

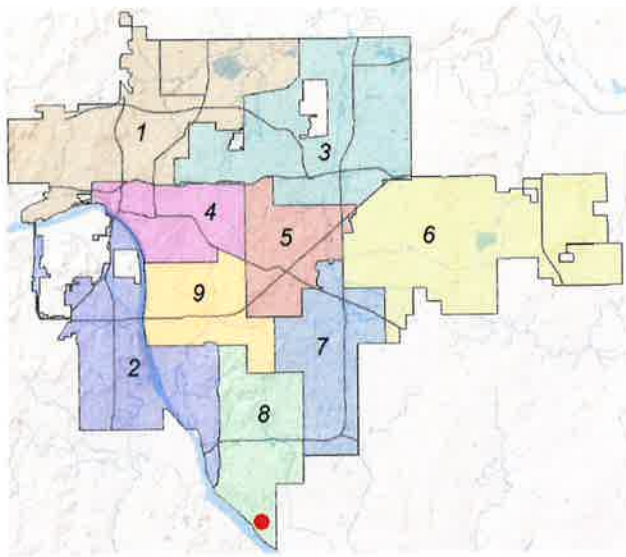


Case Number: PUD-803-11
Minor Amendment
Hearing Date: September 1, 2021

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Nick Puma
 Property Owner: Same

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to allow driveway coverage greater than 40% in front setback

Gross Land Area: 0.33 Acres

Location: South of the SWC of E 121st St S and S Hudson Ave

5531 E 125th St S

Lot 4, Block 12 Estates at the River III

Zoning:
 Existing Zoning: RS-3/PUD-803
 Proposed Zoning: No Change

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

Staff Recommendation:
 Staff recommends approval.

Staff Data:
 TRS: 7303

City Council District: 8
Councilor Name: Phil Lakin, Jr.
County Commission District: 3
Commissioner Name: Ron Peters

SECTION I: PUD-803-11 Minor Amendment

Amendment Request: Revise the PUD Development Standards to allow driveway coverage greater than 40% in the front setback.

Currently the development standards limit the Maximum Front Yard Coverage by Parking Area to 40%. The applicant is requesting to increase this allowable coverage to greater than 40% This is due to the unusual shape of the subject lot as shown on the applicant's site plan included with this report. Staff proposes to increase this requirement to a Maximum Front Yard Coverage by Parking Area to 55%.

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."

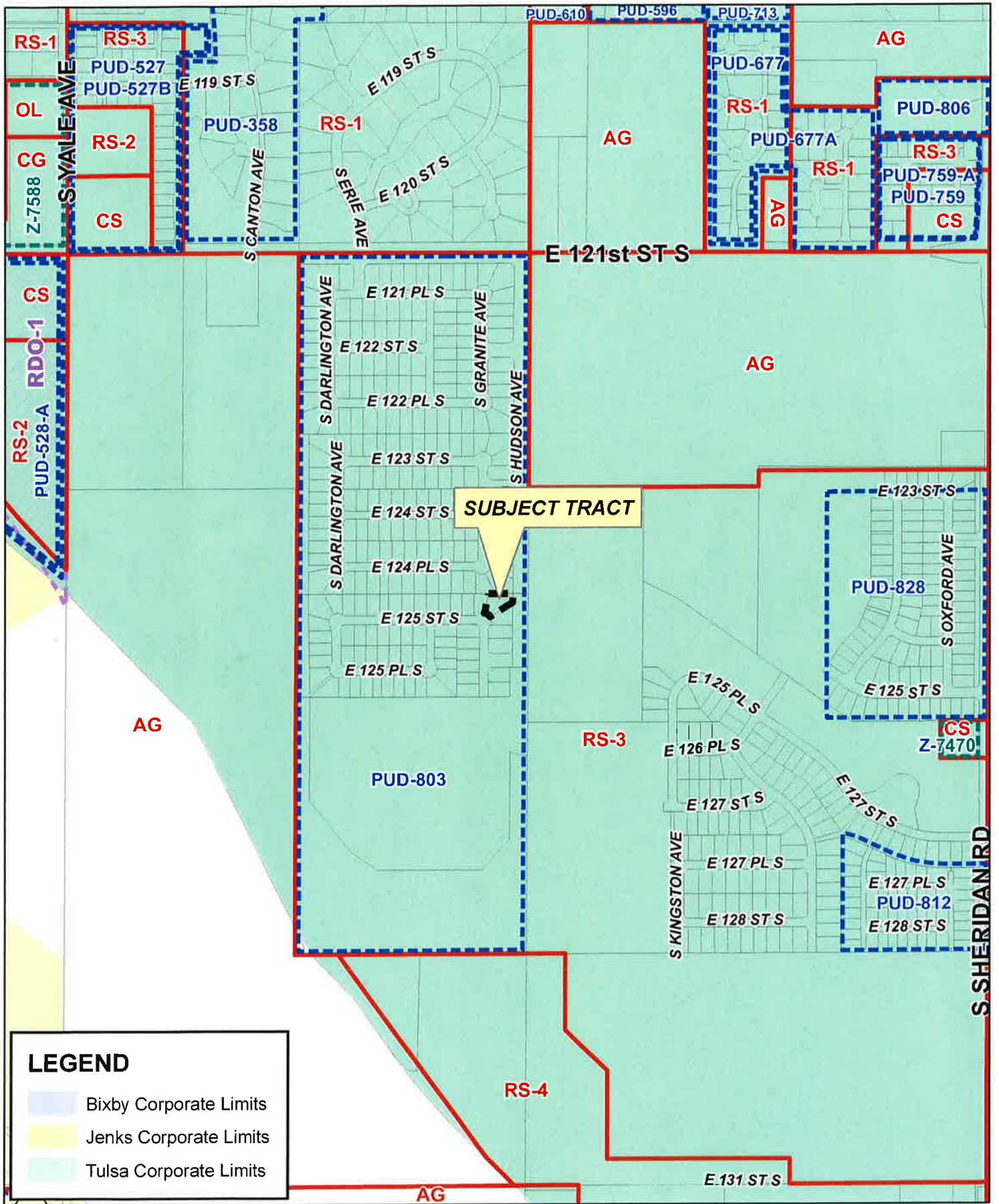
Staff has reviewed the request and determined:

- 1) PUD-803-11 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-803.
- 2) All remaining development standards defined in PUD-803 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 Maximum Front Yard Coverage by Parking Area to 55%.

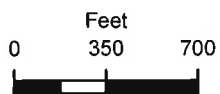


PUD-803-11

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Subject
Tract

PUD-803-11

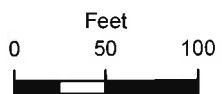
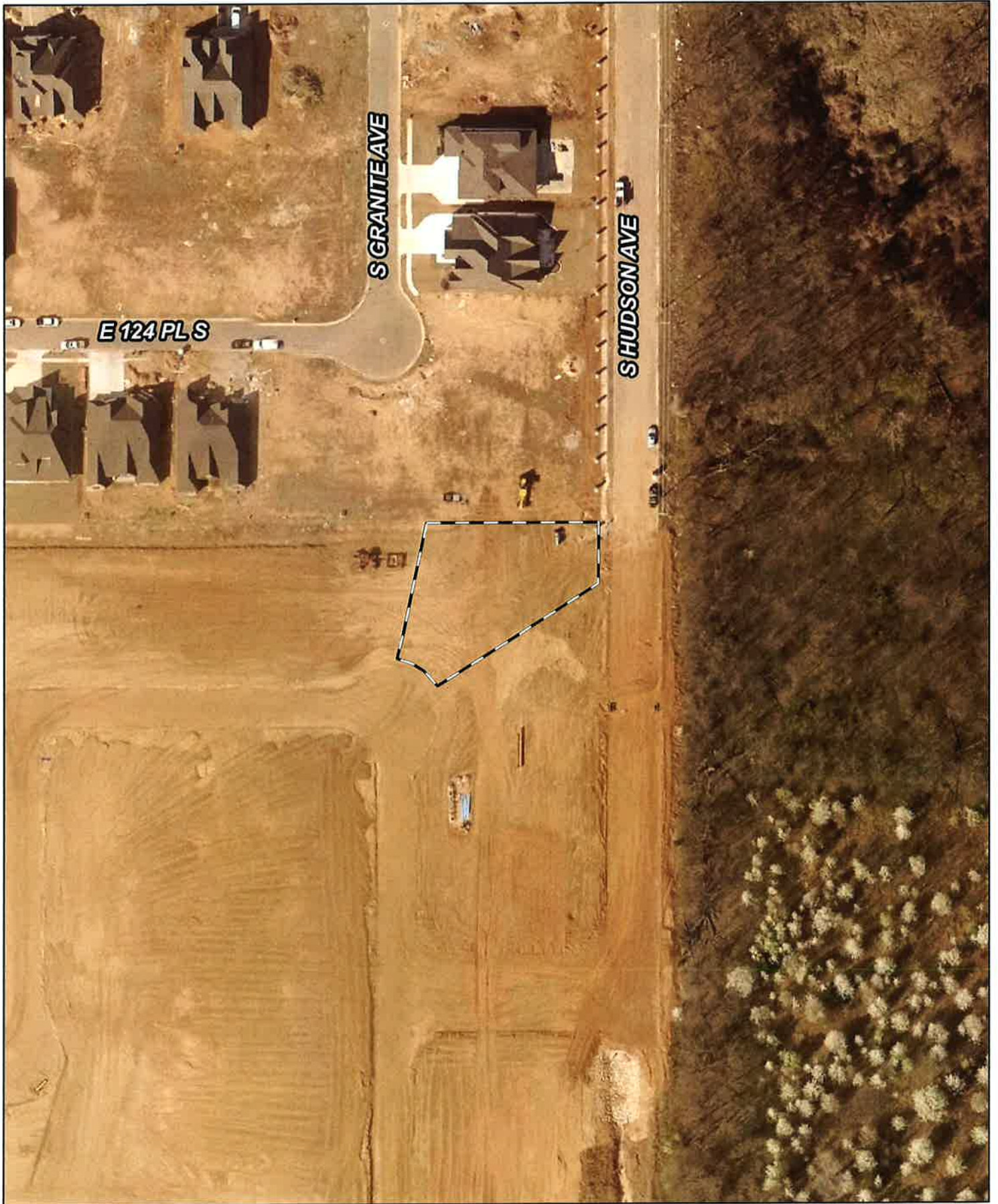
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021



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Subject Tract

PUD-803-11

17-13 03

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

Aerial Photo Date: 2020/2021



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