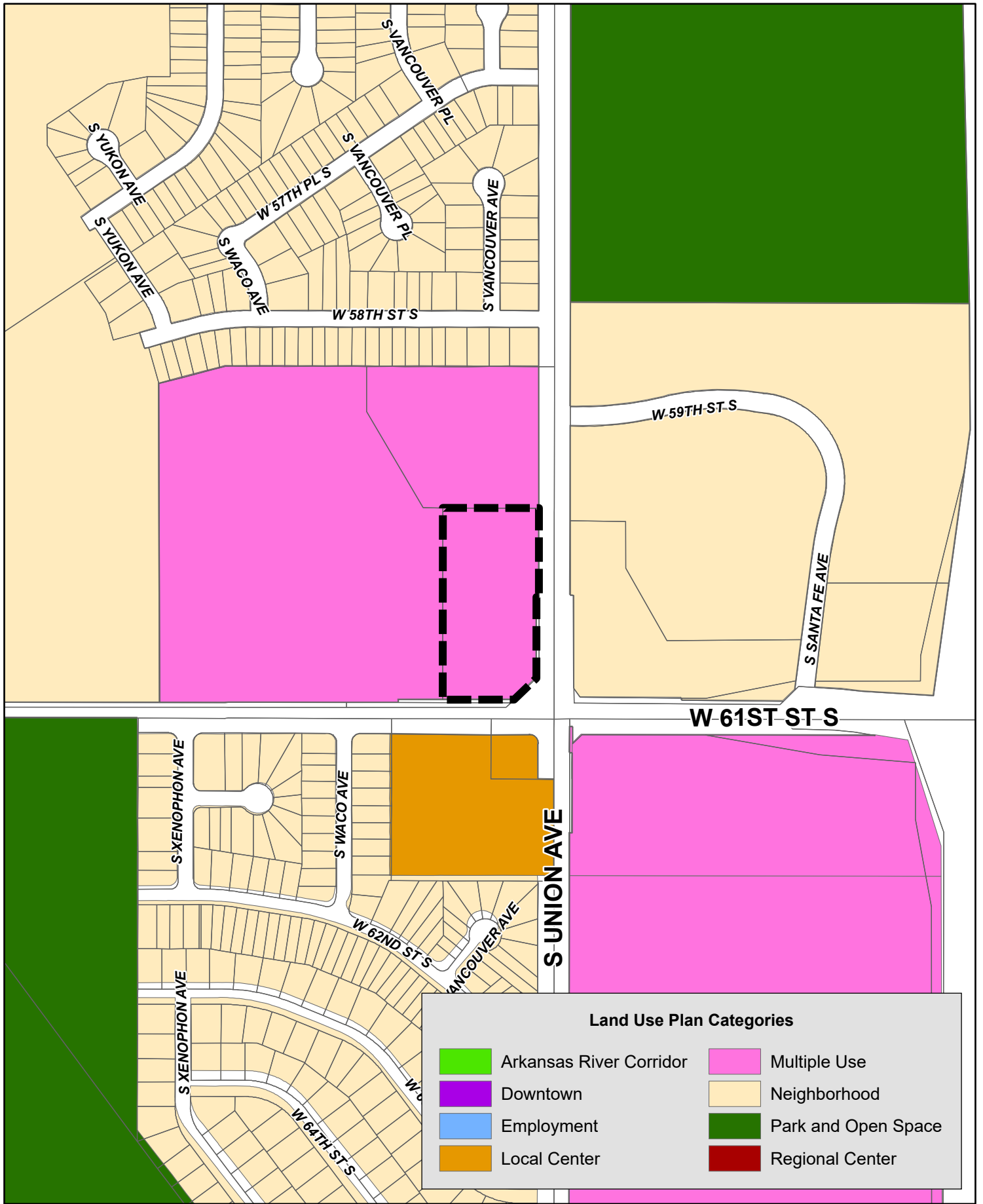
Subject Tract

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




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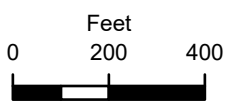
Aerial Photo Date: 2025





**Land Use Plan Categories**

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



 Subject Tract

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