



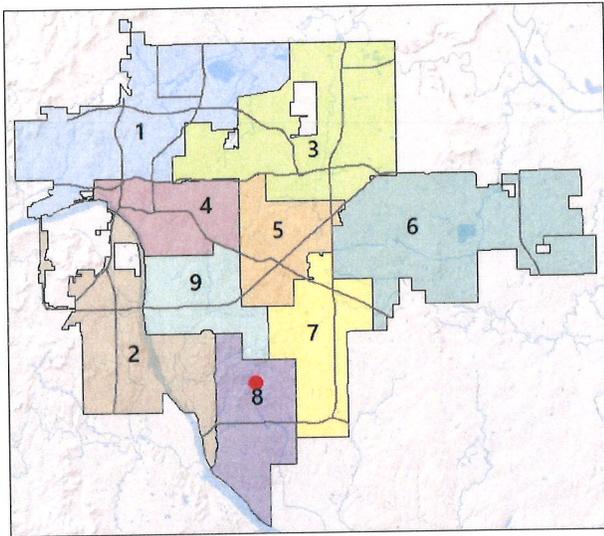
**Case Number:** PUD-457-5  
**Minor Amendment**

**Hearing Date:** February 16, 2022

**Case Report Prepared by:**  
 Jay Hoyt

**Owner and Applicant Information:**  
 Applicant: Keith Nachbor  
 Property Owner: Thomas A Smith

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



**Applicant Proposal:**

Concept summary: PUD minor amendment to increase allowable driveway width in the street setback and right-of-way.

Gross Land Area: 0.4 Acres

Location: East of the northeast corner of E 81<sup>st</sup> St S and S Yale Ave

7836 S Granite Ave

Lot 9, Block 1 Holland Pointe

**Zoning:**  
 Existing Zoning: RS-3/PUD-457  
 Proposed Zoning: No Change

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

**Staff Recommendation:**  
 Staff recommends approval.

**Staff Data:**  
 TRS: 8310

**City Council District:** 8  
*Councilor Name:* Phil Lakin, Jr.  
**County Commission District:** 3  
*Commissioner Name:* Vicki Adams

**SECTION I:** PUD-457-5 Minor Amendment

Amendment Request: Revise the PUD Development Standards to increase the allowable driveway width within the street setback and the street right-of-way.

Currently driveways in RS zoned lots with a width of 75+ feet cannot exceed 50% of the lot frontage or 27 ft of driveway width in the right-of-way and 30 ft within the street setback, whichever is less. The subject lot currently has an existing drive that is 27 ft wide along the Hudson Ave frontage. A new circle drive is proposed along the Granite Ave frontage with a width of 14 ft at each end of the drive, or 28 ft in width total for the new drive. This would bring the total combined drive width for the subject lot to 55 ft. The subject lot is a corner lot and has approximately 240 ft of total frontage. This would bring the total requested drive width to 23% of the total frontage.

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.*

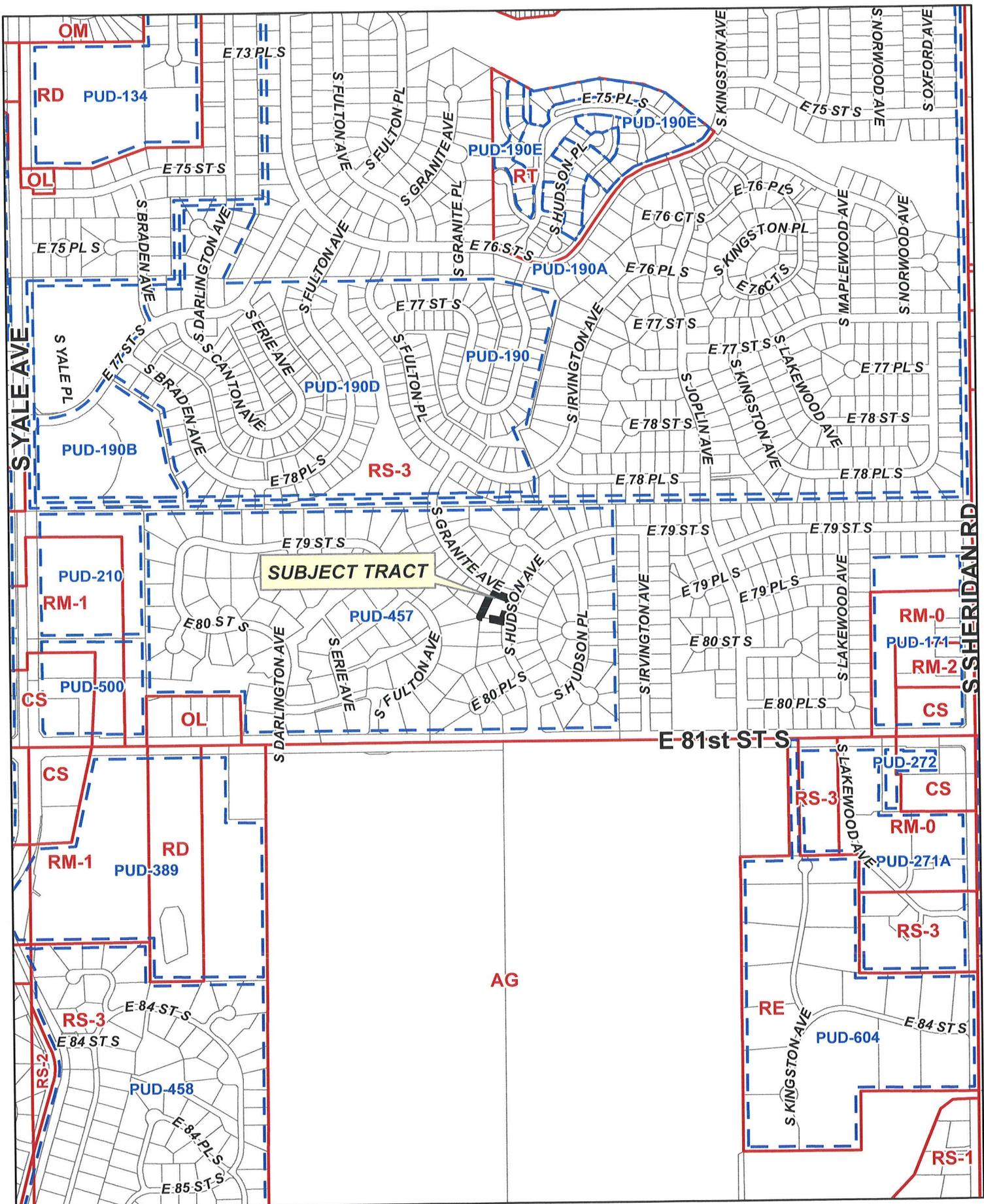
*“Changes in structure heights, building setbacks, yards, driveway coverage measured by width, square footage or percentage of the yard, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved PUD standards and the character of the development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

Staff has reviewed the request and determined:

- 1) PUD-457-5 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-457.
- 2) All remaining development standards defined in PUD-457 and subsequent amendments shall remain in effect.

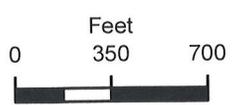
Exhibits included with staff report:  
INCOG zoning case map  
INCOG aerial photo  
INCOG aerial photo (enlarged)  
Applicant Site Plan

With considerations listed above, staff recommends **approval** of the minor amendment to increase the total allowable driveway width to 55 ft in both the street setback and the right-of-way.



**PUD-457-5**

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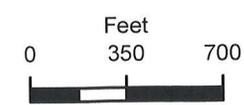
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S YALE AVE

S SHERIDAN RD



 Subject Tract

**PUD-457-5**

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

Aerial Photo Date: 2020/2021



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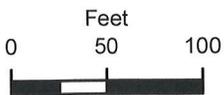


**S GRANITE AVE**

**S HUDSON AVE**

**S FULTON AVE**

**E 80 PL S**



 **Subject Tract**

**PUD-457-5**

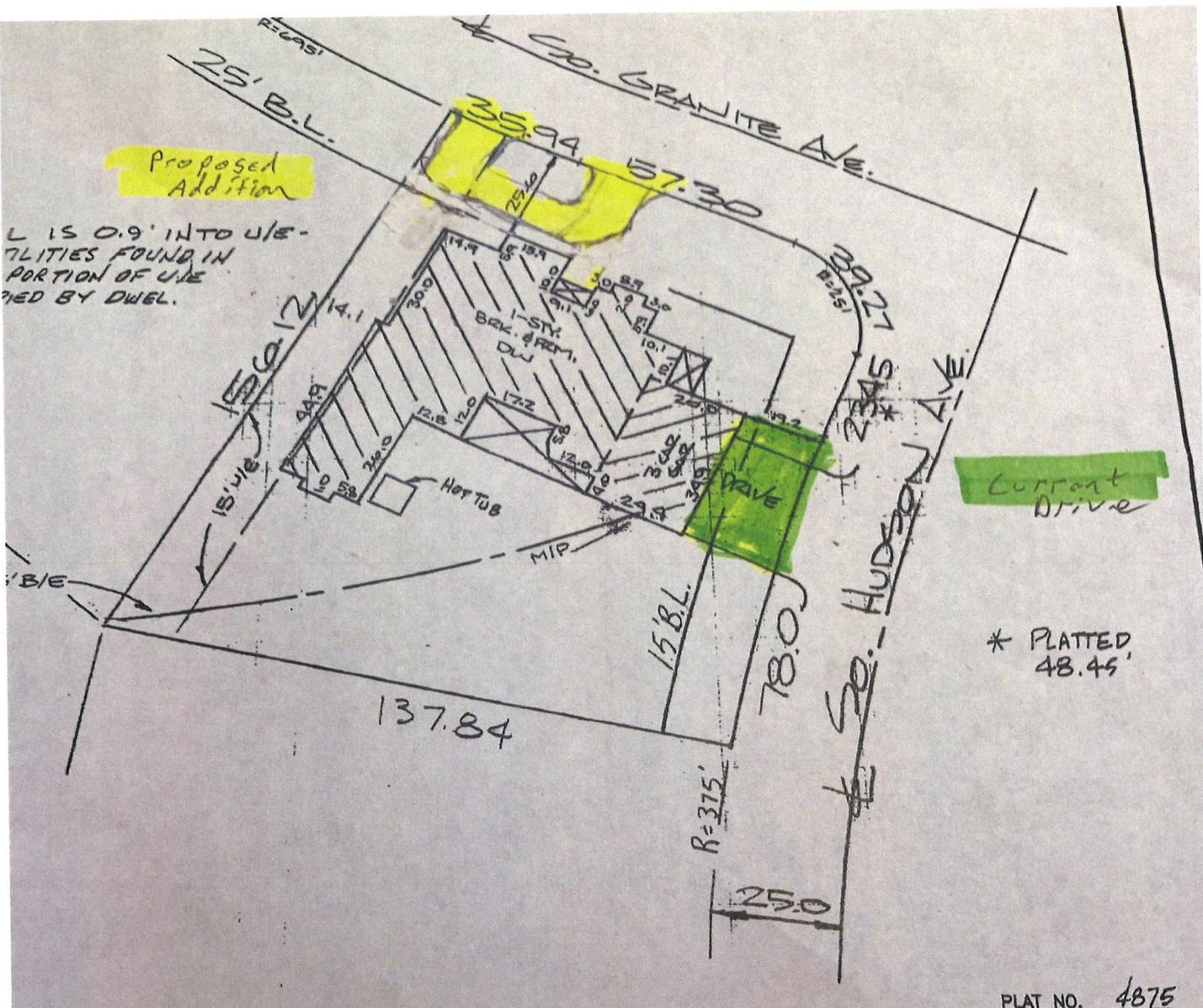
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*Note: Graphic overlays may not precisely align with physical features on the ground.*

Aerial Photo Date: 2020/2021



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LEGAL DESCRIPTION AS PROVIDED:

Lot Nine (9), Block One (1), HOLLAND POINTE, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof, and known as 7836 South Granite Avenue.

SURVEYOR'S STATEMENT

I, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION #CA1098 (RENEWAL DATE: 12/31/01), IN MY PROFESSIONAL OPINION THE ABOVE INSPECTION PLAT SHOWS THE DWELLING AS LOCATED ON THE PREMISES DESCRIBED, THAT IT IS ENTIRELY WITHIN THE BOUNDARIES OF THE PLAT AND THAT THERE ARE NO ENCROACHMENTS THEREON BY VISIBLE PERMANENT IMPROVEMENTS, EXCEPT AS INDICATED; THAT THE ABOVE INSPECTION PLAT SHOWS ALL RECORDED PLAT ENCROACHMENTS WHICH HAVE BEEN DISCLOSED BY A CURRENT TITLE OPINION OR BY COMMITMENT FOR TITLE INSURANCE AND COPIES THEREOF PROVIDED TO ME; THAT THIS INSPECTION PLAT IS PREPARED ONLY FOR THE MORTGAGEE AND IS NOT A LAND OR BOUNDARY LINE SURVEY; THAT NO PROPERTY CORNERS WERE SET AND IS NOT TO BE USED OR RELIED UPON FOR THE MORTGAGEE; THAT UNDERGROUND OR ABOVE GROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS INSPECTION PLAT; THAT THIS INSPECTION PLAT IS PREPARED SOLELY FOR THE CLIENT LISTED HEREON AS OF THIS DATE AND MAY NOT BE USED FOR ANY OTHER TRANSACTION; AND THAT NO RESPONSIBILITY OR LIABILITY IS ASSUMED HEREIN OR HEREBY TO THE PRESENT OR FUTURE LAND OWNER OR BUYER OR LENDER OR OTHER TRANSACTION.

12th DAY OF December, 2000.

cm  
company/buyer/lender 1-9-01.



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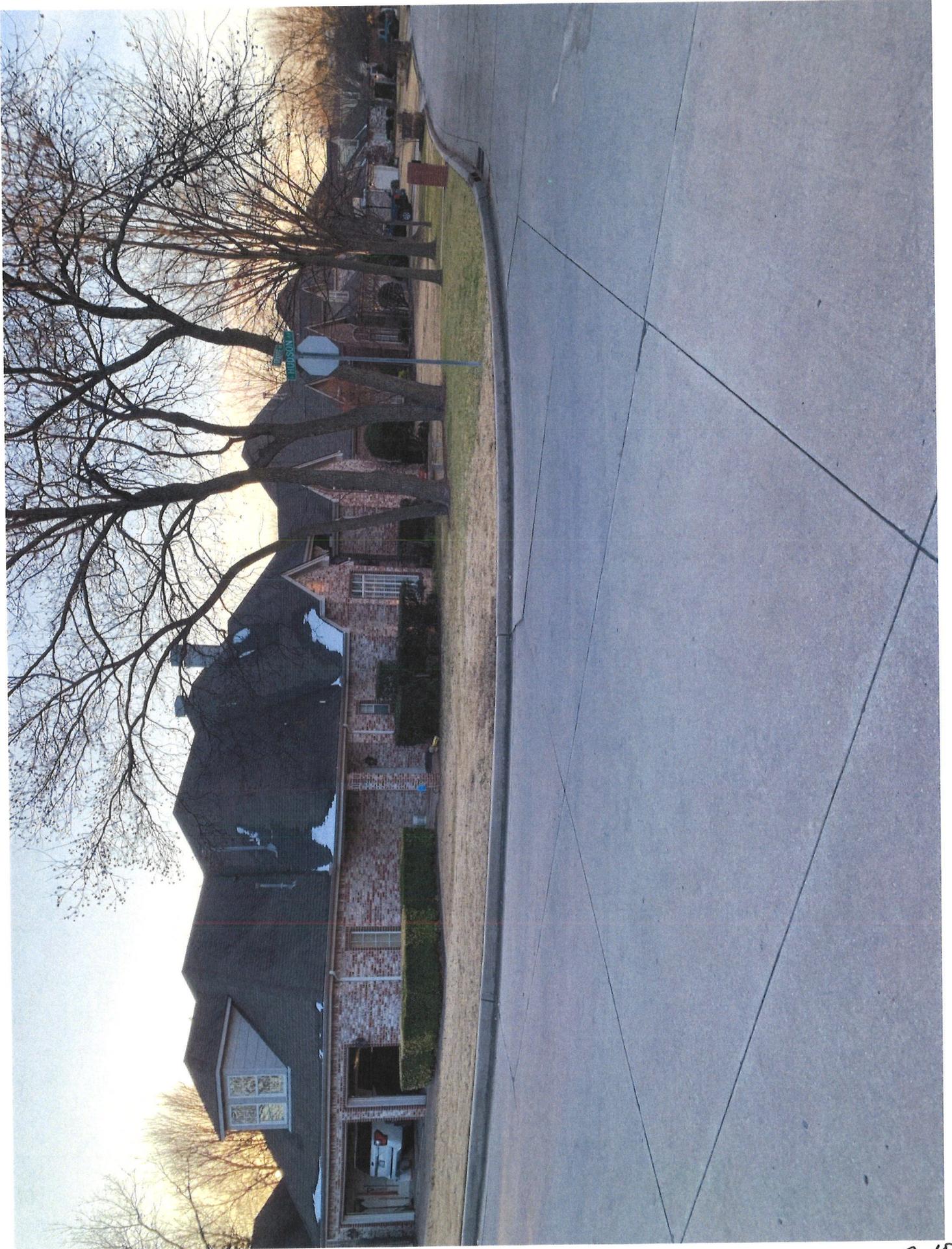


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