



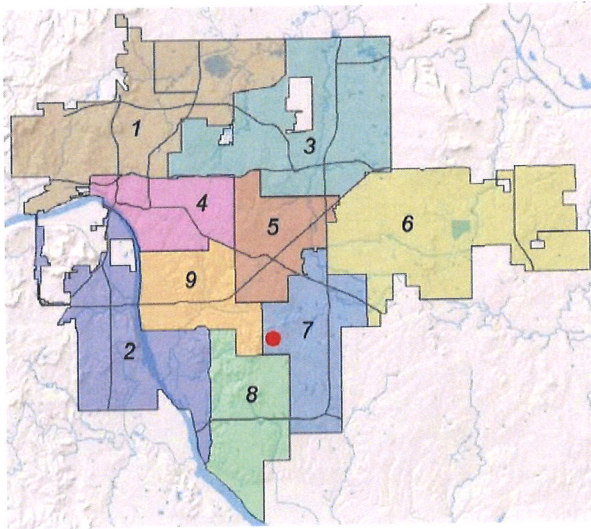
**Case Number:** PUD-187-23  
Minor Amendment

**Hearing Date:** April 21, 2021

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
Applicant: Brad Banks  
Property Owner: Jason Lile

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



**Applicant Proposal:**

Concept summary: PUD minor amendment to increase the allowable driveway width.

Gross Land Area: 0.3 Acres

Location: NE/c E 65<sup>th</sup> St S and S 72<sup>nd</sup> E Ave

Lot 15, Block 11 Shadow Mountain

**Zoning:**  
Existing Zoning: RS-3/PUD-187  
Proposed Zoning: No Change

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

**Staff Recommendation:**  
Staff recommends approval.

**Staff Data:**  
TRS: 8302

**City Council District:** 7  
*Councilor Name:* Lori Decter Wright  
**County Commission District:** 3  
*Commissioner Name:* Ron Peters

**SECTION I:** PUD-187-23 Minor Amendment

Amendment Request: Revise the PUD Development Standards to increase the allowable driveway width.

The current standards for driveway width are based on the zoning code allowances, which limit the driveway width for lots with more than 75 feet of frontage to 27 feet for drives in the right of way and 30 feet for drives in the required setback. The applicant is proposing to construct one circle drive, with each end being 16 feet in width in the right of way and setback along S 72<sup>nd</sup> E Ave. There is an existing 16 foot wide drive along E 65<sup>th</sup> St S. This results in a total proposed drive width of 48 feet. The lot has approximately 223 feet of frontage, which means the requested drive width would be just under 22% of the total street frontage for the subject lot.

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."*

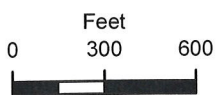
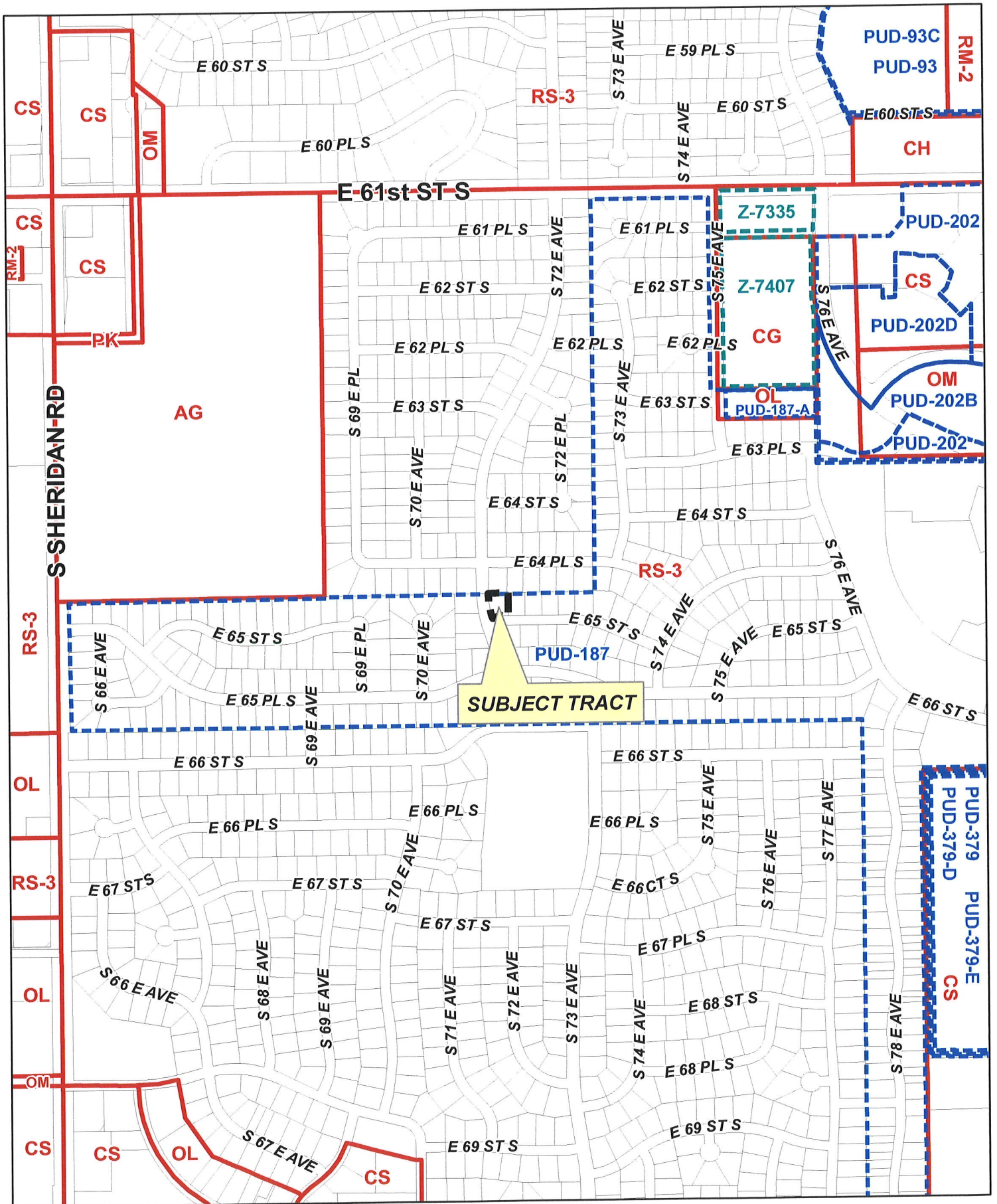
Staff has reviewed the request and determined:

- 1) PUD-187-23 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-187.
- 2) All remaining development standards defined in PUD-187 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 allowable drive width to 48 feet.



**PUD-187-23**

18-13 02

3.3







0 300 600  
Feet



Subject  
Tract

**PUD-187-23**

18-13 02

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

Aerial Photo Date: February 2018



3.4





0 50 100  
Feet



Subject  
Tract

**PUD-187-23**

18-13 02

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

Aerial Photo Date: February 2018

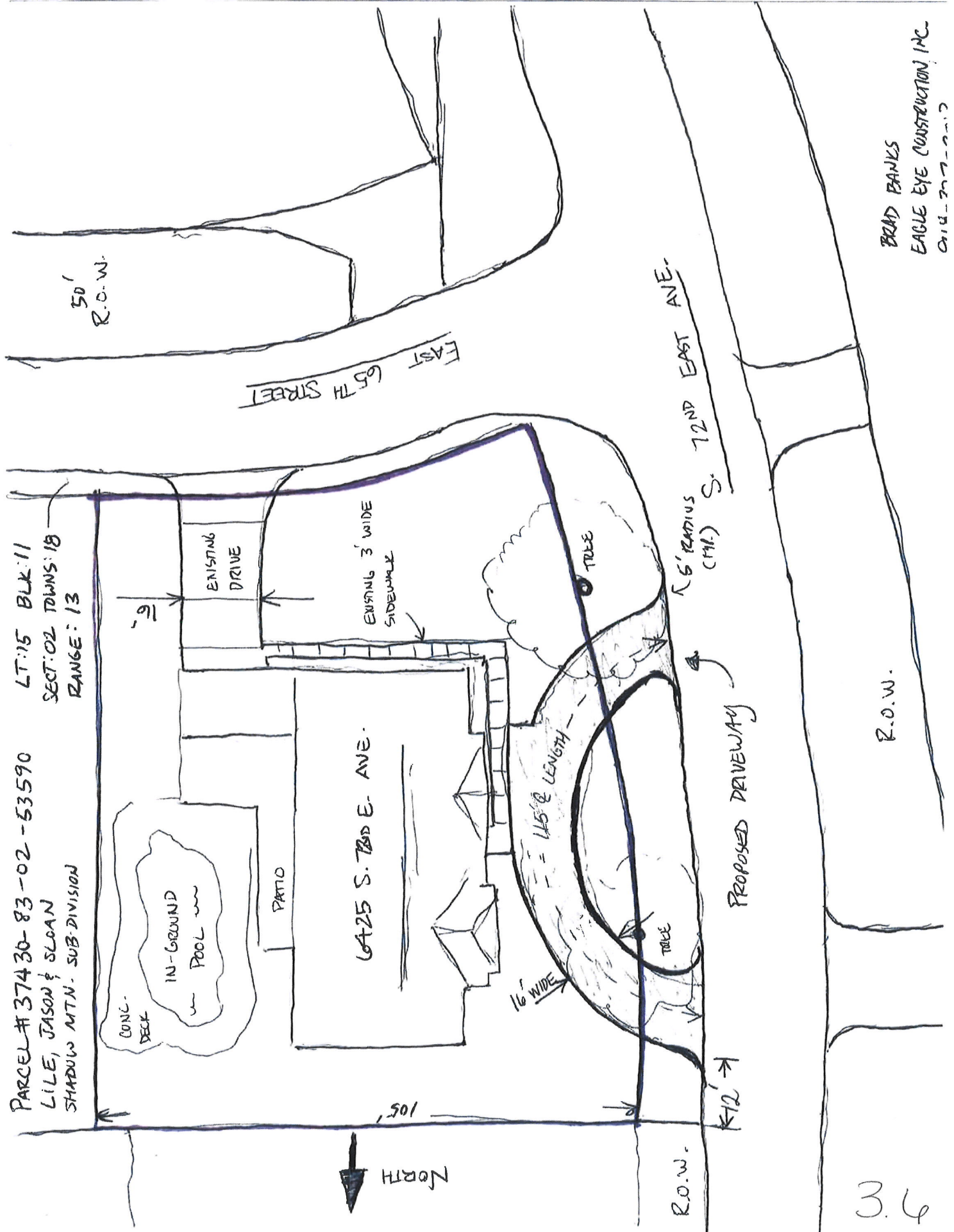


3.5



PARCEL # 37430-83-02-53590  
LILE, JASON & SLOAN  
SHADOW MTN. SUB-DIVISION

LT: 15 BLK: 11  
SEC: 02 TOWNS: 18  
RANGE: 13



R.O.W.

BROAD BANKS  
EAGLE EYE CONSTRUCTION INC.  
014-277-2117