



Tulsa Metropolitan Area  
Planning Commission

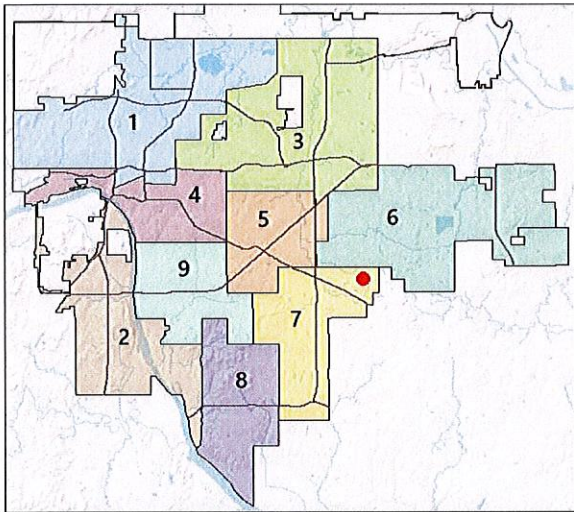
**Case Number:** PUD-221-A-3  
**Minor Amendment**

**Hearing Date:** July 19, 2023

**Case Report Prepared by:**  
Dylan Siers

**Owner and Applicant Information:**  
Applicant: Deborah Broome  
Property Owner: Deborah Broome

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



**Applicant Proposal:**

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

Gross Land Area: 0.29 Acres

Location: Northwest corner of East 46<sup>th</sup> Street South and South 134<sup>th</sup> East Avenue

Lot 10 Block 4, Quail Ridge

**Zoning:**  
Existing Zoning: RS-3/PUD-221-A  
Proposed Zoning: No Change

**Comprehensive Plan:**  
Land Use Map: Neighborhood

**Staff Recommendation:**  
Staff recommends approval.

**Staff Data:**  
TRS: 9428

**City Council District: 7**  
*Councilor Name:* Lori Decter Wright  
**County Commission District: 3**  
*Commissioner Name:* Kelly Dunkerley

July 19, 2023

/, /

**SECTION I:** PUD-221-A-3 Minor Amendment

Amendment Request: Revise the PUD Development Standards to clarify the allowable driveway width within the street setback.

PUD 221 was approved in 1979 and is silent regarding driveway widths. The 1979 zoning code provided guidance that allowed up to 34% of the front yard to be used for parking but did not limit width.

The current zoning code says driveways in RS zoned lots with street frontage of 75'+ feet cannot exceed 50% of the lot frontage or 30 ft of driveway width in within the street setback and 27' within the right of way, whichever is less. The applicant is proposing a new driveway on 134<sup>th</sup> East Avenue that is 33.5' wide within the right of way and 33.5' in the street setback. Staff supports allowing 34' maximum driveway width within the street setback and the right of way to allow the proposed drive.

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, 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."*

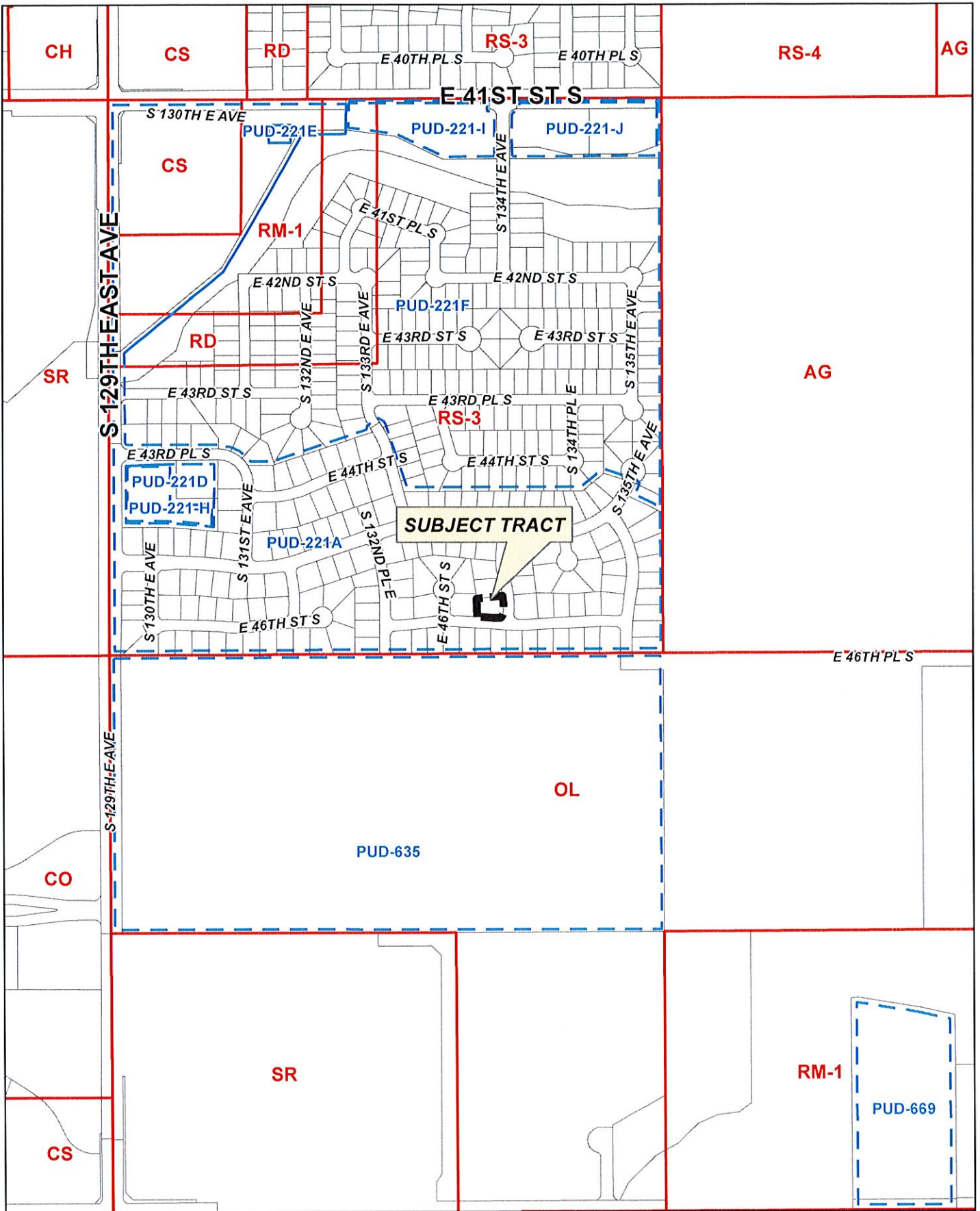
Staff has reviewed the request and determined:

- 1) PUD-221-A-3 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-221-A.
- 2) All remaining development standards defined in PUD-221-A and subsequent amendments shall remain in effect.

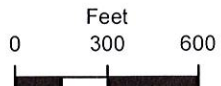
Exhibits included with staff report:

- INCOG zoning case map
- INCOG aerial photo
- Applicant Site Plan

With considerations listed above, staff recommends **approval** of the PUD minor amendment to increase allowable driveway width in the street setback.



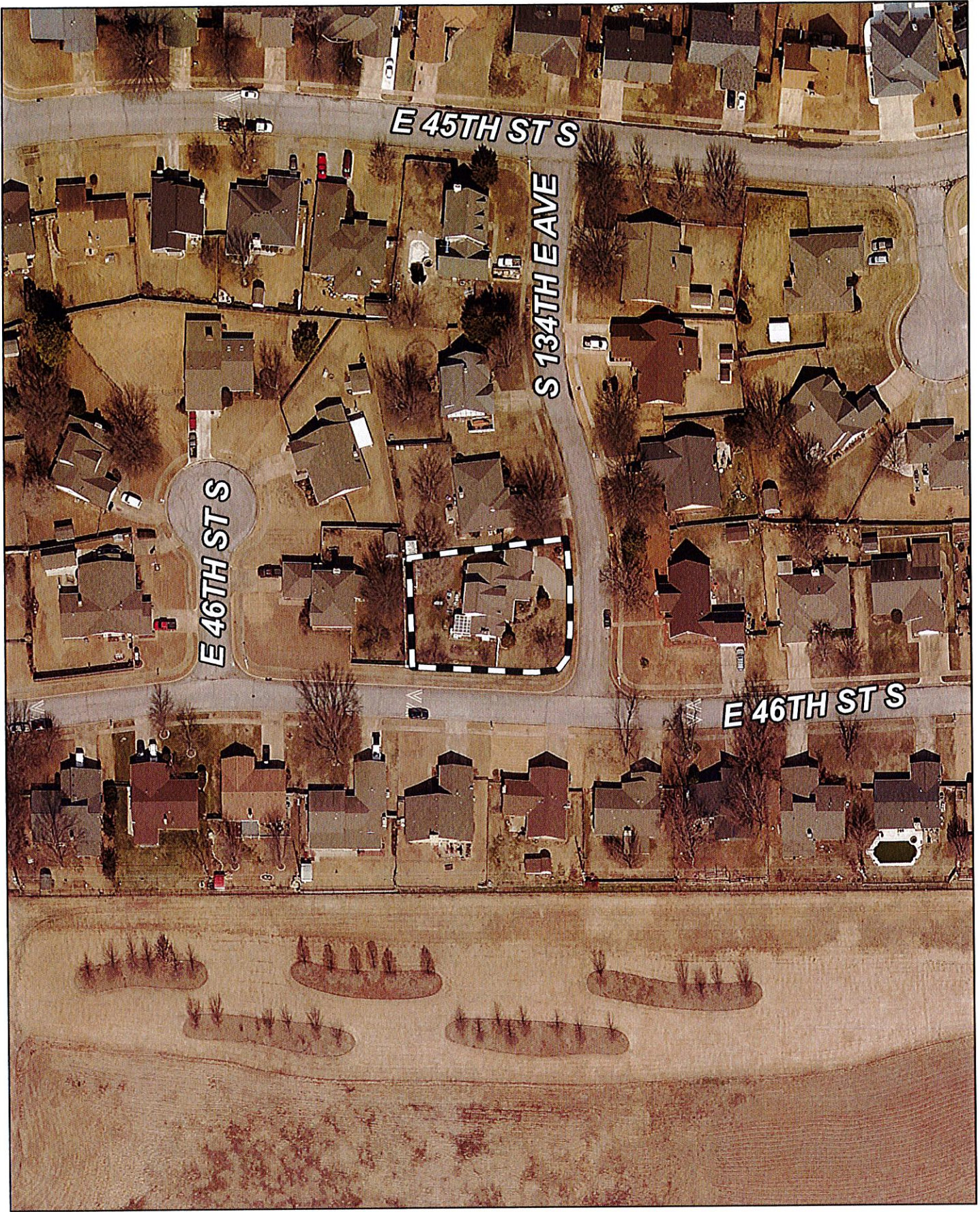
**PUD-221-A-3**



19-14 28



1.3

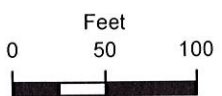


E 45TH ST S

S 134TH E AVE

E 46TH ST S

E 46TH ST S



 Subject Tract

**PUD-221-A-3**

19-14 28

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

Aerial Photo Date: 2021



1.4

Deborah Boone  
4524 S 134<sup>th</sup> E Ave  
Tomb, OK 74134

North  
↑

WEST  
←

• Existing Approach is 16' curb wide  
• New Approach will be added is 15' curb

