



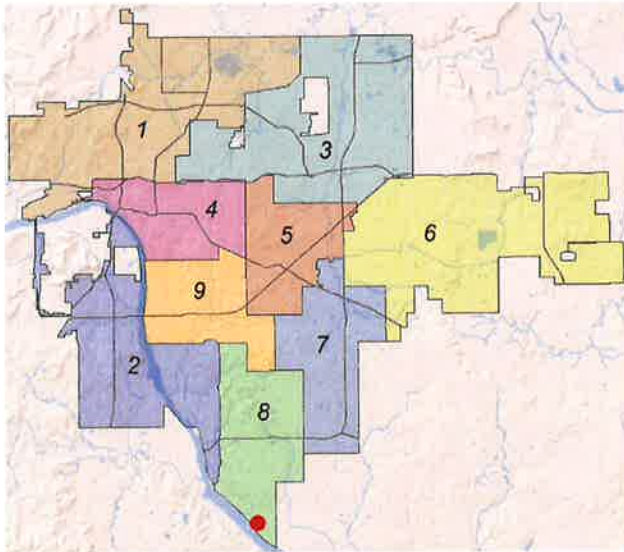
Case Number: PUD-803-8
Minor Amendment

Hearing Date: March 3, 2021

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Nick Puma
 Property Owner: Labella Homes

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to reduce the required setback for a street facing garage.

Gross Land Area: 0.2 Acres

Location: South and West of the SW/c E 121st St S and South Hudson Ave

5406 E 125th PI S

Lot 1, Block 14 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
County Commission District: 3
Commissioner Name: Ron Peters

SECTION I: PUD-803-8 Minor Amendment

Amendment Request: Revise the PUD Development Standards to reduce the required setback for a street facing garage from 20 ft to 15 ft.

The current requirement for street facing garages is to be setback 20 ft. The setback line for the remainder of the building along the street facing side is 15 ft. The request would allow the proposed garage to utilize the same setback as the rest of the home and keep the garage even with the structure.

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.”

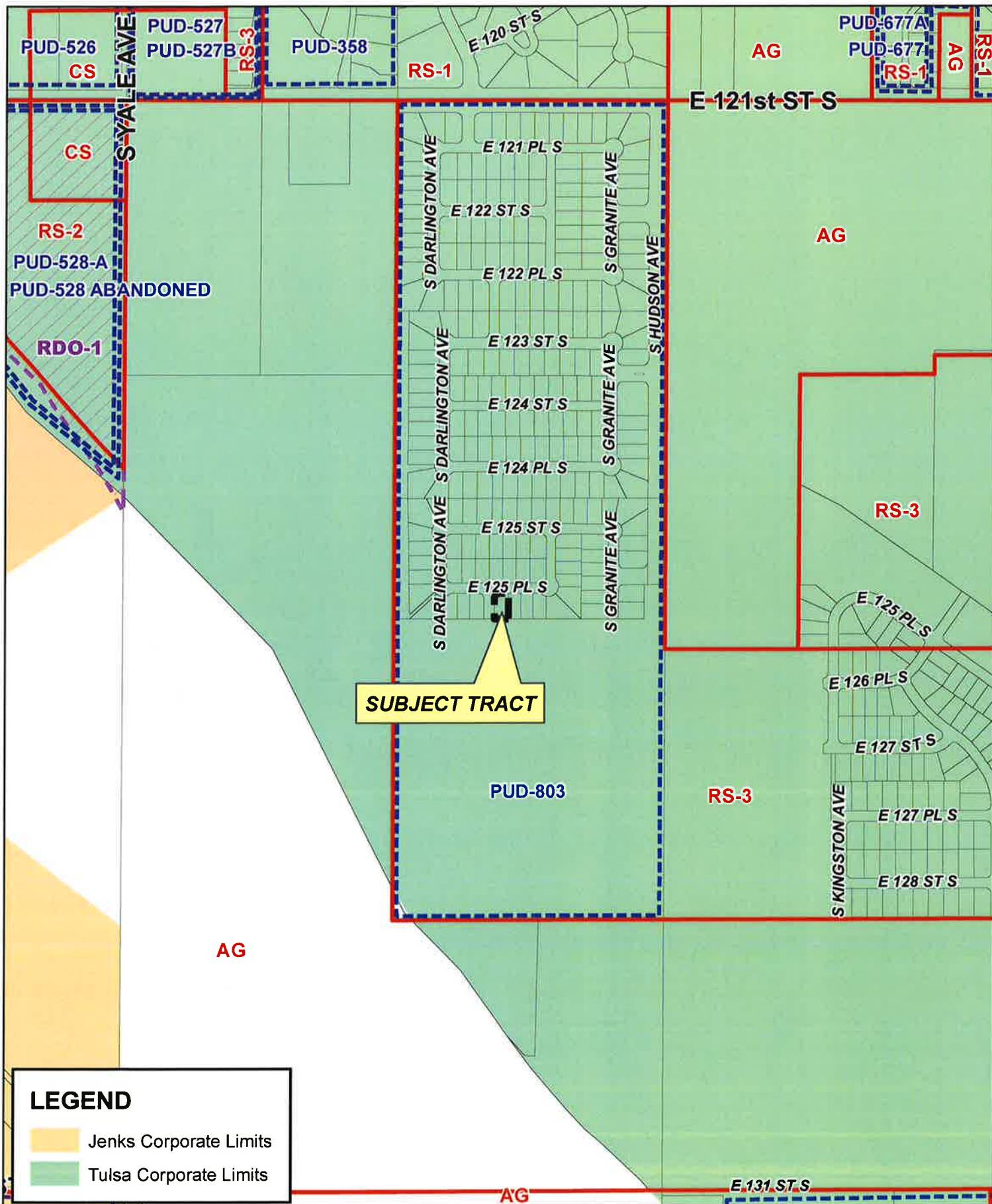
Staff has reviewed the request and determined:

- 1) PUD-803-8 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:

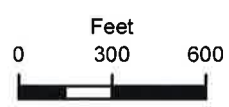
INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)
Applicant Site Plan

With considerations listed above, staff recommends **approval** of the minor amendment to reduce the required setback for a street facing garage from 20 ft to 15 ft.



LEGEND

- Jenks Corporate Limits
- Tulsa Corporate Limits



PUD-803-8

17-13 03





S YALE AVE

E 120 ST S

E 121st ST S

S DARLINGTON AVE

E 121 PL S

S GRANITE AVE

E 122 ST S

E 122 PL S

S HUDSON AVE

E 123 ST S

E 124 ST S

E 124 PL S

S DARLINGTON AVE

S GRANITE AVE

E 125 ST S

E 125 PL S

S GRANITE AVE

E 125 PL S

E 126 PL S

E 127 ST S

E 127 PL S

E 128 ST S

S KINGSTON AVE

E 131 ST S



Subject Tract

PUD-803-8

17-13 03

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

Aerial Photo Date: May 2020



2.4



S ERIE AVE

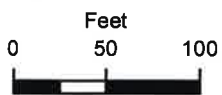
E 125 ST S

S DARLINGTON AVE

S FULTON AVE

E 125 PLS

S ERIE AVE



Subject
Tract

PUD-803-8

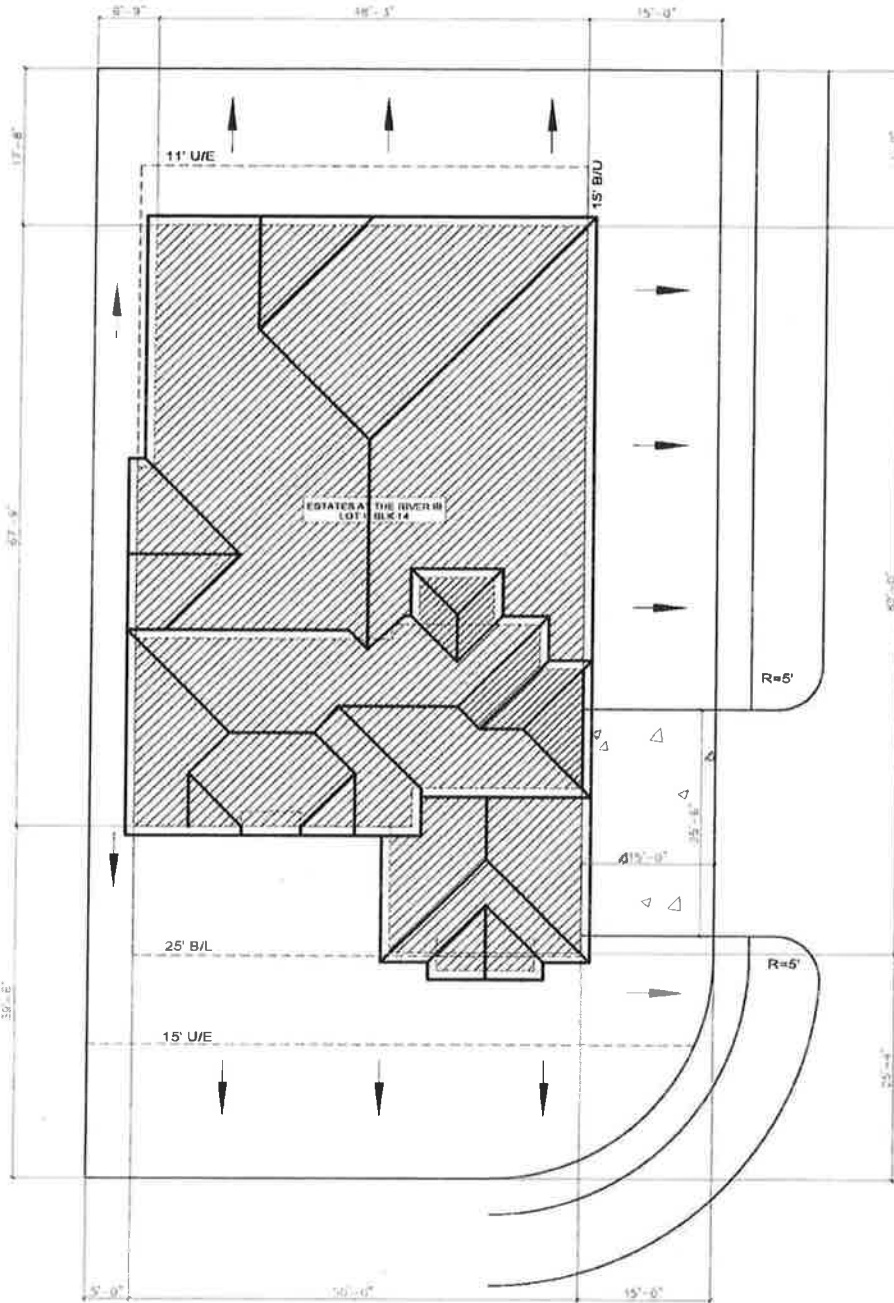
17-13 03

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Aerial Photo Date: May 2020



2.5



① **SITE PLAN**
SCALE: 1" = 20'

2.4