



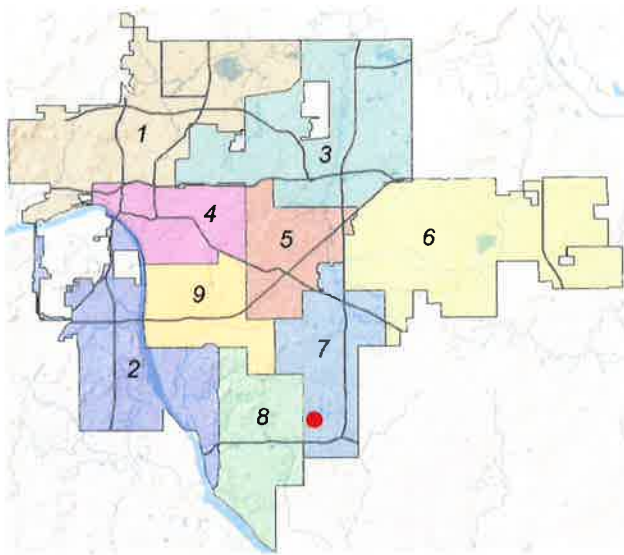
Case Number: PUD-298-18
Minor Amendment

Hearing Date: August 4, 2021

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Bradley Rowell
 Property Owner: Same

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to modify to increase allowable driveway width in the Right-Of-Way.

Gross Land Area: 0.18 Acres

Location: SWC of E 87th PI S and S 87th E Ave

8616 E 87th PI S

Lot 13, Block 1 Shadow Ridge

Zoning:
 Existing Zoning: RS-3/PUD-298
 Proposed Zoning: No Change

Comprehensive Plan:
 Land Use Map: Existing Neighborhood
 Growth and Stability Map: Stability

Staff Recommendation:
 Staff recommends approval.

Staff Data:
 TRS: 8313

City Council District: 7
Councilor Name: Lori Decter Wright

County Commission District: 3
Commissioner Name: Ron Peters

SECTION I: PUD-298-18 Minor Amendment

Amendment Request: Revise the PUD Development Standards to increase the allowable driveway width in the Right-Of-Way.

The applicant is proposing to increase the allowable driveway width in the Right-Of-Way for the subject lot from 27 ft to 30 ft to permit the addition of a driveway to access an existing accessory building. Driveway width in in the Right-Of-Way for lots in RS zoning districts is limited to 27 ft for lots with 75+ ft of lot width, with 30 ft being allowed in the street setback, outside of the Right-Of-Way. Currently, a driveway 18 ft in width exists to access the garage of the home. A new, 12 ft wide drive is proposed to provide access to the accessory building on the lot, which would bring the total driveway width in the Right-Of-Way to 30 ft.

Staff Comment: *This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(9) of the City of Tulsa Zoning Code.*

“Changes in structure heights, building setbacks, yards, driveway coverage measured by width, square footage or percentage of the yard, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved PUD standards and the character of the development are not substantially altered.”

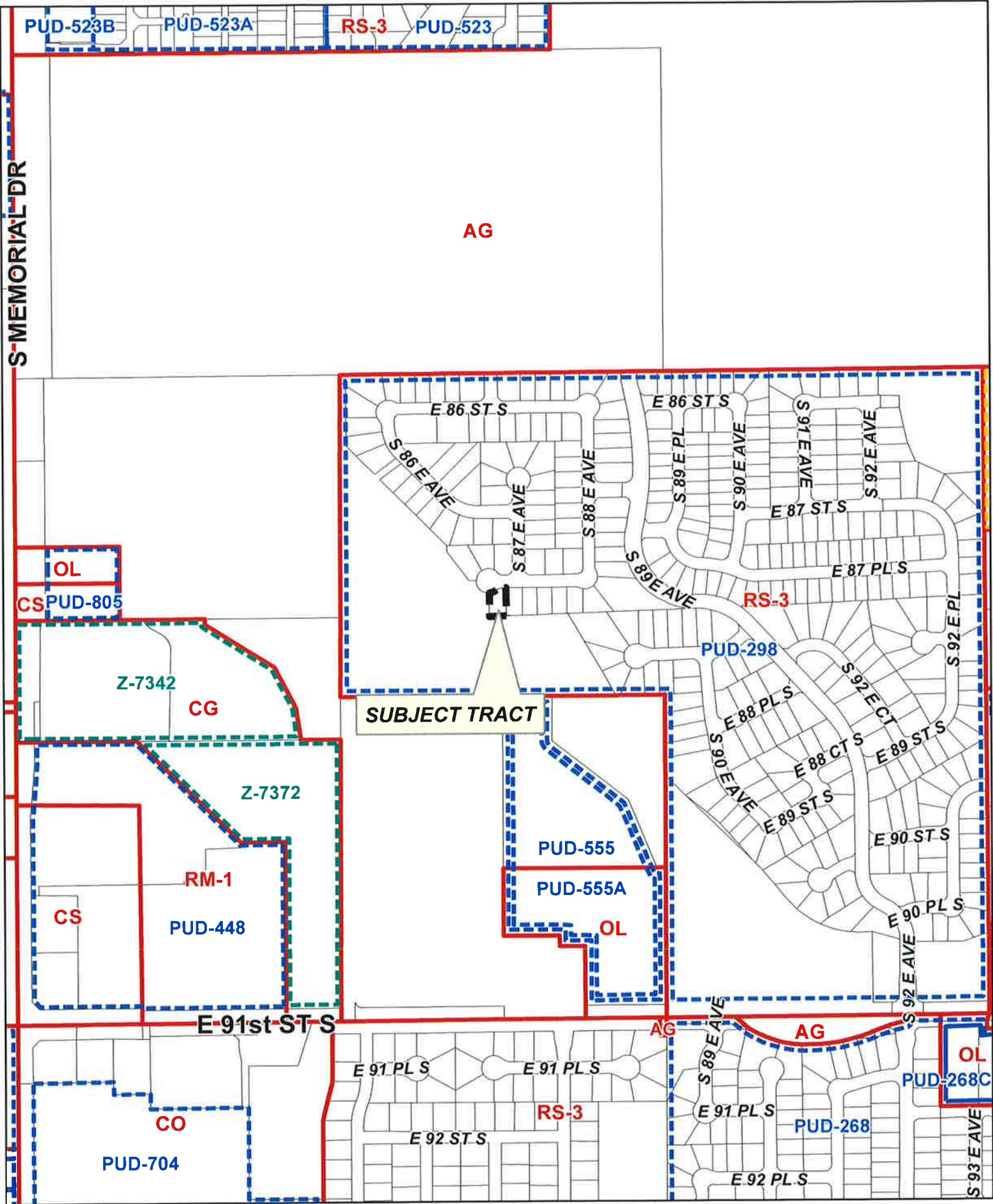
Staff has reviewed the request and determined:

- 1) PUD-298-18 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-298.
- 2) All remaining development standards defined in PUD-298 and subsequent amendments shall remain in effect.

Exhibits included with staff report:

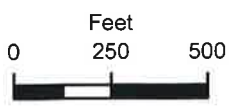
- INCOG zoning case map
- INCOG aerial photo
- INCOG aerial photo (enlarged)
- Applicant Site Plan

With considerations listed above, staff recommends **approval** of the minor amendment to increase the allowable driveway width in the Right-Of-Way from 27 ft to 30 ft.

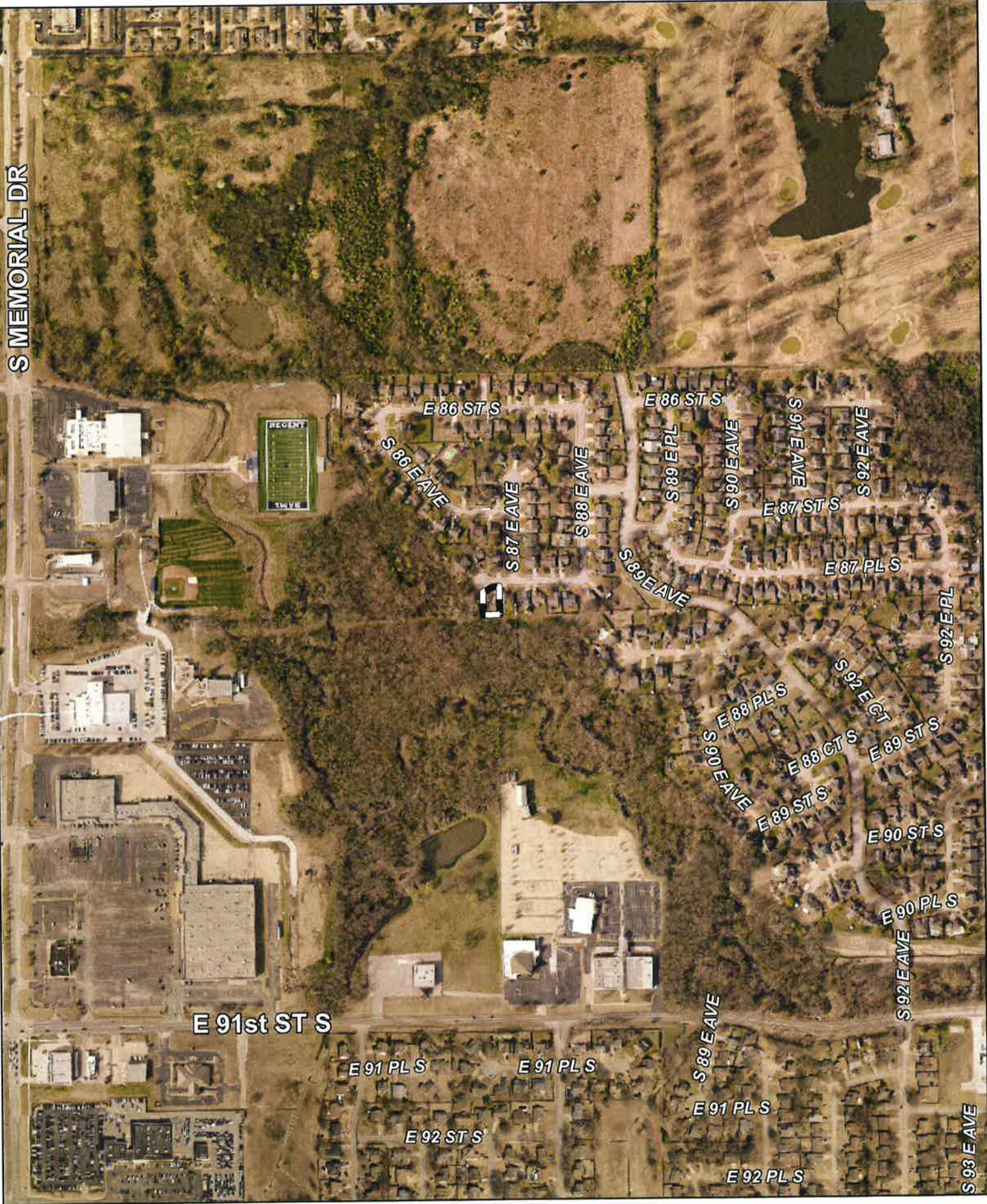


PUD-298-18

3.3



S MEMORIAL DR



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 Subject Tract

PUD-298-18

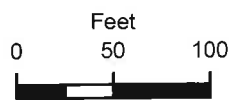
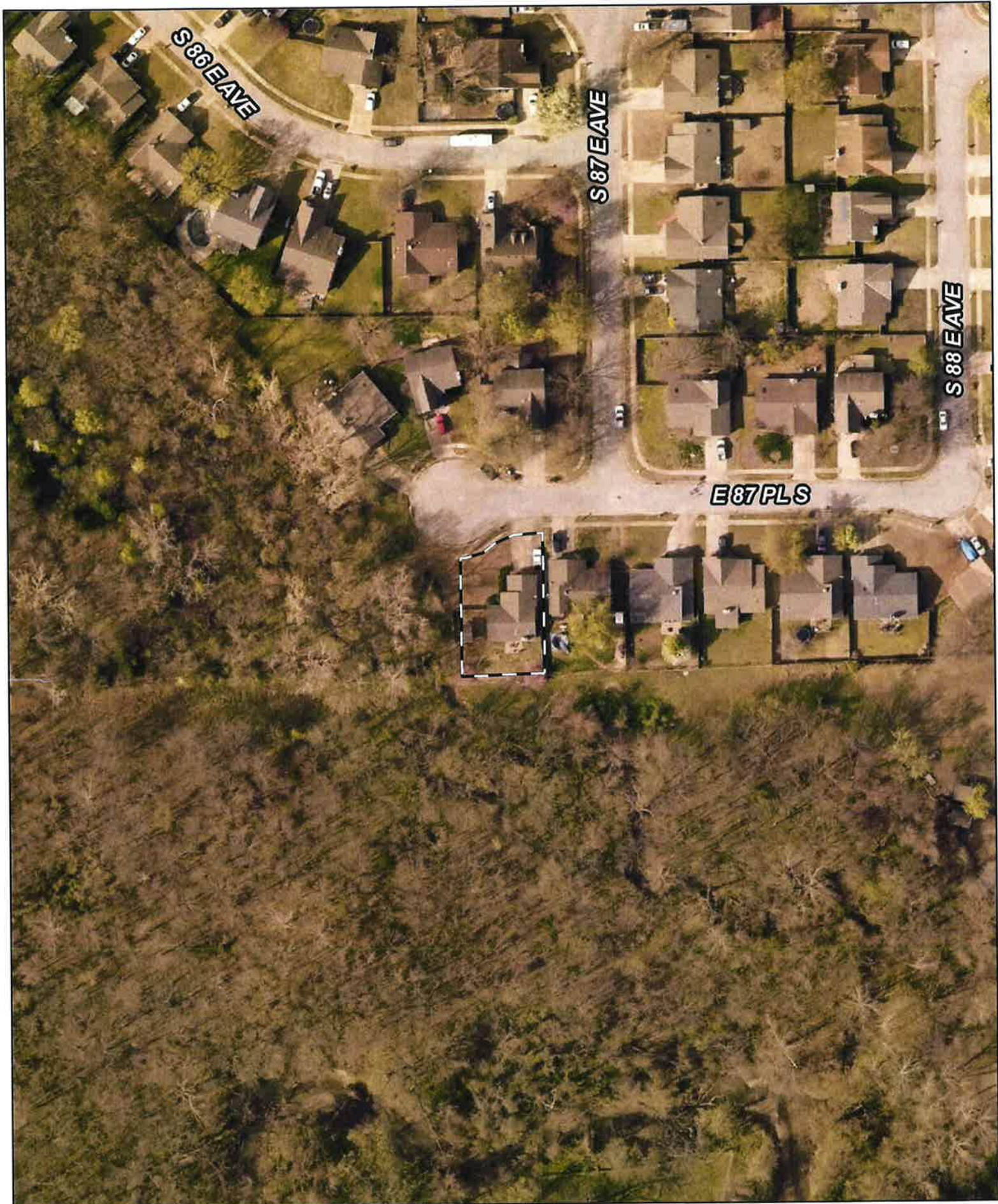
18-13 13

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

Aerial Photo Date: 2020/2021

3.4





Subject Tract

PUD-298-18

18-13 13

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

Aerial Photo Date: 2020/2021

3.5





**AMERICAN EAGLE
LAND SURVEYING, LLC**

2023 West 11th Street Jenks, OK. 74037
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darrellbible@gmail.com

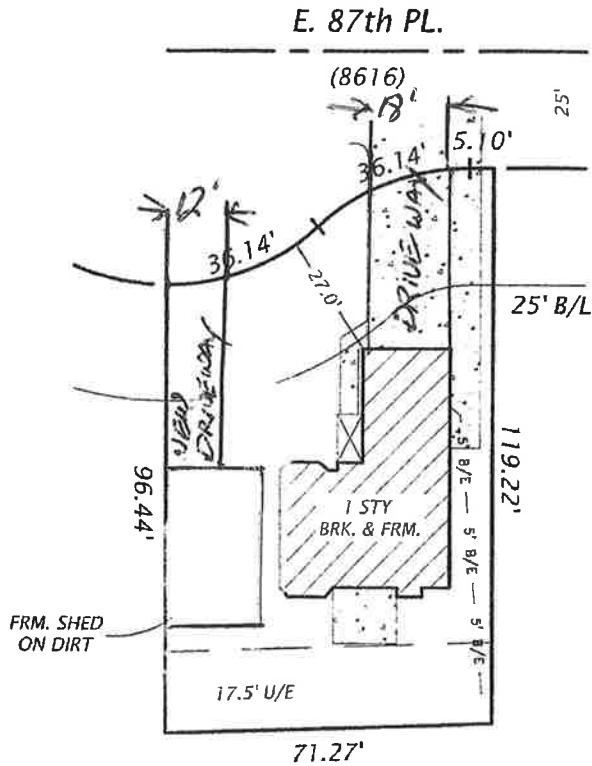
Order No. 1505027
Client: Elite Title Services, LLC
Borrower: Bradley Rowell
File Number: 1505-417
Lender: BOKF, NA dba Bank of Oklahoma

**PROFESSIONAL LAND SURVEYOR'S INSPECTION PLAT
FOR MORTGAGE LOAN PURPOSE**

Legal Description

Lot Thirteen (13), Block One (1), SHADOW RIDGE,
an Addition to the City of Tulsa, Tulsa County, State of Oklahoma,
according to the Recorded Plat No.4502.

SCALE
1" = 30'



SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "UNSHADED X" AN AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON FIRM MAP#405381 0367L, DATED 10/16/12.

Property address: 8616 East 87th Place, Tulsa, Oklahoma

SURVEYORS STATEMENT

I DARRELL BIBLE PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT IN MY PROFESSIONAL OPINION THE ABOVE