



Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-521-B

Hearing Date: November 15, 2017

Case Report Prepared by:

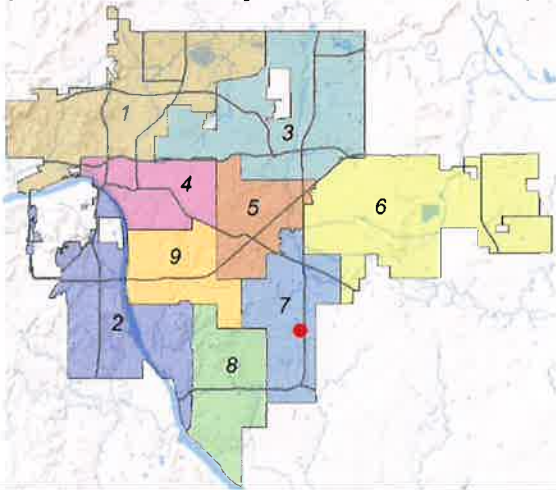
Jay Hoyt

Owner and Applicant Information:

Applicant: C Brody Glenn

Property Owner: WORCESTER REALTY
ASSOCIATES LTD

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Shopping Center

Proposed Use: Climate Controlled Storage

Concept summary: Add Self-Storage use, increase
and allocate floor area

Tract Size: 22.18 ± acres

Location: S of the SE/c of S. 101st E. Ave. & E.
71st St. S.

Development Area D (Tract C)

Zoning:

Existing Zoning: PUD-521, CS, RM-2

Proposed Zoning: CS

Comprehensive Plan:

Land Use Map: Regional Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 8407

CZM: 54

Atlas: 1127

City Council District: 7

Councilor Name: Anna America

County Commission District: 3

Commissioner Name: Ron Peters

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SECTION I: PUD-521-B

DEVELOPMENT CONCEPT: The Applicant proposes to add self-storage as an allowed use. In addition the applicant is requesting an allocation of 70,000 sf of floor area from Development Area A-1 to Development Area C, as well as a 15% overall increase of allowable floor area.

Currently a total of 324,500 sf in floor area has been allotted to PUD-521. Based on the amount of CS underlying zoning available (approx. 772,000 sf) and a Floor Area Ratio of 0.5 in the CS district, the total potential floor area allowable is approximately 386,000 sf. This leaves a total of 61,500 sf that can be added to the total allowable floor area of the PUD. The applicant has requested a 15% increase in overall floor area. This works out to an additional 48,675 sf of floor area to be added, and an additional 12,825 sf that could be added at a later date.

The applicant proposes to construct a Self-Storage facility, which is shown, on the included conceptual site plan, to be 103,950 sf in floor area. If approved, the allocation of 70,000 sf from Tract A (Lowe's Tract) to the proposed self-storage site (Tract C) would leave an additional 33,950 sf needed for the proposed layout. 35,000 sf should be allocated to the proposed storage facility, leaving 13,675 sf available from the 15% overall increase of 48,675 sf for PUD-521, as a whole. This excess should be allocated back to Tract A to compensate for the loss of 70,000 sf in previously allotted floor area.

EXHIBITS:

- INCOG Case map
- INCOG Aerial
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
 - Site Plan

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 PUD development standards are consistent with the anticipated growth and future uses in this area, and;

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

Staff recommends Approval of PUD-521-B to add Self-Storage use, increase floor area by 15% and allocate floor area

PUD-521-B DEVELOPMENT STANDARDS:

Uses Allowed:

As currently permitted by PUD-521 and amendments, with the addition of Self-Storage as an allowable use for Tract C in Development Area D.

Floor Area Allocations:

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PUD-521	Current Total Allocation –	324,500 sf
	Proposed Total Allocation -	373,175 sf
Tract A (Lowe’s)	Current Allocation –	230,000 sf
	Proposed Allocation –	173,675 sf
Tract C (Self-Storage)	Current Allocation -	30,000 sf
	Proposed Allocation -	105,000 sf

All other allowable areas and development standards of remaining tracts and development areas within PUD-521 to remain unchanged.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject lot is located within the Regional Center designation of the City of Tulsa Comprehensive Plan.

Land Use Vision:

Land Use Plan map designation: Regional Center

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

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 close proximity to 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 as a whole. 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: East 71st St S is a Primary Arterial

Trail System Master Plan Considerations: The site is adjacent to the Mingo Trail.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently a vacant lot between the current Staples store and Highway 169.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
East 71 st St S	Primary Arterial	120 feet	8

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	CS	Regional Center	Growth	Shopping Center
South	CO/RM-2	New Neighborhood	Growth	Vacant
East	AG	None (Highway)	Growth	Highway 169
West	CS/OM/CO	Regional Center / Existing Neighborhood	Growth	Retail / Multi-Family

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11830 dated June 26, 1970, established zoning for the subject property.

Subject Property:

BOA-21168 November 2010: The Board of Adjustment accepted the verification of the spacing requirement for an outdoor sign, on property located at 10322 East 71st Street South (southwest corner of HW169 and East 71st Street South).

BOA-20725 June 2008: The Board of Adjustment accepted the verification of the spacing requirement for a digital outdoor sign of 1,200 feet from another outdoor advertising sign on the same

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side of the highway (Section 1221.G.9 & 1221.G.14, on property located at 10322 East 71st Street South (southwest corner of HW169 and East 71st Street South).

PUD-521-A/ February 1995: All concurred in **approval** to add to the uses permitted in Development Area C of PUD 521-A, on property located west and south of the southwest corner of East 71st Street and Mingo Valley Expressway.

PUD-521/ Z-6469 January 1995: All concurred in **approval** to rezone an 8.1[±] acre tract of land from OL and CO to CS/RM-2/PUD for a retail shopping center with restaurant use on property located south of the southwest corner on East 71st Street South and South 101st East Avenue.

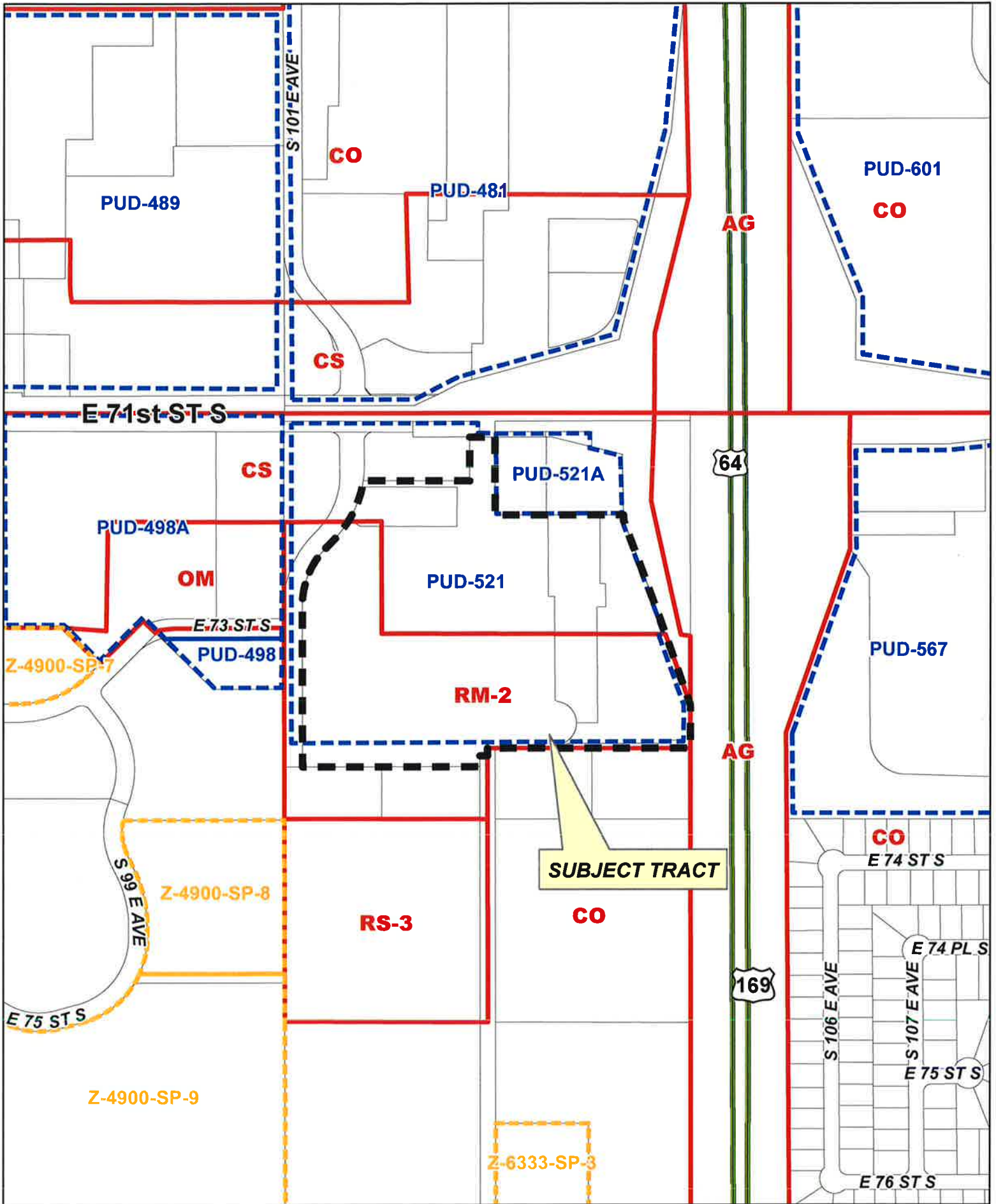
Surrounding Property:

PUD-498-A/ Z-6714 October 1999: All concurred in **approval** of a request to rezone the for property located south of the southwest corner on East 71st Street South and South 101st East Avenue.

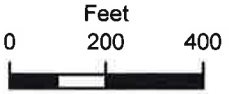
PUD-498/ Z-6402 June 1993: All concurred in **approval** to rezone a 11.4[±] acre tract of land from CS and CO to CS/PUD on property located south of the southwest corner on East 71st Street South and South 101st East Avenue.

Z-6131 January 1997: All concurred in **approval** of a request for rezoning a .32[±] acre tract of land from OL to CS on property located north and east of the northeast corner of South Mingo Road and 73rd Street South.

Z-4900 May 1976: All concurred in **approval** of a request for rezoning a 70[±] acre tract of land from AG to CO on property located on the southeast corner of East 71st Street South and South Mingo Road.



SUBJECT TRACT



PUD-521-B

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E 71st ST S

S 101 EAVE

64

E 73 ST S

E 74 ST S

S 99 EAVE

E 74 PL S

E 75 ST S

169

S 106 EAVE

S 107 EAVE

E 75 ST S

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Subject Tract

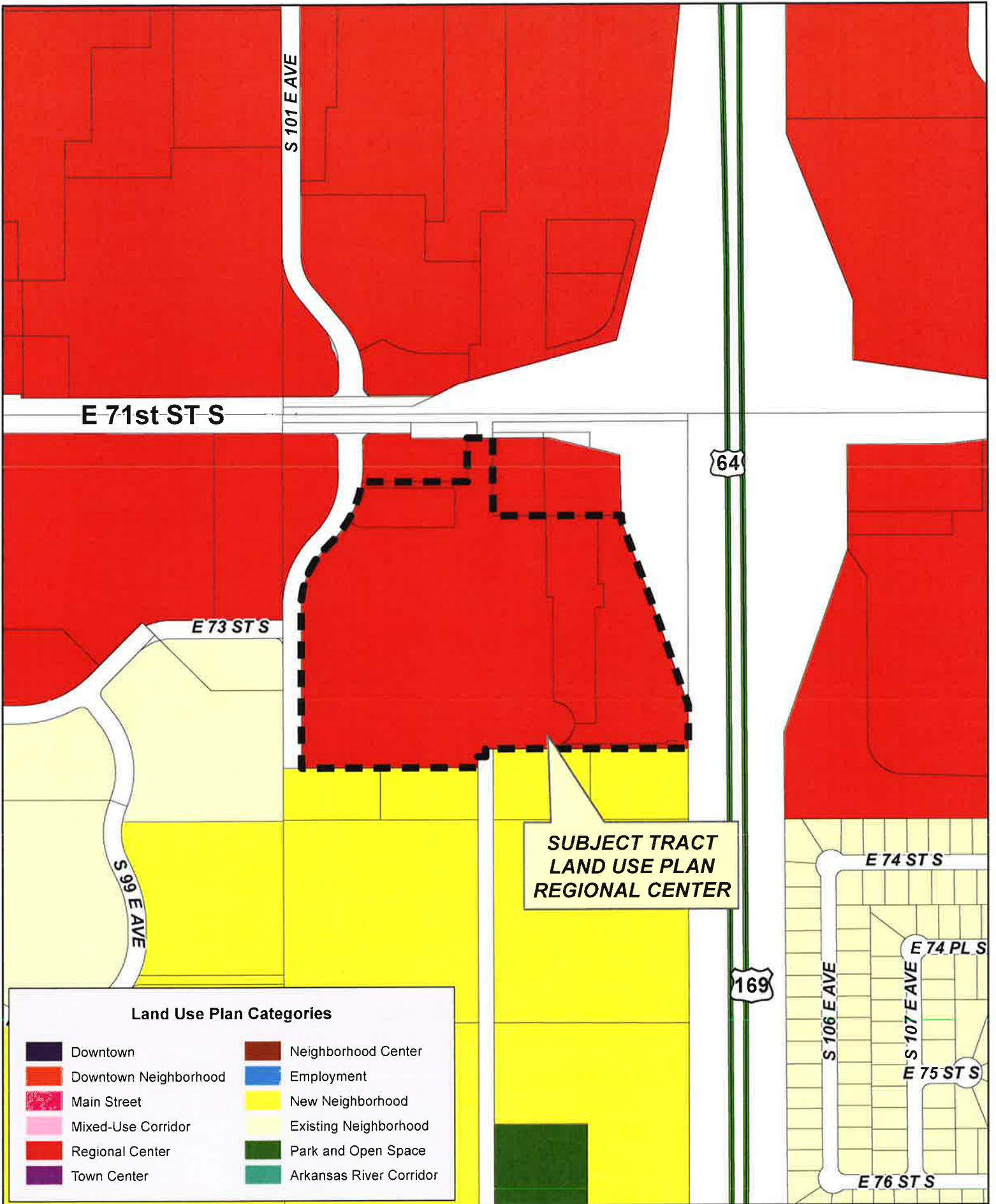
PUD-521-B

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

Aerial Photo Date: February 2016

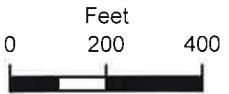


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**SUBJECT TRACT
LAND USE PLAN
REGIONAL CENTER**

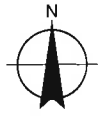
Land Use Plan Categories			
	Downtown		Neighborhood Center
	Downtown Neighborhood		Employment
	Main Street		New Neighborhood
	Mixed-Use Corridor		Existing Neighborhood
	Regional Center		Park and Open Space
	Town Center		Arkansas River Corridor

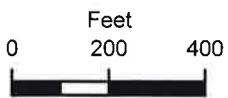
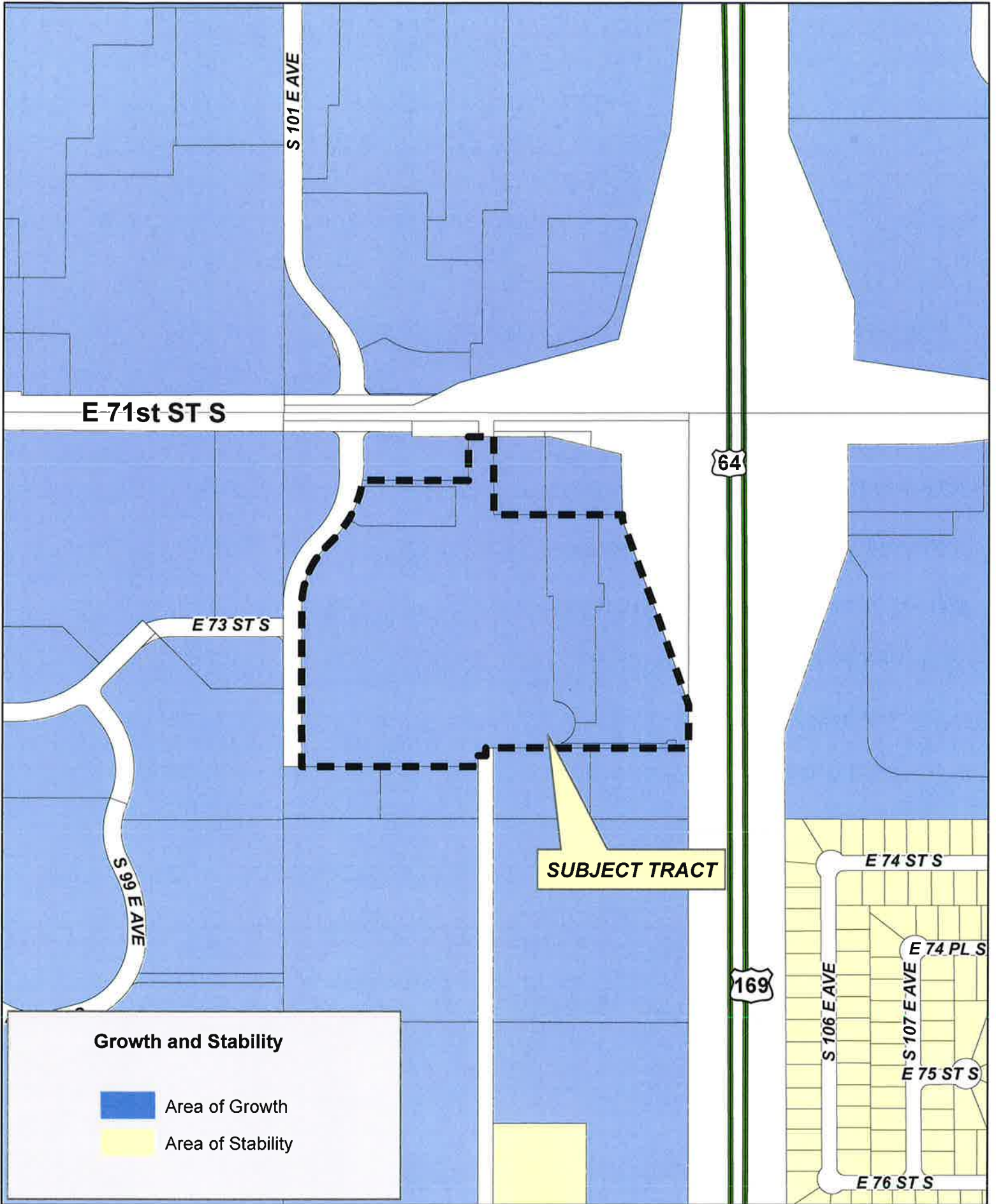


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GENERAL NOTES

1. PROPERTY LINES BASED ON INFORMATION PROVIDED BY DEVELOPER.
2. BOUNDARIES, SETBACKS, EASEMENTS, ETC. TO BE VERIFIED BY SURVEY AND ZONING REQUIREMENTS.

Proposed Storage Facility

East 71st Street South & Mingo Valley Expressway,
Tulsa, Oklahoma
For

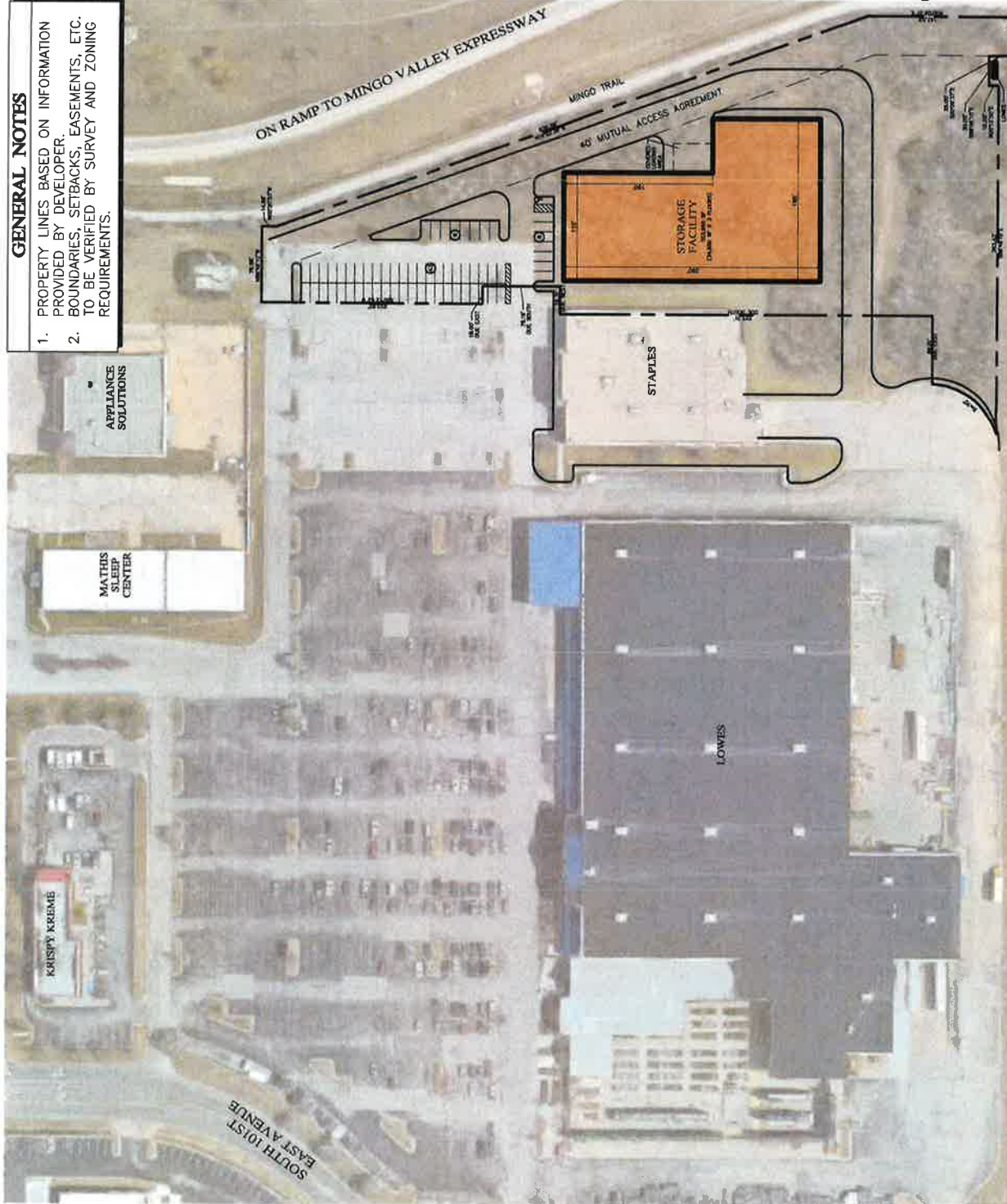
Centennial American Properties

935 South Main Street, Suite 201
Greenville, SC 29601
(800) 504-0046

Storage Facility

Total Land Area	3.68	Acres
Total Building Area	103,950	S.F.
Parking Required	--	Cars
Parking Provided	59	Cars

Option 3
August 11, 2017



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