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<th>Case Number</th>
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<td>Hearing Date</td>
<td>March 3, 2021</td>
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**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 Pl 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.