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

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 46th Street South and South 134th 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.

City Council District: 7
Councillor Name: Lori Decter Wright

County Commissioner 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 134th 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.