



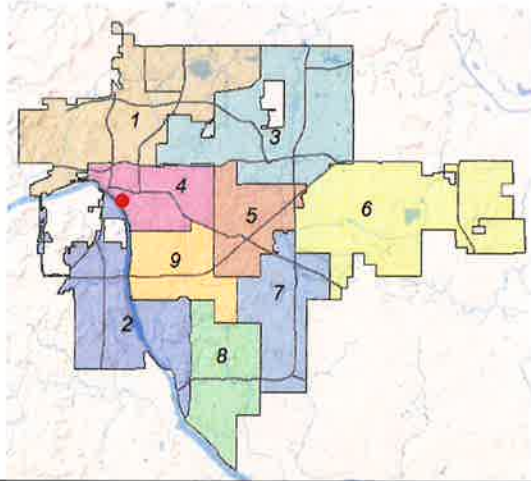
**Case Number:** PUD-330-A-2  
**Minor Amendment**

**Hearing Date:** May 15, 2019

**Case Report Prepared by:**  
 Jay Hoyt

**Owner and Applicant Information:**  
 Applicant: Hall Estill c/o Stuart Van De Wiele  
 Property Owner: Bomasada Cosmopolitan  
 Tulsa, LLC.

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



**Applicant Proposal:**  
 Concept summary: PUD minor amendment to allow ingress and egress on W 17<sup>th</sup> St during periods of construction and rehabilitation on S Denver Ave  
 Gross Land Area: 2.84 acres  
 Location: Northwest corner of S Riverside Dr. and S Denver Ave

**Zoning:**  
 Existing Zoning: RM-3/PUD-330-A  
 Proposed Zoning: No Change

**Comprehensive Plan:**  
 Land Use Map: Downtown Neighborhood  
 Growth and Stability Map: Growth

**Staff Recommendation:**  
 Staff recommends **approval**.

**Staff Data:**  
 TRS: 9212

**City Council District: 4**  
*Councilor Name:* Kara Joy McKee  
**County Commission District: 2**  
*Commissioner Name:* Karen Keith

**SECTION I:** PUD-330-A-2 Minor Amendment

**STAFF RECOMMENDATION**

Amendment Request: Revise the development standards to allow vehicular ingress and egress on W 17<sup>th</sup> St S during times of construction and rehabilitation on S Denver Ave.

The development standards currently limit the access point on W 17<sup>th</sup> St S to ingress only. With egress provided along S Denver Ave. During times of construction and rehabilitation of S Denver Ave, this would prevent egress from the building. The applicant is proposing to allow the access on W 17<sup>th</sup> St S to be both ingress and egress during those times, so that access to and from the parking structure may be provided.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 30.010.1.2.c(6) of the City of Tulsa Zoning Code.*

*“Changes in points of access, provided the traffic design and capacity are not substantially altered.”*

Staff has reviewed the request and determined:

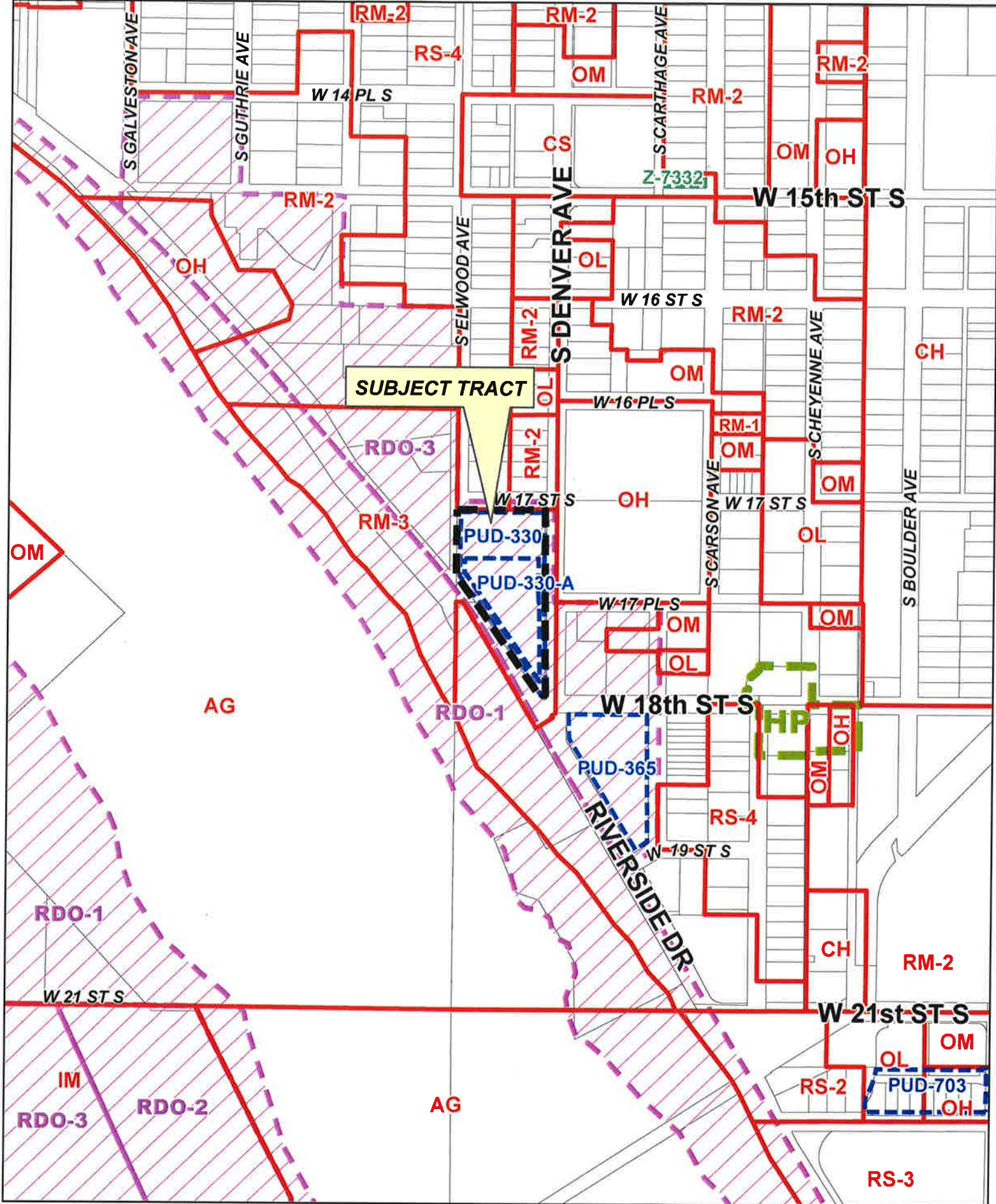
- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-330-A and subsequent amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map  
INCOG aerial photo  
INCOG aerial photo (enlarged)  
Applicant Minor Amendment Text

With considerations listed above, staff recommends **approval** of the minor amendment request to allow vehicular ingress and egress on W 17<sup>th</sup> St S during times of construction and rehabilitation on S Denver Ave.

4.2

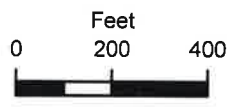


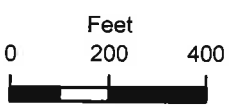
**SUBJECT TRACT**

**PUD-330-A-2**

19-12 12

4.3





 Subject Tract

# PUD-330-A-2

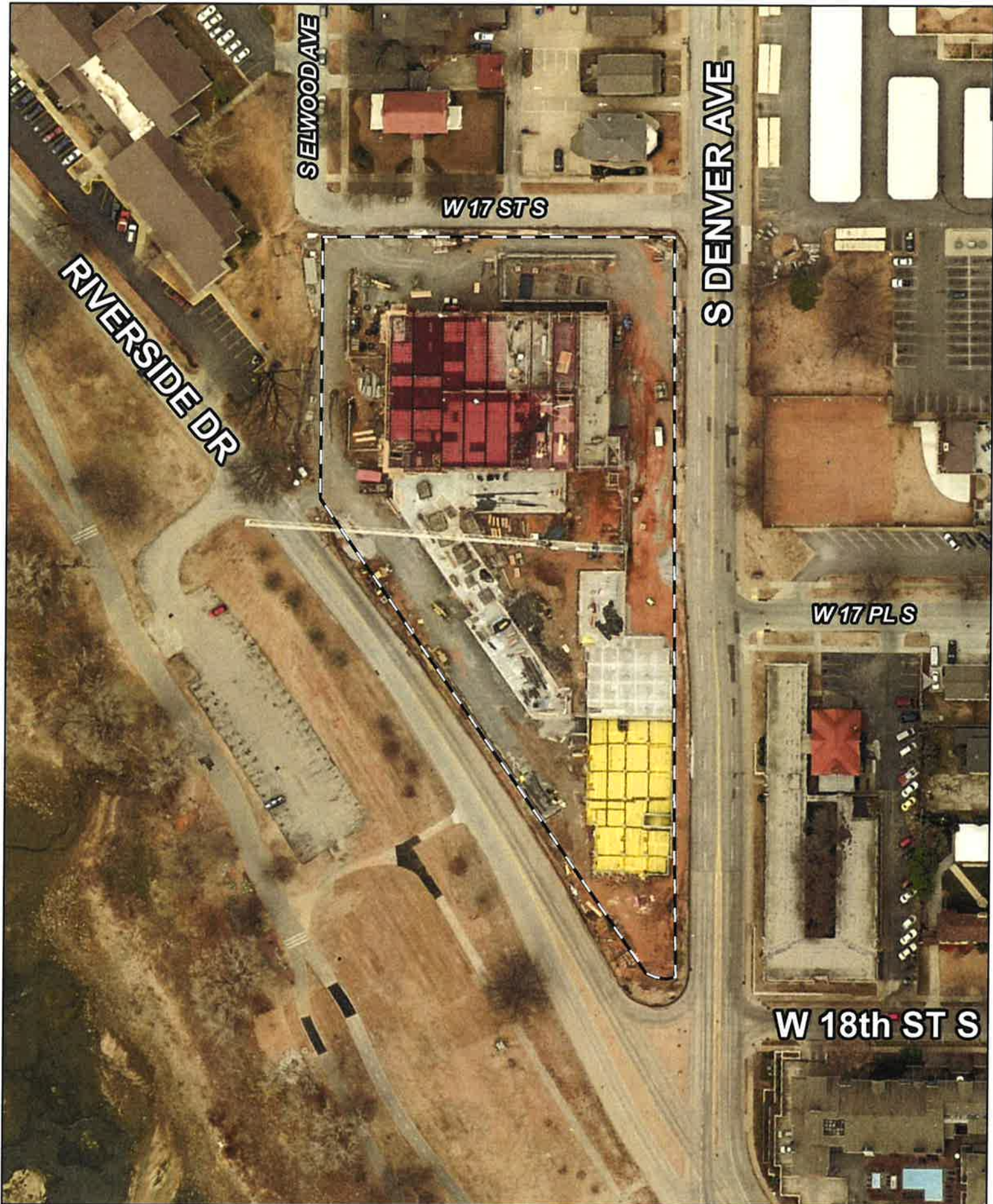
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

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SELWOOD AVE

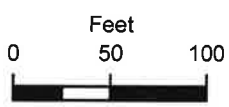
W 17 STS

S DENVER AVE

W 17 PLS

W 18th ST S

RIVERSIDE DR



 Subject Tract

**PUD-330-A-2**

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

19-12 12

Aerial Photo Date: February 2018



Cosmopolitan Apartments  
PUD 330-A-2 Minor Amendment

WHEREAS, PUD 330-A for Cosmopolitan Apartments was submitted as a Planned Unit Development (designated as “PUD 330-A”), and PUD 330-A was affirmatively recommended by the Tulsa Metropolitan Area Planning Commission (the “TMAPC”) on July 15, 2015, and was thereafter approved by the Tulsa City Council on August 13, 2015; and

WHEREAS, PUD 330-A was further amended by PUD-A-1 (Minor Amendment) by the affirmative approval of the TMAPC on July 6, 2016 (designated as “PUD 330-A-1”); and

WHEREAS, this Minor Amendment (designated as “PUD 330-A-2”) is submitted to request one revision to the development standards for “Access and Circulation” relevant to the planned reconstruction or rehabilitation of Denver Avenue from points at or near Riverside Drive to downtown Tulsa to the North, immediately adjacent to the development.

NOW THEREFORE, the requested modification to PUD 330-A (as amended by PUD 330-A-1) is delineated by underlined italicized text as shown below:

D. Access and Circulation

Vehicular access to the development will be located from Riverside Drive, Denver Avenue and West 17<sup>th</sup> Street as approved by Detailed Site Plan review. All access points into the building parking garage for residents and guests on West 17<sup>th</sup> Street shall be entrance only *except as described herein*.

An access service drive for the sole purpose of refuse pick up and other infrequent maintenance *or emergency vehicles* shall be permitted on the west side of the building within the vacated right-of-way of South Elgin Avenue at or near the corner of West 17<sup>th</sup> Street and South Elgin Avenue. Vehicular exits from tenants and their guests are prohibited from use of this drive and is the only vehicular exit permitted on East 17<sup>th</sup> Street *except as described herein*.

*During periods of street reconstruction, rehabilitation or other maintenance activities undertaken by the City of Tulsa or its contractors on Denver Avenue adjacent to the development which partially or totally impedes or otherwise interferes with the normal flow of residential and guest traffic to and from the parking garage, access points into and from the parking garage for residents and guests on West 17<sup>th</sup> Street shall be permitted as entrance and exit.*

Pedestrian access within the development shall be facilitated with the construction of a sidewalk system on site and in the street right of way. Define pedestrian crossing will be provided on Riverside Drive. Pedestrian access to the residence portions of the building will be facilitated from multiple access points along Riverside Drive and Denver Avenue.

Both vehicular and pedestrian access shall be reviewed and approved by Detailed Site Plan review.

Except as outlined above, the remainder of PUD 330-A (as amended by PUD 330-A-1) Development Standards will remain the same as approved by the Tulsa City Council and the TMAPC.

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