



Tulsa Metropolitan Area  
Planning Commission

**Case Number:** PUD-531-B / CO-7

**Hearing Date:** March 7, 2018

**Case Report Prepared by:**

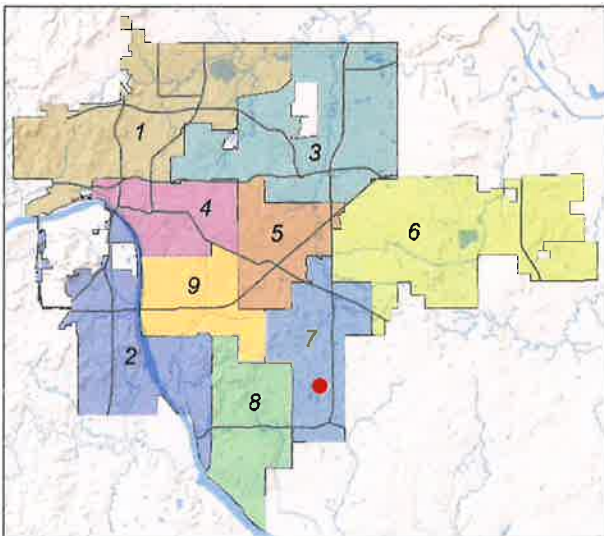
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Mark Capron

*Property Owner:* MANLEY PROPERTIES LP

**Location Map:**  
**(shown with City Council Districts)**



**Applicant Proposal:**

*Present Use:* vacant

*Proposed Use:* Hotel

*Concept summary:* Major amendment to the PUD allowing additional floor area and building height.

*Tract Size:* 1.38 ± acres

*Location:* North of the northeast corner of S. Mingo Road & E. 81<sup>st</sup> St. S.

**Zoning:**

*Existing Zoning:* PUD-531, PUD-531-A, CS, CO

*Proposed Zoning:* PUD-531-B / CO7

**Comprehensive Plan:**

*Land Use Map:* Town Center

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval of PUD 531-B**

**Staff Data:**

TRS: 8407

CZM: 54

Atlas: 1413

**City Council District:** 7

*Councilor Name:* Anna America

**County Commission District:** 3

*Commissioner Name:* Ron Peters

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**SECTION I: PUD-531-B**

**DEVELOPMENT CONCEPT:** The major amendment for PUD 531-B is limited to Development Area C and is required to accommodate additional floor area that exceeds the 15% threshold allowed in a minor amendment.

**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:**

All provisions of PUD 531-A and Corridor Site Plan Z-6034-SP-1 shall remain in effect except as amended in Section II.

This major amendment is in harmony with the Comprehensive Plan of the City of Tulsa and the expected development pattern of this area including the original PUD-531 and PUD-531-A and Z-6034-SP-1.

The proposed PUD and corridor site plan amendment is compatible with the existing and expected development of surrounding areas;

The Development is in harmony with the PUD Chapter of the City of Tulsa Zoning Code.

**Therefore, staff recommends approval of PUD-531-B / CO-7 as outlined in Section II below.**

**SECTION II: PUD-531-B DEVELOPMENT STANDARDS:**

All provisions of PUD 531-A / Z-6034-SP-1 shall remain in effect except as modified below.

**Permitted Uses:** All use categories and customary accessory uses as allowed by right in a CS zoned district will be allowed. All supplemental regulations for any allowed use shall also be required.

**Maximum Building Height:** Maximum building height shall not exceed 60 feet

**Maximum Floor Area:** 45,000 square feet

**SECTION III: Supporting Documentation**

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

*Staff Comment: The PUD major amendment is part of a larger development where many infrastructure needs have already been provided. This development will continue to take advantage of previous infrastructure investment and encourage growth in the area. Staff recognizes that in this*

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*instance the additional height is not injurious to the neighborhood and continues to add a strong core to this Town Center.*

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*

The purpose of Areas of Growth is 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 near 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. 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: 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: This is the last parcel of land that has not been developed in PUD 531/Z6034-SP-2.*

Environmental Considerations: None that would affect site development

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Mingo Road	Secondary Arterial	100 feet	4+
Private drive on north boundary of site	None	None	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use Designation</u>	<u>Area of Stability or Growth</u>	<u>Existing Use</u>
North	CO / PUD 531	Town Center	Growth	Multi Family
East	CO / PUD 531-A	Town Center	Growth	Office Tower
South	CO / PUD 531-A	Town Center	Growth	Commercial
West	CS, RMO, PUD-460	Mixed Use Corridor	Growth	Vacant

**SECTION IV: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 18442 dated April 13, 1995, established zoning for the subject property.

***Subject Property:***

**PUD-531-A/ Z-6611-SP-3 February 2008**

**PUD-531 April 1995:** All concurred in approval of a proposed Planned Unit Development on a 36± acre tract for 3 development areas: Area A is 10.8 acres for commercial shopping; Area B is 4.6 acres for office; Area C is 18.6 acres for apartment on property located on the northeast corner of East 81<sup>st</sup> Street and Mingo Road; and includes the subject property.

**Z-6132 January 1987:** All concurred in approval of a request to rezone a tract of land from CO to CS, located on the northeast corner of E. 81<sup>st</sup> Street S. and S. Mingo Road.

**Z-6034 May 1985:** All concurred in approval of a request to rezone a tract of land from AG/RM-0/CS to CO, on property located on the northeast corner of East 81<sup>st</sup> Street and South Mingo Road.

**PUD-575-B/ Z-6611-SP-3 February 2008:** All concurred in approval of a proposed Major Amendment to PUD and Corridor Development Plan on an 11± acre tract of land for office and childcare, on property located northeast corner of South Mingo Road and South 79<sup>th</sup> Street.

**Z-6333-SP-4/PUD-579-B December 2006:** All concurred in approval of a proposed Major Amendment and Corridor Site Plan on a 16.63± acre tract of land to add hotel, motel and recreation facility uses, within Development Area B; more specifically Lot 4, Block 1, Tall Grass, on property located north of the northeast corner of East 81<sup>st</sup> Street South and South 101<sup>st</sup> East Avenue.

**Z-6611-SP-2/PUD-575-A December 2001:** All concurred in approval of a proposed Major amendment to PUD and Corridor Site Plan on a 5.74 acre tract for an assisted living facility and previously approved mini storage on property located north of northeast corner of East 81<sup>st</sup> Street and South Mingo Road.

**Z-6735/Z-6735-SP-1/PUD-625 February 2000:** All concurred in approval of a request to rezone a tract of land from AG to CO and of a proposed Planned Unit Development/Corridor Site Plan on a 9+ acre tract, for commercial, office and hotel on the north 6.9 acres and office and mini storage on the south 2.5 acres, per staff recommendation, on property located east of the southeast corner of East 81<sup>st</sup> Street and South Mingo Road

**Z-6333-SP-2/PUD-579-A February 1999:** All concurred in approval of a proposed Major Amendment to PUD-579 and a Corridor Site Plan to amend boundary of PUD, create 3 development areas, add Use Units 2 (private clubs), 5 (community centers), 11, and to establish permitted uses for new Development Area on property located on the north side of East 81<sup>st</sup> Street and west of Mingo Valley Expressway.

**Z-6333-SP-1/PUD-579 February 1998:** All concurred in approval of a proposed PUD on a 49 acre tract, to allow a mixed residential development which would include townhouse dwellings, apartments, churches, private schools and other uses that are compatible with a residential environment, on property located on the north side of E. 81<sup>st</sup> Street S. at the Mingo Valley

**Z-6611/PUD-575 December 1997:** All concurred in approval of a request to rezone a 32.8+ acre tract, from AG to CO/PUD. The PUD that was approved allowed for multifamily uses on the south half (Development Area A) and a mini-storage facility with a single-family dwelling and accessory office use for the storage facility on the north half (Development Area B) of property and located ¼ mile north of the northeast corner of East 81<sup>st</sup> Street and South Mingo Road.

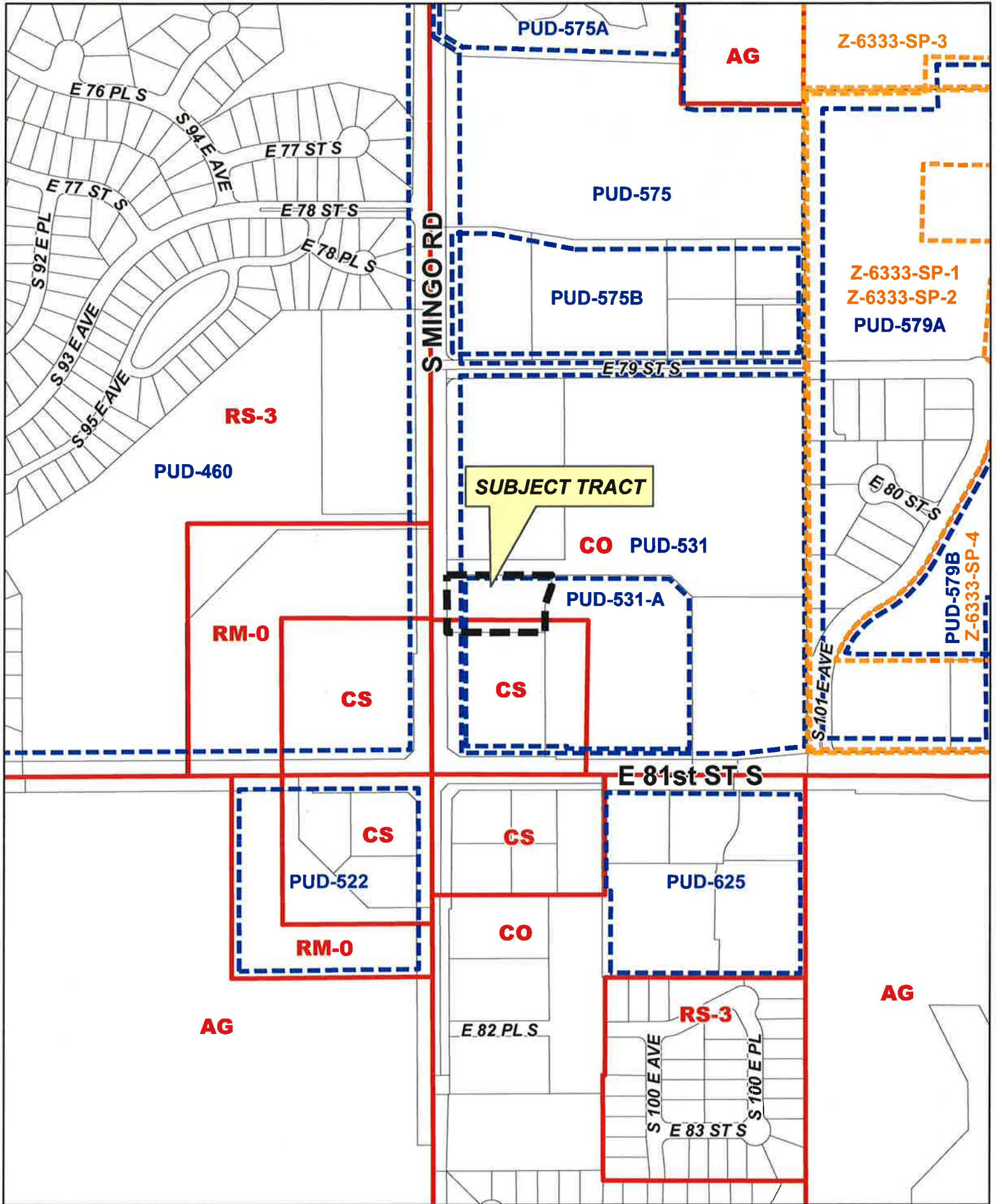
**Z-6470/PUD-522 January 1995:** All concurred in approval of a request for rezoning a 10+ acre tract of land from AG to RM-0/CS/PUD for a shopping center on property located on the southwest corner of East 81<sup>st</sup> Street South and South Mingo Road.

**Z-6432 February 1994:** All concurred in approval of a request to rezone a 5.2+ acre tract from AG to CS, on property located on the southeast corner of East 81<sup>st</sup> Street and South Mingo Road.

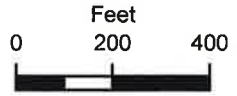
**Z-6281/PUD-460 March 1990:** All concurred in approval of a request for rezoning a 150+ acre tract of land from AG to RS-3/RM-0/CS/PUD for a commercial, office, multifamily and single-family development on property located northwest corner of East 81<sup>st</sup> Street South and South Mingo Road.

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**PUD-531-B**



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Subject  
Tract



**PUD-531-B**

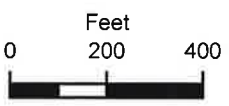
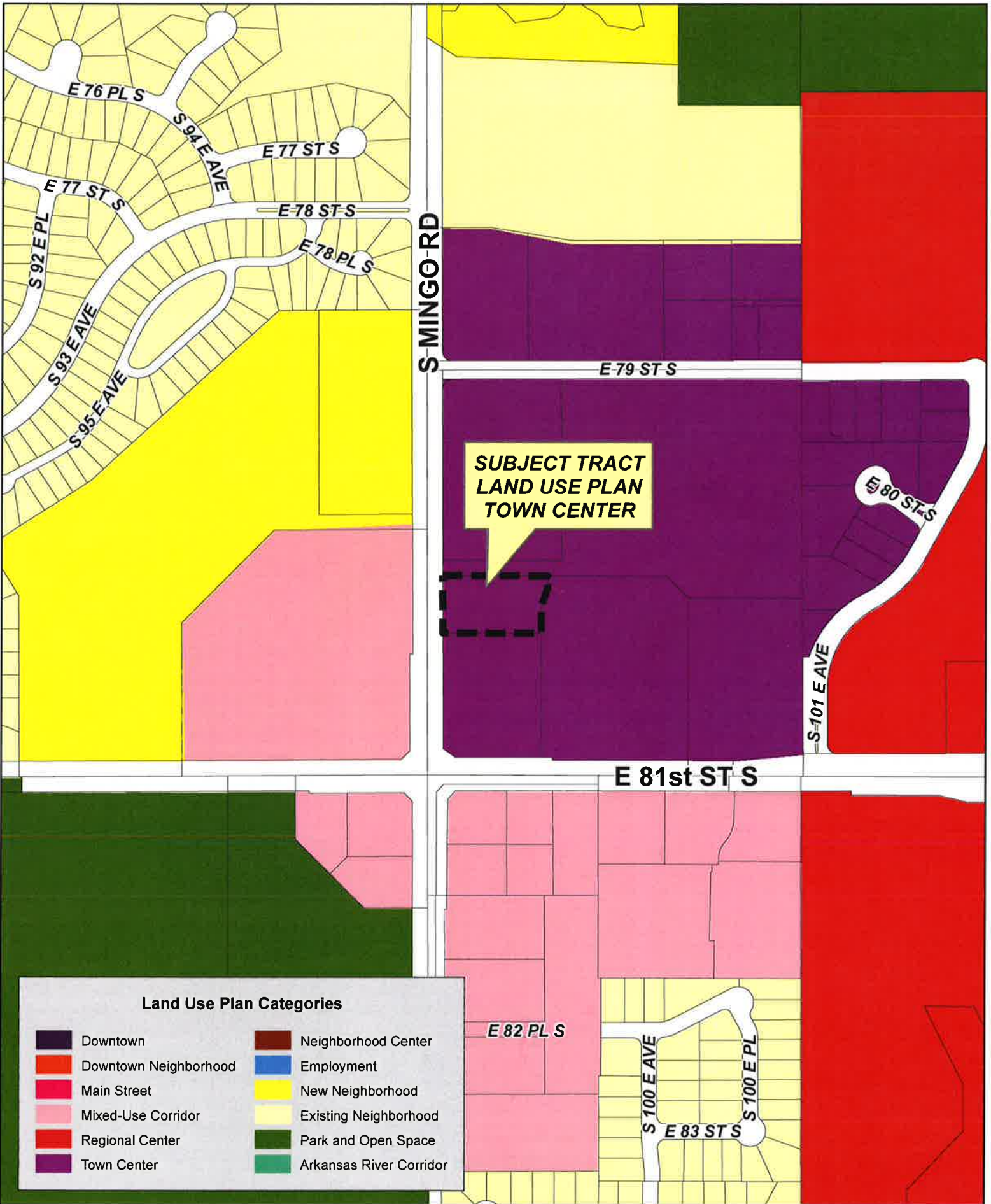
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Aerial Photo Date: February 2016



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

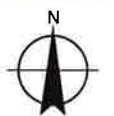
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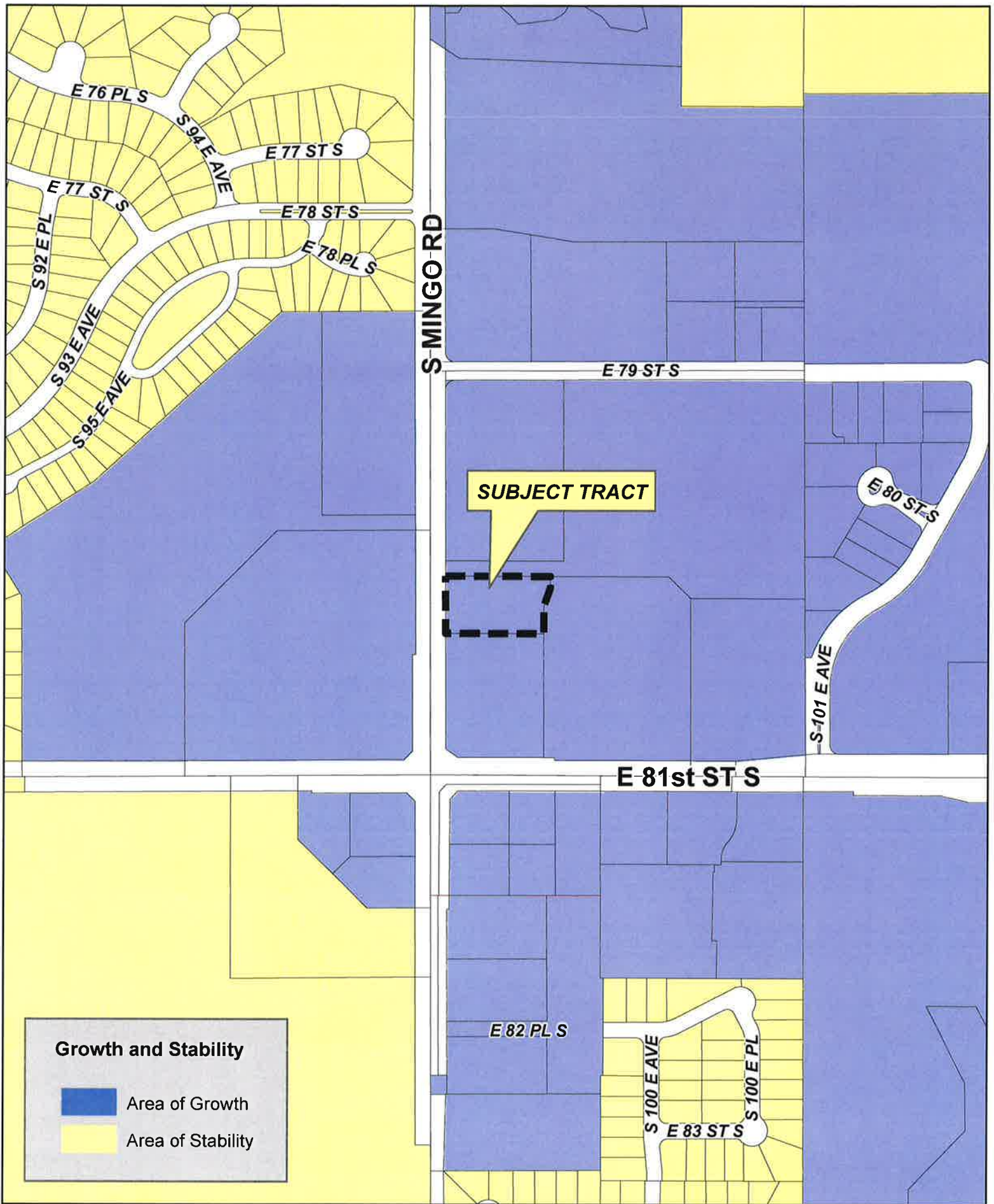
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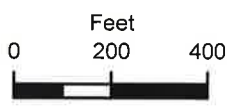






**Growth and Stability**

- Area of Growth
- Area of Stability



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