TMAPC
Tulsa Metropolitan Area Planning Commission

Case Number: PUD-215-18
Minor Amendment

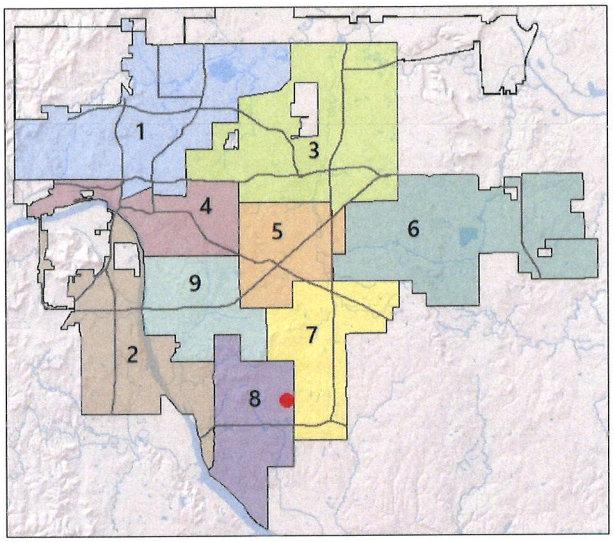
Hearing Date: March 1st, 2023

Case Report Prepared by:
Dylan Siers

Owner and Applicant Information:
Applicant: Sandra Franco

Property Owner: Coronado, Manuel & Martha E Rodriguez

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment increase allowable driveway width in the right-of-way.

Gross Land Area: 0.27 Acres

Location: W of the NW/c of E 87th St S and S Memorial Dr

Lot 24, Block 25 Chimney Hills Estates BLK 18-31

Zoning:
Existing Zoning: RS-3/PUD-215
Proposed Zoning: No Change

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

Staff Recommendation:
Staff recommends approval.

Staff Data:
TRS: 8314

City Council District: 8
Councilor Name: Phil Lakin, Jr.

County Commission District: 3
Commissioner Name: Kelly Dunkerley

March 1st, 2023

SECTION I: PUD-215-18 Minor Amendment

Amendment Request: Revise the PUD Development Standards to increase the allowable driveway width within the street right-of-way.

Currently driveways in RS zoned lots with a width of 75+ feet cannot exceed 50% of the lot frontage or 27 ft of driveway width in the right-of-way whichever is less. The applicant is proposing to construct a drive that is 36 ft in width in the street right-of-way. The subject lot is a corner lot and has approximately 220 ft of total frontage. This would bring the total requested drive width to 16% of the total frontage.

Staff Comment: This request is considered a Minor Amendment as outlined by Section 30.010.I.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:

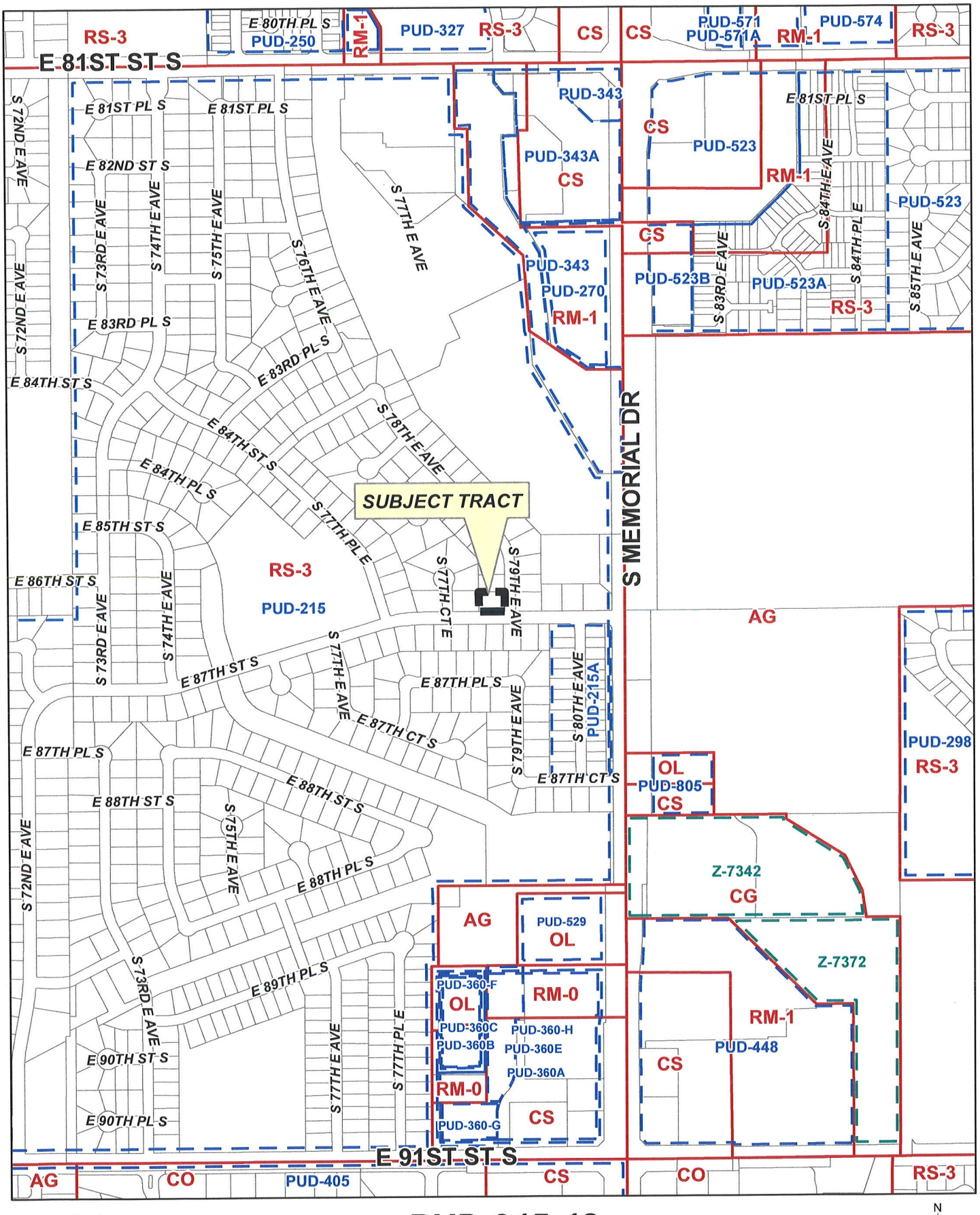
1) PUD-215-18 is consistent with the provisions for administration and procedures of a PUD in section 30.010-H.

2) PUD-215-18 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-215.

3) All remaining development standards defined in PUD-215 and subsequent amendments shall remain in effect.

Exhibits included with staff report:
INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)

With considerations listed above, staff recommends **approval** of the minor amendment to the PUD Development Standards to increase the allowable driveway width within the street right-of-way.



Feet
0 300 600

PUD-215-18

18-13 14

N

3.3

Feet
0 300 600

Subject Tract

PUD-215-18

18-13 14

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

Aerial Photo Date: 2020/2021

N

3.4

Feet
0 50 100

Subject Tract

PUD-215-18

18-13 14

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

Aerial Photo Date: 2020/2021

N

3.5