



**Tulsa Metropolitan Area
Planning Commission**

PUD 190-A-40 Staff Report

Hearing Date: March 6, 2024
Prepared by: Dylan Siers
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918-596-7584

Owner and Applicant Information

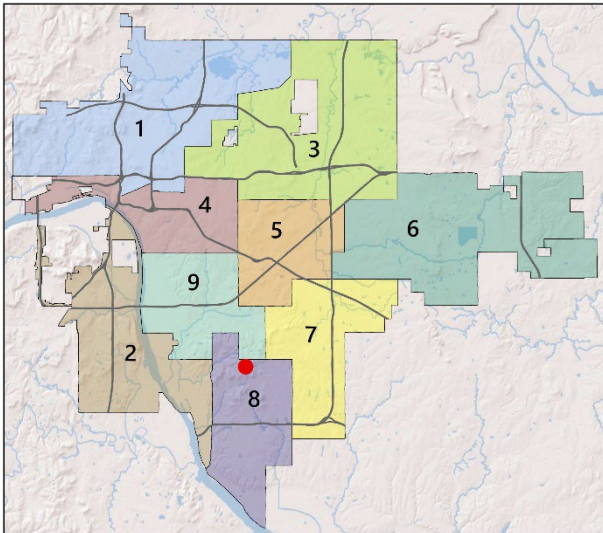
Applicant: John R. Profitt
Property Owner: John R. Profitt

Property Location

Northwest of the Northwest corner of East 79th Street
South and South Sheridan Road
Tract Size: ±.14 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 8, Phil Lakin Jr.
County Commission: District 3, Kelly Dunkerley

Public Notice Required

Mailed Notice to 300' radius – min. 20 days in advance.

Staff Recommendation

Staff recommends approval.

Request Summary

PUD minor amendment to allow for a separation distance of 10 feet between buildings.

Zoning

Existing Zoning: RS-3/PUD-190-A
Existing Overlays: None

Use

Current Use: Vacant
Proposed Use: Residence

Comprehensive Plan Considerations

Land Use

Land Use Plan: Neighborhood
Small Area Plans: None
Development Era: Late Automobile

Transportation

Major Street & Highway Plan: N/A
planitulsa Street Type: N/A
Transit: N/A
Existing Bike/Ped Facilities: None
Planned Bike/Ped Facilities: None

Environment

Flood Area: N/A
Tree Canopy Coverage: 20-30%
Parks & Open Space: N/A

Detailed Staff Recommendation

The applicant is proposing a minor amendment to amend PUD-190-A to allow for a 10 feet separation distance between buildings.

Currently PUD-190-A requires a 15-foot setback between buildings. The applicant wants to build a new home on Lot 10 Block 4 of Minshall Point. The proposed structure would be set back 10 feet from the nearest building to the West (Lot 9, Block 4, Minshall Point). The lot to the east is currently vacant, but the proposed structure would be setback over 5 feet from the property line. The underlying zoning is RS-3 which has a 5 foot setback from property lines, meaning that the proposed building would be permitted by right if it was not within PUD-190-A.

Current standards – 15 foot setback between buildings.

Proposed standards for Lot 10 Block 4 – 10 foot setback between buildings or 5 feet from the side property lines.

With consideration given to the factors listed herein, staff recommends **approval** of the application.

Staff has reviewed the request and determined:

- 1) PUD is consistent with the provisions for administration and procedures of a PUD in section 30.010-H.
- 2) PUD does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-190-A.
- 3) All remaining development standards defined in PUD-190-A and subsequent amendments shall remain in effect.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as Neighborhood.

Neighborhoods are mostly residential uses, which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low intensity uses that support residents’ daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access from a lower-order street separated from the arterial, then it would be considered Neighborhood.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-3/PUD-190-A	Neighborhood	Residence
East	RS-3/PUD-190-A	Neighborhood	Residence
South	RS-3/PUD-190-A	Neighborhood	Residence
West	RS-3/PUD-190-A	Neighborhood	Residence

Small Area Plans

The subject properties are not within a small area plan.

Development Era

The subject property is located in an area developed during the Late Automobile Era.

Late Automobile

The subject property is in an area developed during the Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

Transportation

Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: N/A

Arterial Traffic per Lane: N/A

Environmental Considerations

Flood Area: The subject properties are not within a flood area.

Tree Canopy Coverage: Tree canopy in the area is 20%-30%. The area would benefit from additional trees, which also capture and treat runoff before it enters the river.

Parks & Open Space: N/A

Exhibits

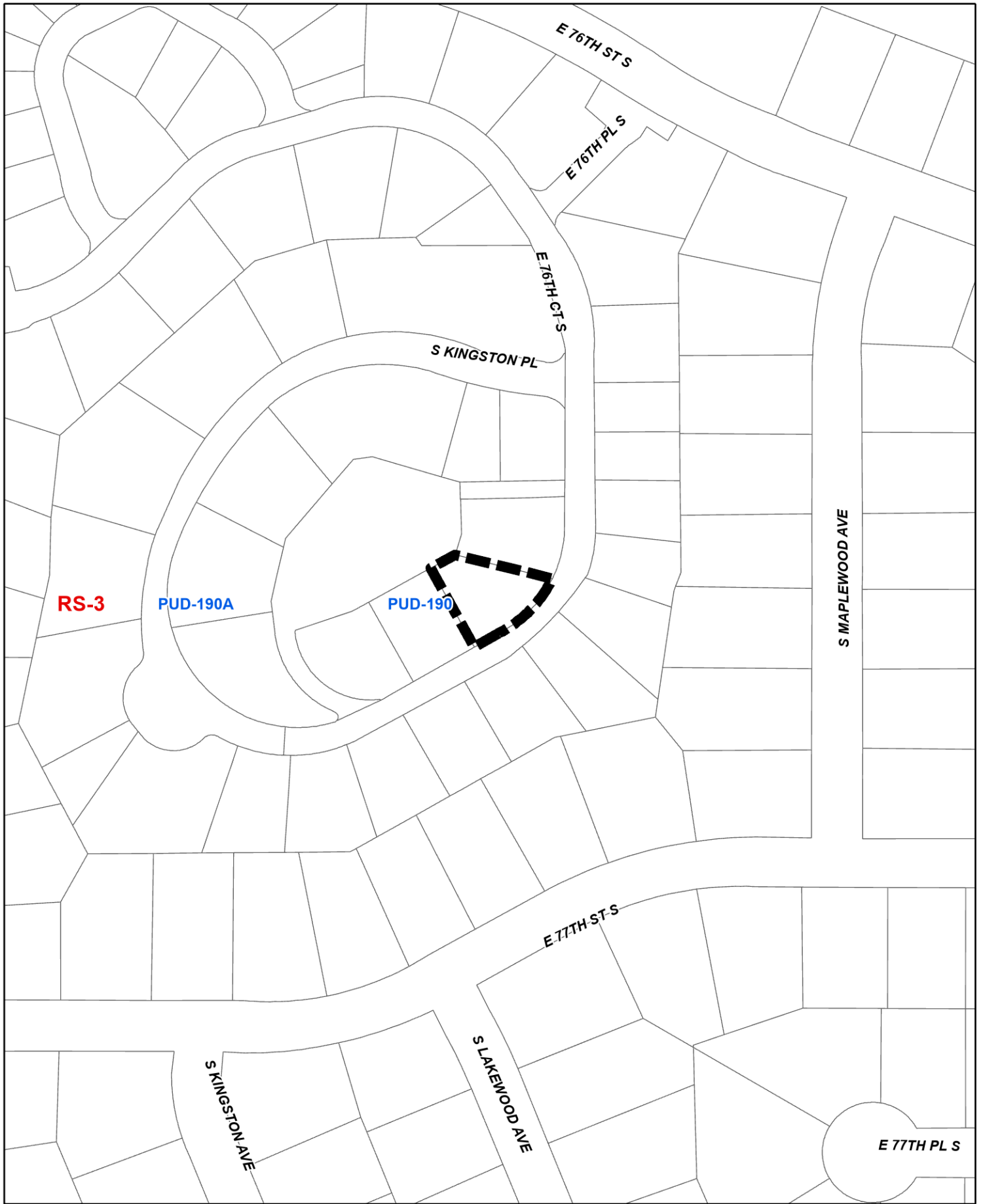
Case map

Aerial (small scale)

Aerial (large scale)

Tulsa Comprehensive Plan Land Use Map

Applicant Exhibits

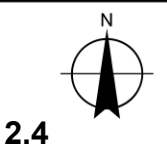
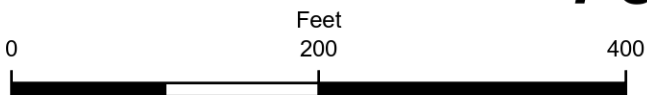


RS-3

PUD-190A

PUD-190

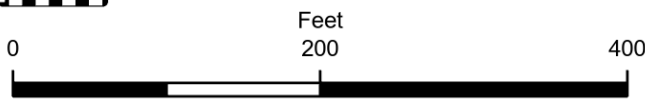
PUD-190-A-40





Subject
Tract

PUD-190-A-40



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

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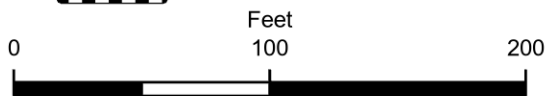
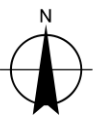
Aerial Photo Date: 2021



Subject
Tract

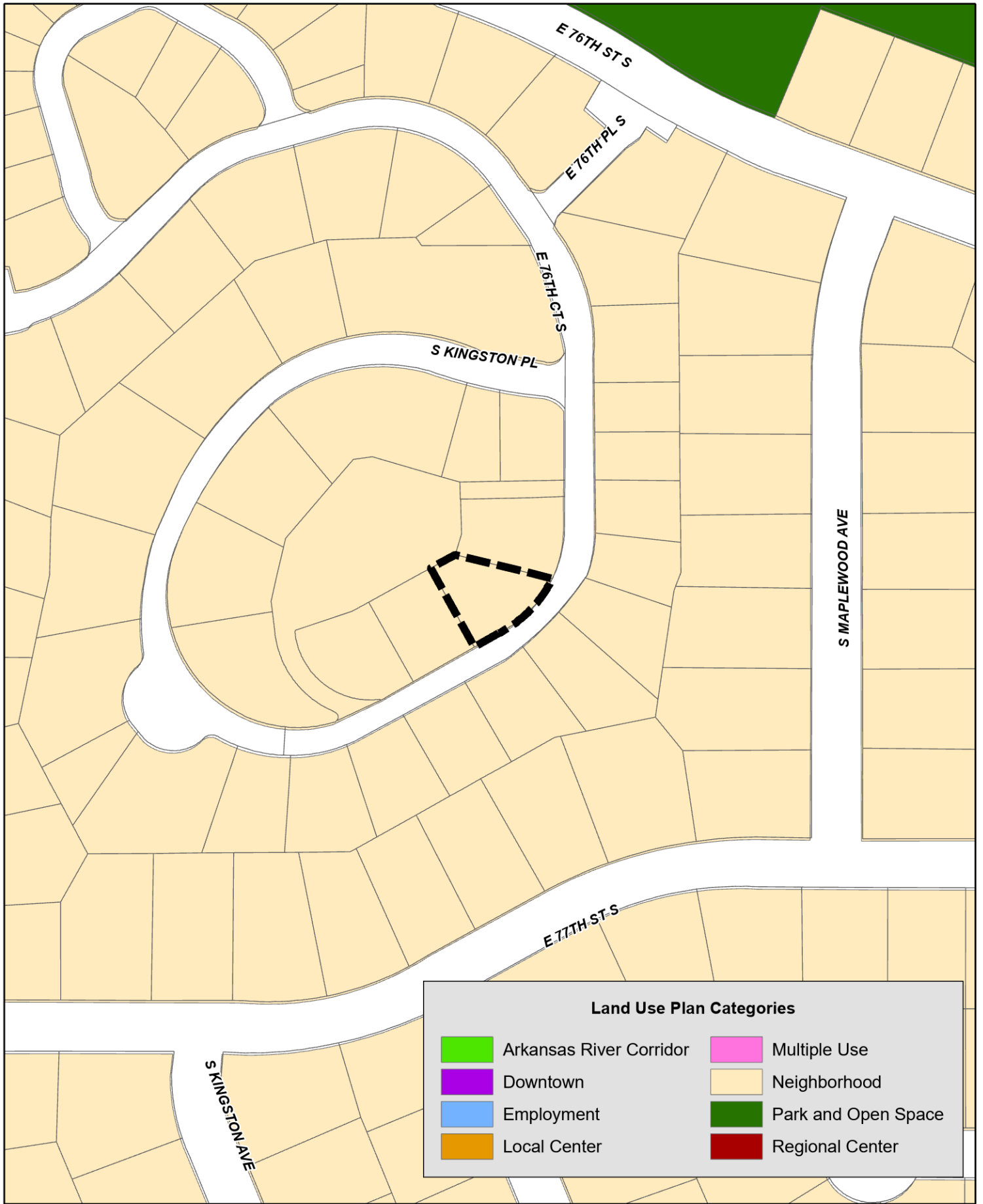
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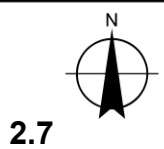
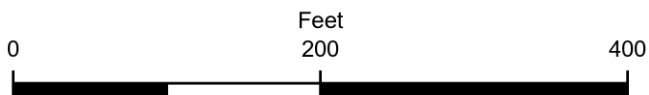


Aerial Photo Date: 2021

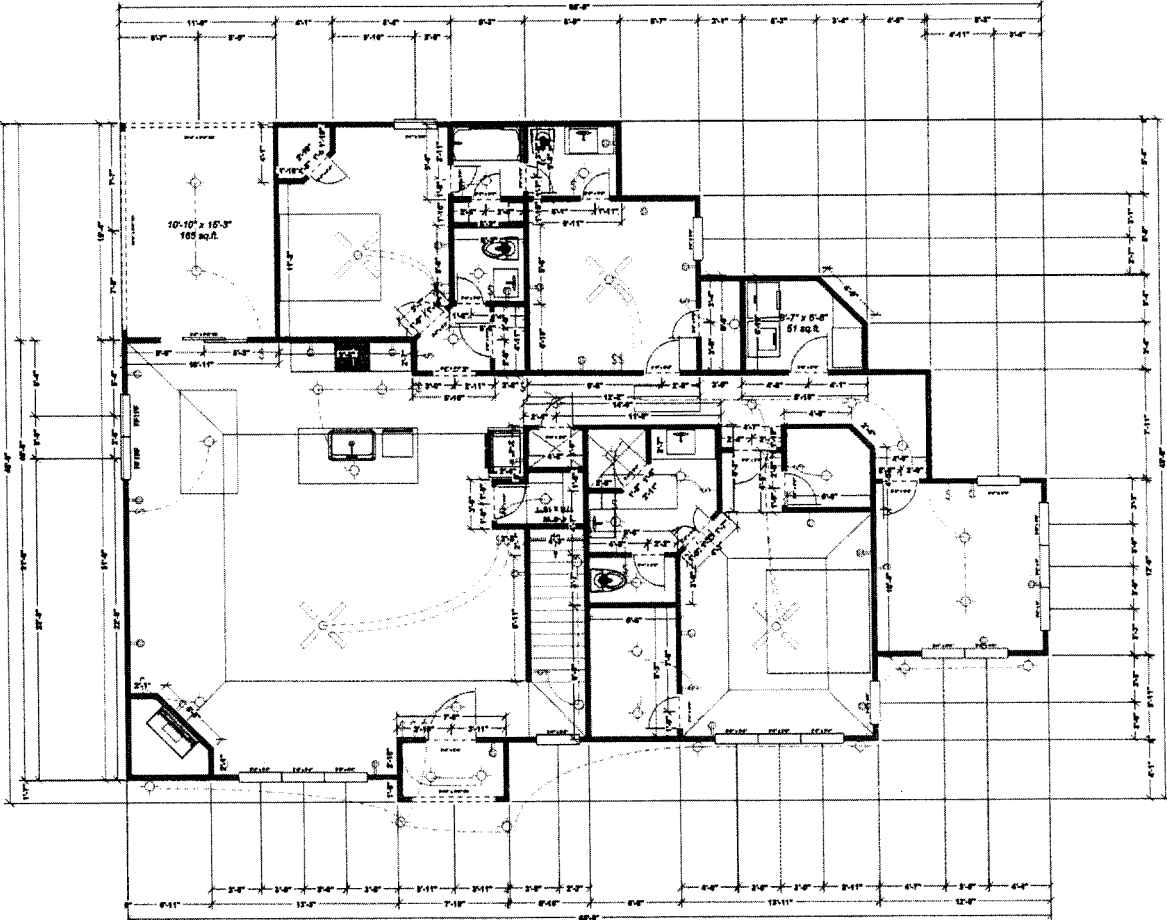
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PUD-190-A-40



- Material List Explanations**
- 1) The table specifications are under the quantity & product
 - 2) Product finished type and any special finishes
 - 3) All units are in feet and inches unless otherwise noted
 - 4) All units are in feet and inches unless otherwise noted
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Scale 1/4" = 1'-0"

These placement plans for the products specified were based on the information provided to us. This service is solely intended for product application assistance. It is not intended to circumvent the need for a design professional as determined by the building codes. The designer of record and/or builder/owner is responsible to assure these drawings are compatible with the overall project.

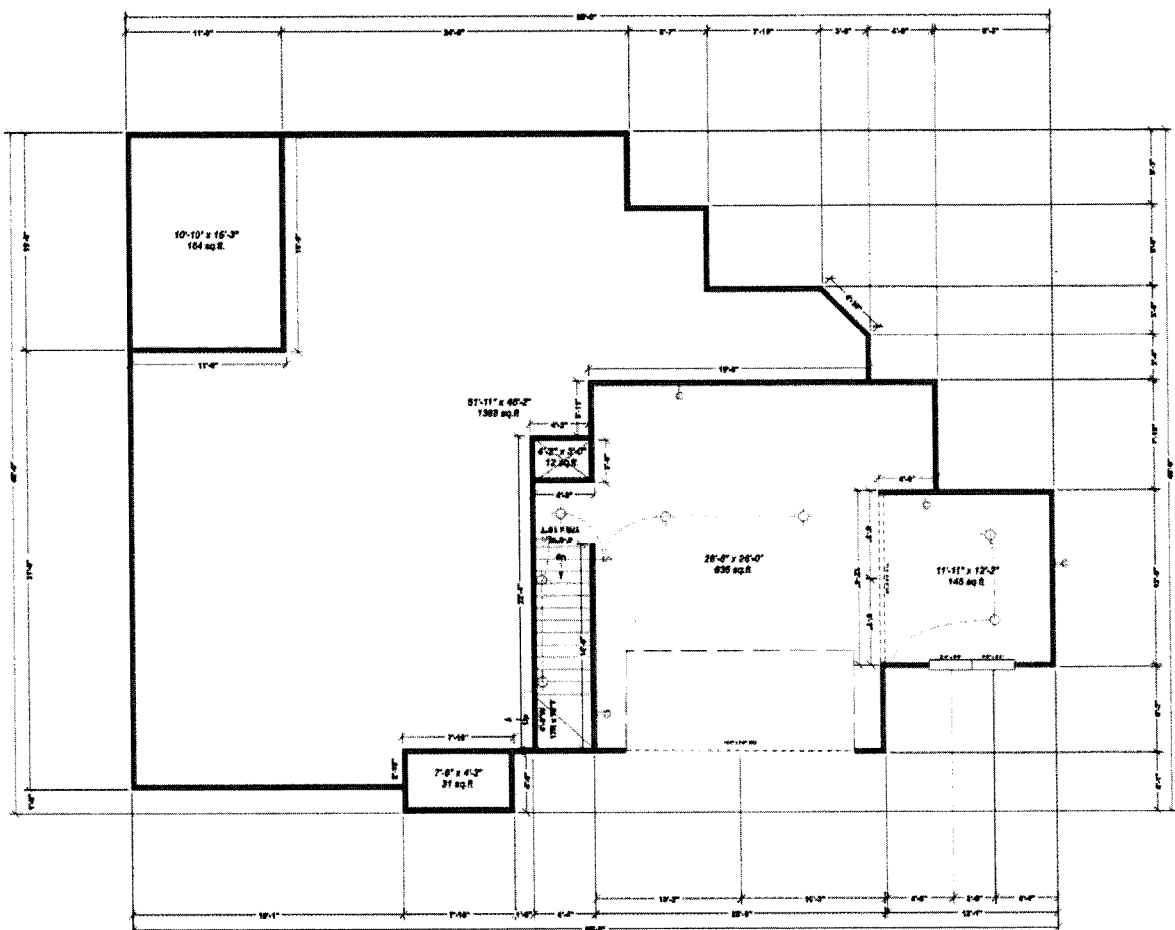
NOT TO SCALE

Minshal Pointe
Lot 10 Blk 4-Revised

1st Floor



- Material List Description**
- 1) No. 2000, perforated, steel mesh and galvanized pipe
 - 2) 1/2" x 1/2" x 1/2" galvanized pipe and galvanized mesh
 - 3) 1/2" x 1/2" x 1/2" galvanized pipe and galvanized mesh
 - 4) 1/2" x 1/2" x 1/2" galvanized pipe and galvanized mesh
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Scale 1/8" = 1'-0"

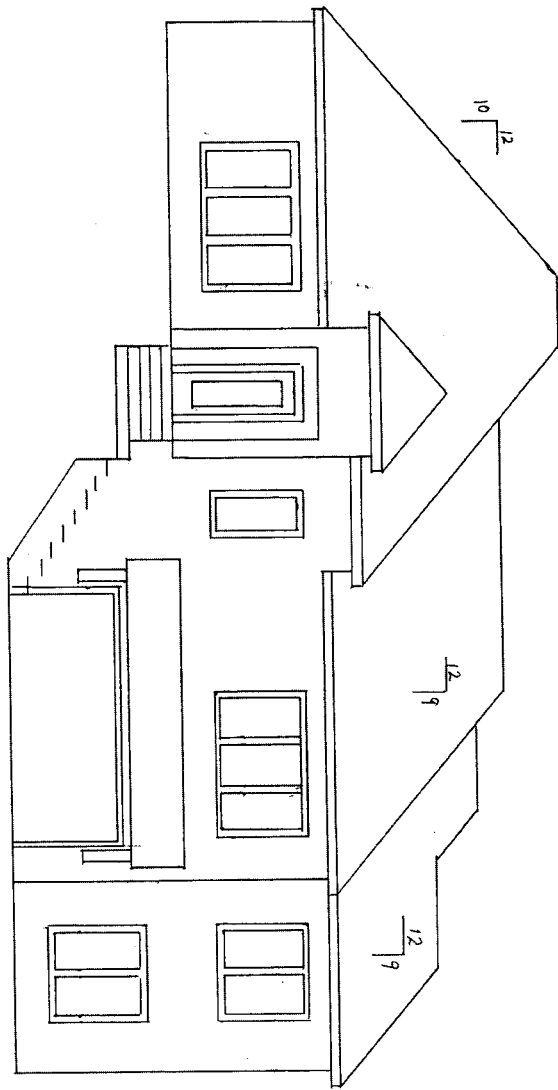
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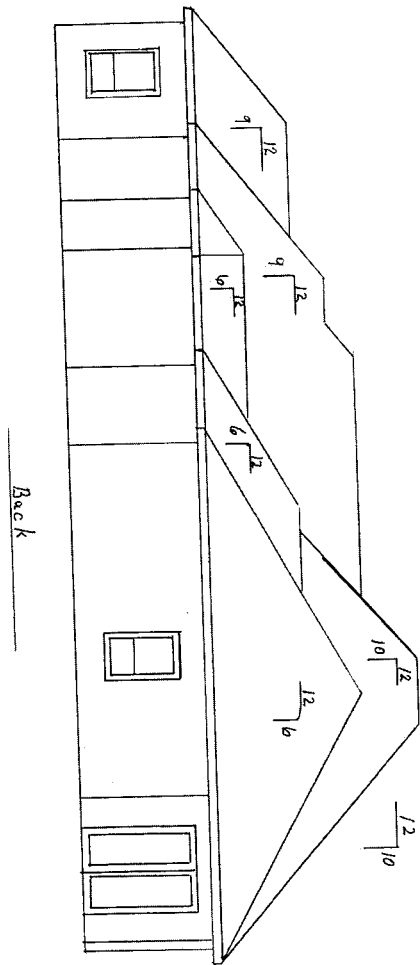
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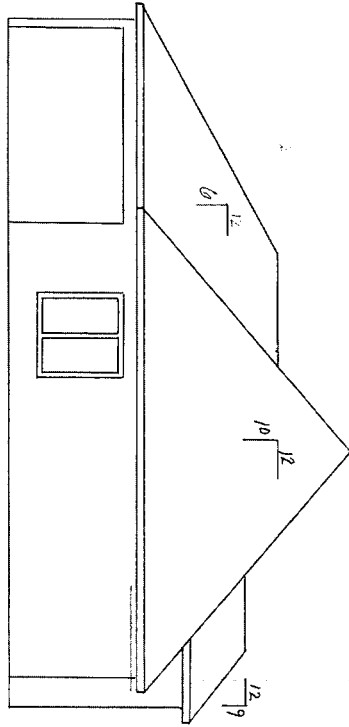
Minshal Pointe
Lot 10 Blk 4-Revised

2nd Floor

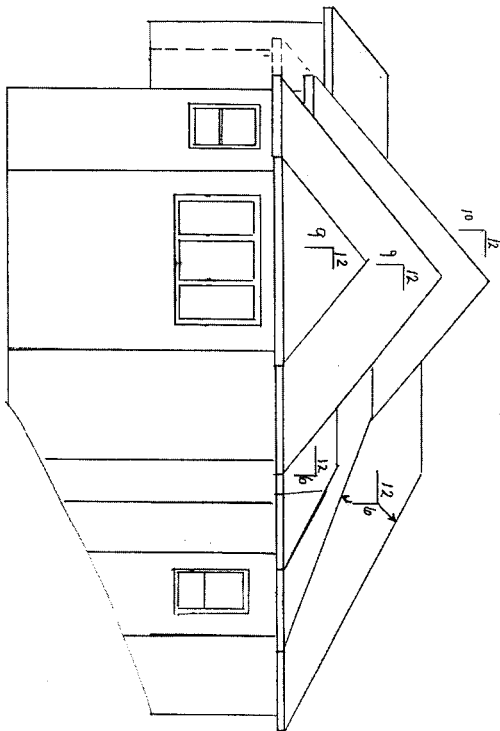








Left



Right

