



Tulsa Metropolitan Area  
Planning Commission

**Case Number:** PUD-221-J  
**(Amended September 1, 2017)**

**Hearing Date:** September 6, 2017

**Case Report Prepared by:**

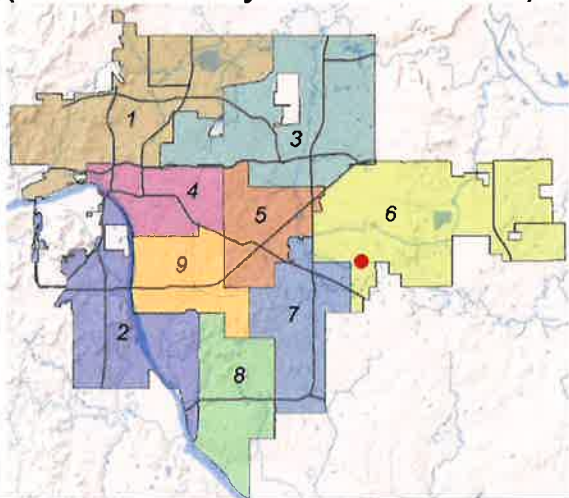
Jay Hoyt

**Owner and Applicant Information:**

*Applicant:* Ray Meldrum

*Property Owner:* BATTLE CREEK LAND  
DEVELOPMENT

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



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Fire station

*Concept summary:* Allow Safety Service as an allowable use to permit a fire station

*Tract Size:* 4.82 ± acres

*Location:* Southeast corner of E. 41<sup>st</sup> St. S. and S. 134<sup>th</sup> E. Ave.

**Zoning:**

*Existing Zoning:* RS-3/ PUD-221-F

*Proposed Zoning:* RS-3/ PUD-221-J

**Comprehensive Plan:**

*Land Use Map:* Existing Neighborhood

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 9428

CZM: 49

Atlas: 1115

**City Council District: 6**

*Councilor Name:* Connie Dodson

**County Commission District: 1**

*Commissioner Name:* John Smaligo

## **SECTION I: PUD-221-J**

**DEVELOPMENT CONCEPT:** The applicant has proposed to construct a fire station on the subject lot in order to provide additional fire services in an underserved area. The current development standards limit the uses of the subject lot to Use Unit 5 – Community Services & Similar or townhouses and patio homes. A fire station would be considered Use Unit 4 – Public Protection and Utility Facilities. The Safety Service use requested is the use category required for a fire station, based on the current City of Tulsa Zoning Code. Currently, the proposed site is located within Development Area I of PUD-221-F.

### **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:
  - Conceptual Site Plan

### **PUD-221-J DEVELOPMENT STANDARDS:**

Permitted Uses: Safety Service. Uses permitted by previous amendments to remain allowable.

Bulk and Area requirements per underlying zoning (RS-3).

### **VEHICULAR ACCESS AND CIRCULATION:**

Ingress and egress to the site will be from E. 41<sup>st</sup> St South and/or S. 134<sup>th</sup> E. Avenue.

### **PEDESTRIAN ACCESS:**

Sidewalks will be required. A sidewalk currently exists along S. 134<sup>th</sup> E. Ave. A sidewalk along E. 41<sup>st</sup> St South will be required. This area is identified in the GO Plan as having a sidewalk gap from S. 130<sup>th</sup> PI to S. 181<sup>st</sup> E. Ave.

### **PLATTING REQUIREMENT:**

Major amendments to the PUD require a plat or plat waiver

### **DETAILED STAFF RECOMMENDATION:**

The applicants proposal is consistent with the Tulsa Comprehensive Plan, and;

The applicant's proposal is consistent with the provisions of the PUD chapter of the Tulsa Zoning Code, and;

The development standards identified in this PUD are non-injurious to the existing proximate neighborhood, therefore;

**Staff recommends Approval of PUD-221-J as outlined in Section I above.**

## **SECTION II: Supporting Documentation**

### **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

Staff Summary: The land use category for the proposed tract is Existing Neighborhood and an Area of Growth. The proposed use is compatible with the comprehensive plan designations.

Land Use Vision:

*Land Use Plan map designation:* Existing Neighborhood

The Existing Residential Neighborhood category is intended to preserve and enhance Tulsa’s existing single family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

*Areas of Stability and Growth designation:* Area of Growth

The purpose of an Area 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.

Transportation Vision:

*Major Street and Highway Plan:* East 41<sup>st</sup> Street South is designated as a Secondary Arterial.

*Trail System Master Plan Considerations:* The site is approximately 1 ½ miles west of the Mingo Trail. The Go Plan indicates a sidewalk gap in the vicinity with the entire 41<sup>st</sup> St. frontage being included.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently vacant with no structures present.

Environmental Considerations: While this area is not identified to be within a floodplain, there is a stream which runs south of the southern boundary which should be considered in the design of the development.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 41 <sup>st</sup> Street	Secondary Arterial	100 ft	2
South 134 <sup>th</sup> East Avenue	None	50 ft	2

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	RS-3	Existing Neighborhood	Stability	Single-Family
South	RS-3/PUD-221-F	Park and Open Space	Stability	Stream / Natural Area
East	AG	New Neighborhood	Growth	Vacant
West	RS-3/PUD-221-F (PUD-221-I Pending)	Existing Neighborhood	Growth	Vacant

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 19534 dated May 11, 1999 (PUD-221-F), 13313 dated November 14, 1974 (RS-3) established zoning for the subject property.

***Subject Property:***

**PUD-221-F May 1999:** All concurred in **approval** of a proposed *Major Amendment to PUD* on a 38± acre tract of land, to add church, school and accessory uses; to amend development standards and to reallocate floor area in development areas, on property located south and east of the southeast corner of East 41<sup>st</sup> Street and South 129<sup>th</sup> East Avenue, and also known as the subject property. The subject tract is located in Development Area H and is approved for institutional uses, churches and schools and 24 townhouses or patio homes.

**PUD-221-A December 1981:** All concurred in **approval** of a *Major Amendment to PUD* to convert the commercial portion of the CS floor area to multifamily purposes on a tract located on the southeast corner of East 41<sup>st</sup> Street South and South 129<sup>th</sup> East Avenue and also known as the subject property.

**PUD-221 October 1979:** All concurred in **approval** of a proposed *Planned Unit Development*, on a 160± acre tract of land, to develop for commercial, office, multifamily, single-family and industrial uses, in multiple Development Areas, subject to conditions, located at the southeast corner of East 41<sup>st</sup> Street and South 129<sup>th</sup> East Avenue and includes the subject tract.

**Z-4712 November 1974:** All concurred in **approval** of a request for *rezoning* a 160± acre tract of land from AG to 10 acres to CS; 15 acres to RM-1, 13 acres to RD and RS-3 on the remainder, on property located on the southeast corner of E. 41<sup>st</sup> St. and S. 129<sup>th</sup> E. Ave. and includes the subject property.

***Surrounding Property:***

**PUD-221-I :** TMAPC recommended approval at the August 1<sup>st</sup>, 2017 meeting. City Council approval currently pending.