

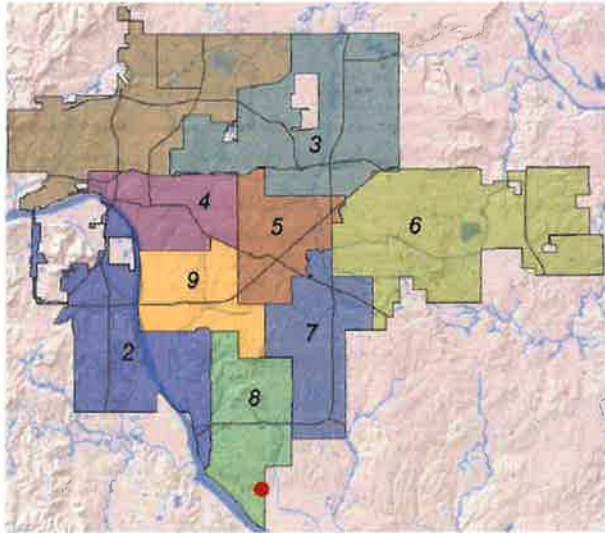


**Case Number:** PUD-677-A-6  
Minor Amendment  
**Hearing Date:** August 19, 2020  
(Continued from August 5, 2020)

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
Applicant: TJ Remy  
Property Owner: David Kolker

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



**Applicant Proposal:**  
Concept summary: PUD minor amendment to modify to rear yard setback requirements.  
Gross Land Area: 0.34 Acres  
Location: NEC of S 119<sup>th</sup> Pl and S Lakewood Ave  
11905 S Lakewood Ave  
Lot 6, Block 2 Crestwood At The River II

**Zoning:**  
Existing Zoning: RS-1/PUD-677-A  
Proposed Zoning: No Change

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

**Staff Recommendation:**  
Staff recommends approval.

**Staff Data:**  
TRS: 8314

**City Council District:** 8  
*Councilor Name:* Phil Lakin  
**County Commission District:** 3  
*Commissioner Name:* Ron Peters

**SECTION I:** PUD-677-A-6 Minor Amendment

Amendment Request: Revised the PUD Development Standards to reduce the setback requirements for the rear yard.

The original minor amendment request was to revise the side, garage and rear yard setbacks for the subject lot. The applicant has since revised the design of the proposed home so that it can comply with the side and garage setback requirements. The only request needed as part of this amendment is to reduce the rear yard setback from 25 ft to 17.5 ft as illustrated on the site plan provided by the applicant.

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, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved standards and the character of the development are not substantially altered.”*

Staff has reviewed the request and determined:

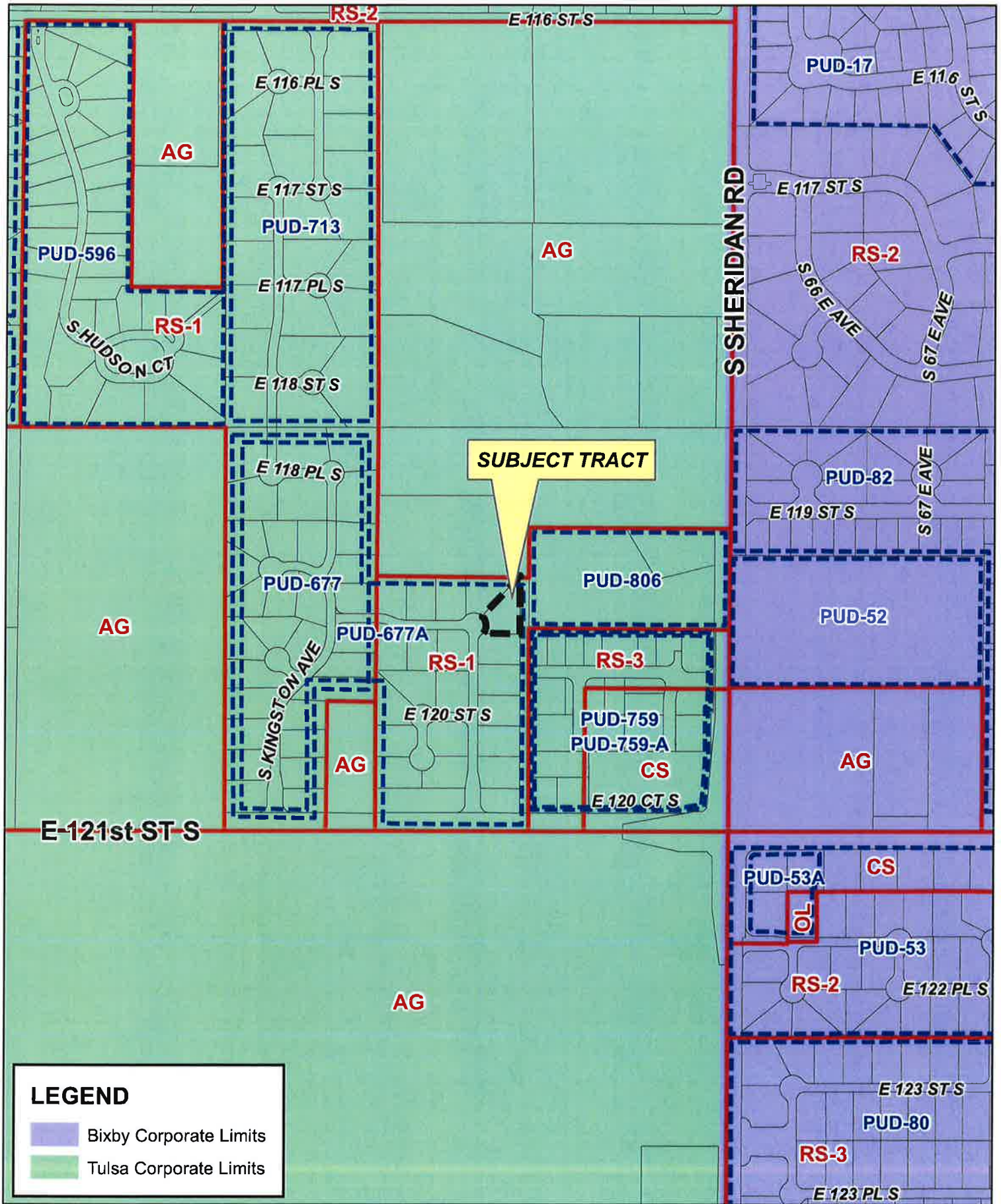
- 1) PUD-677-A-6 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-677-A.
- 2) All remaining development standards defined in PUD-677-A and subsequent amendments shall remain in effect.

With considerations listed above, staff recommends **approval** of the minor amendment to revise the rear yard setback from 25 ft to 17.5 ft.

**SECTION II: Supporting Documentation**

Exhibits included with staff report:

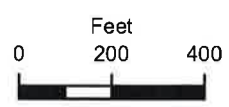
- INCOG zoning case map
- INCOG aerial photo
- INCOG aerial photo (enlarged)
- Applicant Site Plan
- Homeowners Association Approval Letter for Revisions



**SUBJECT TRACT**

**LEGEND**

- Bixby Corporate Limits
- Tulsa Corporate Limits



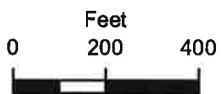
**PUD-677-A-6**

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 Subject Tract

# PUD-677-A-6

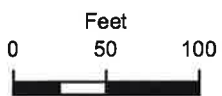
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018



1.4



Subject  
Tract

**PUD-677-A-6**

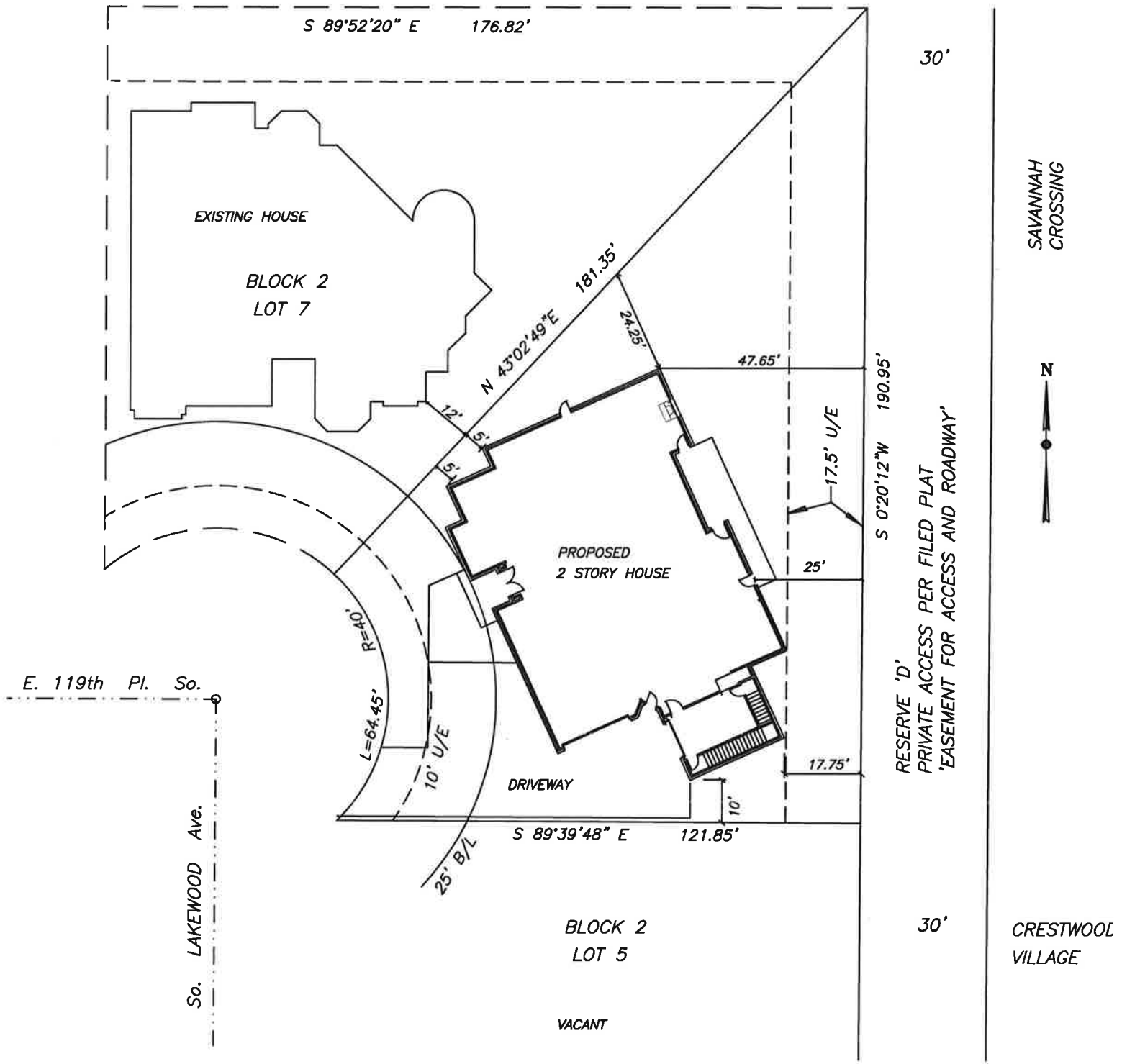
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Aerial Photo Date: February 2018



1.5



LOT 6, BLOCK 2  
 CRESTWOOD AT THE RIVER II

1.6

## Crestwood at the River Homeowners Association

Applicant: The Board of Directors and Architectural Review Committee for the Crestwood at the River Homeowner's Association has reviewed your request for a 7.5 foot variance from the 25-foot rear setback line for the construction of your residence on Lot 6, Block 2, Crestwood at the River II. We have received and reviewed a legal opinion in that regard, and also additional material provided to the Association and have concluded by a majority vote of the Board of Directors that the Board has no objection to your request for the variance. However, we have also been made aware that the request for variance would have to be submitted to and approved by the Indian Nations Council of Governments (INCOG). If a public hearing on your application becomes necessary, the Board of Directors will go on record on your behalf as having reviewed your application and approved it by a majority vote of the Board of Directors.



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David Pentecost, Board President

6.30.20