



Case Number: PUD-298-17
Minor Amendment

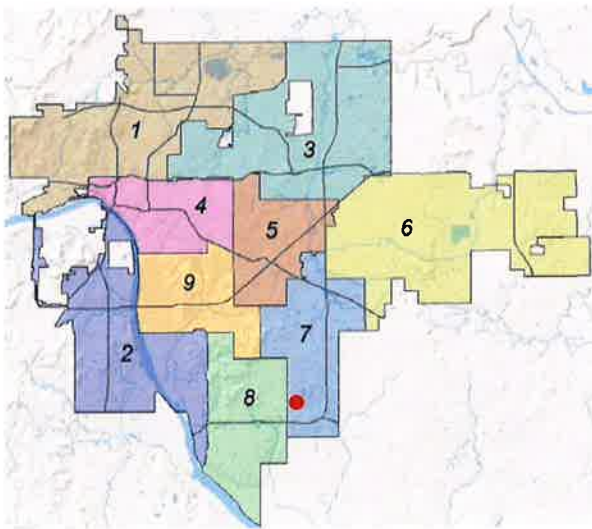
Hearing Date: May 19, 2021

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Bradley Rowell

Property Owner: Same

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to reduce the required west side yard for an accessory building.

Gross Land Area: 0.18 Acres

Location: SW/c E 87th PI S & S 87th E Ave

Lot 13, Block 1 Shadow Ridge

Zoning:
 Existing Zoning: RS-3/PUD-298
 Proposed Zoning: No Change

Staff Recommendation:
 Staff recommends approval.

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

Staff Data:
 TRS: 8313

City Council District: 7
Councilor Name: Lori Decter Wright

County Commission District: 3
Commissioner Name: Ron Peters

SECTION I: PUD-298-17 Minor Amendment

Amendment Request: Revise the PUD Development Standards to reduce the required west side yard for an accessory building.

The current development standard for side yards is 5 feet for any building. The applicant is requesting that this requirement be reduced to 0 feet in order to accommodate an existing accessory building on the west side of the lot. The accessory building would need to be outside of any easements, however the plat for Shadow Ridge shows that there are no easements in the location of the accessory building. The area to the west of the lot is an unplatted and undeveloped forested area.

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."

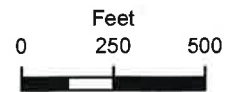
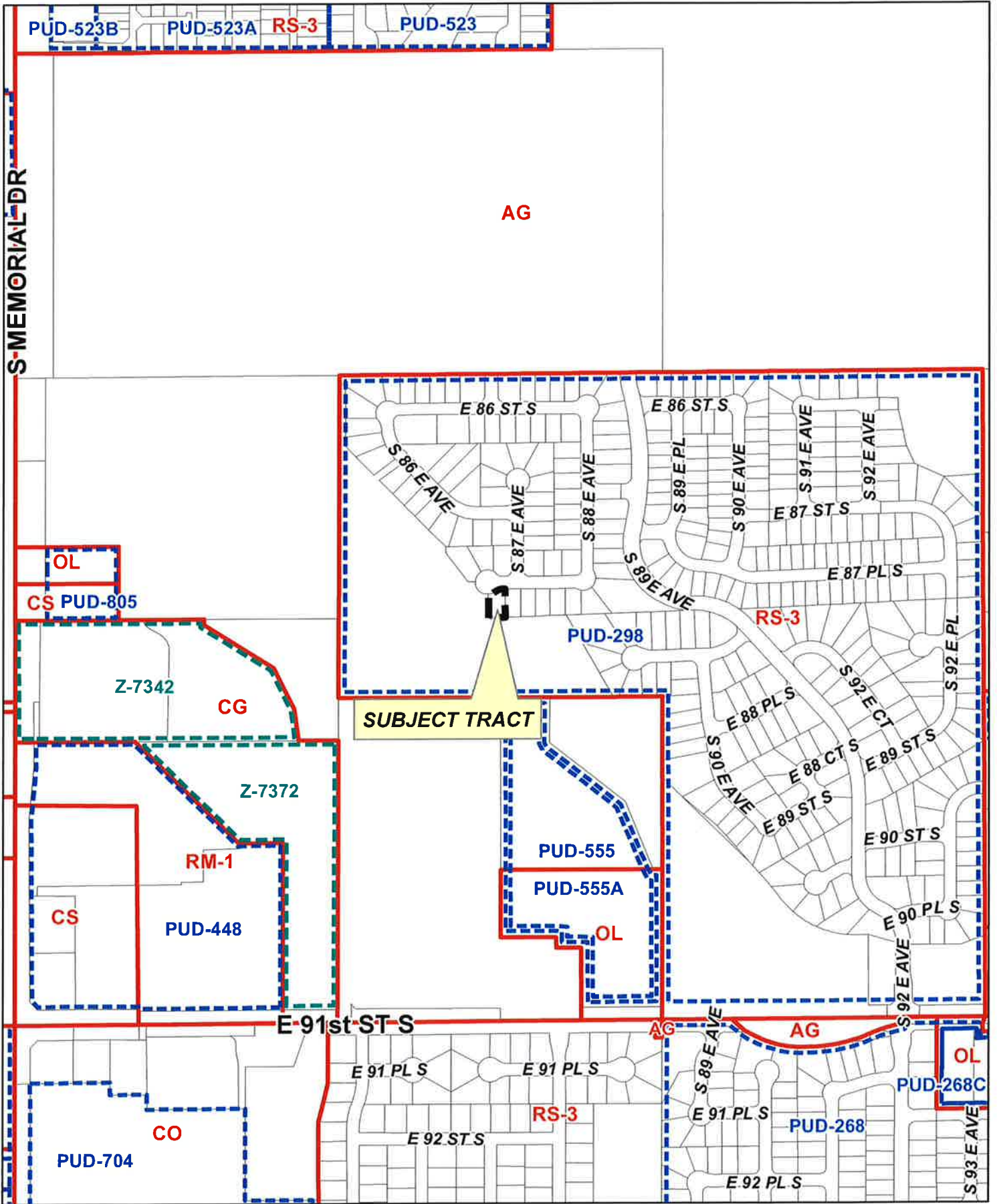
Staff has reviewed the request and determined:

- 1) PUD-298-17 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-298.
- 2) The requested amendment would only apply to accessory buildings.
- 3) All remaining development standards defined in PUD-298 and subsequent amendments shall remain in effect.

Exhibits included with staff report:

- INCOG zoning case map
- INCOG aerial photo
- INCOG aerial photo (enlarged)

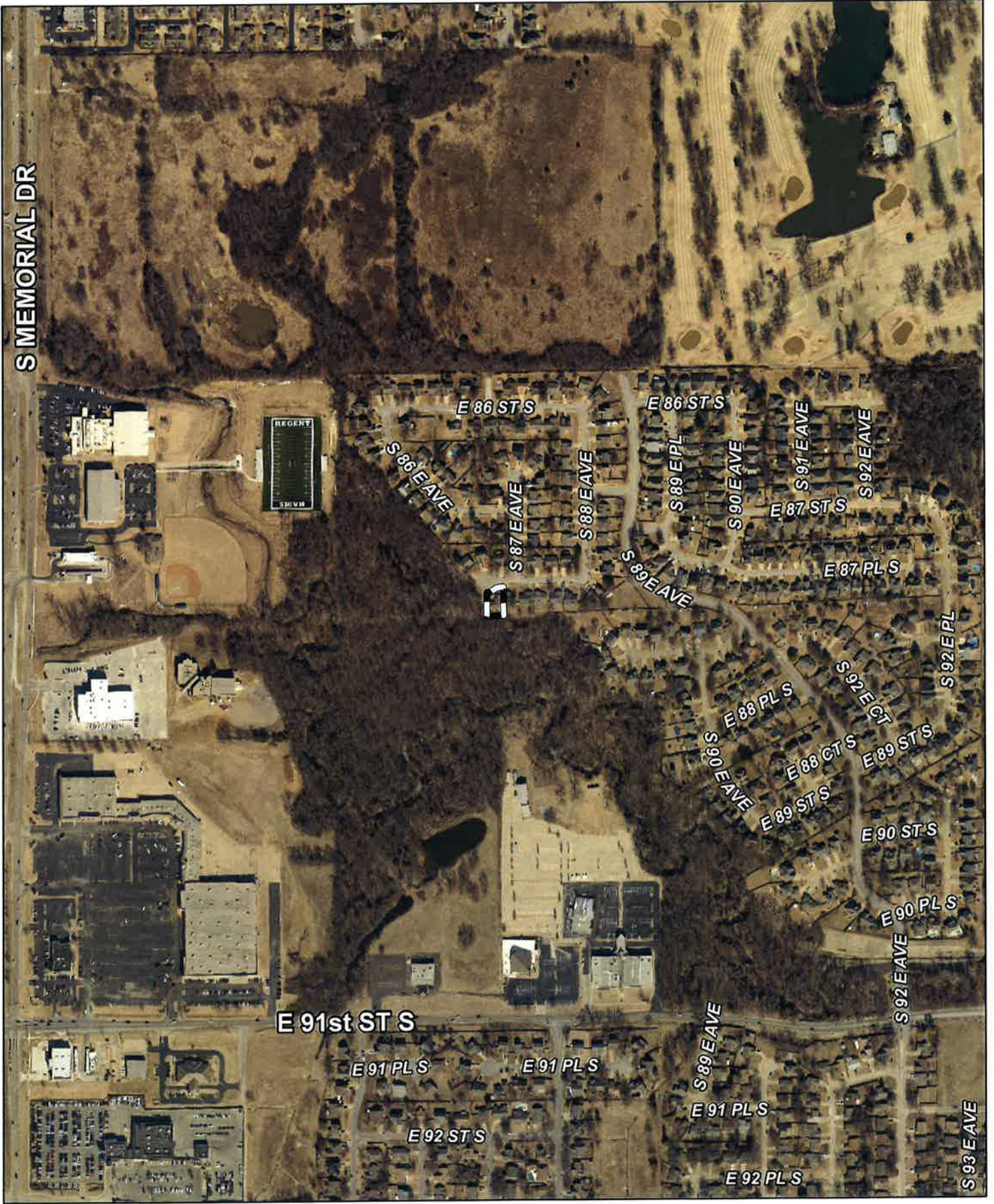
With considerations listed above, staff recommends **approval** of the minor amendment to reduce the side yard on the west side of the subject lot to 0 feet to accommodate and existing accessory building.



PUD-298-17

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Subject
Tract

PUD-298-17

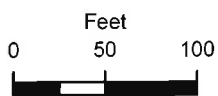
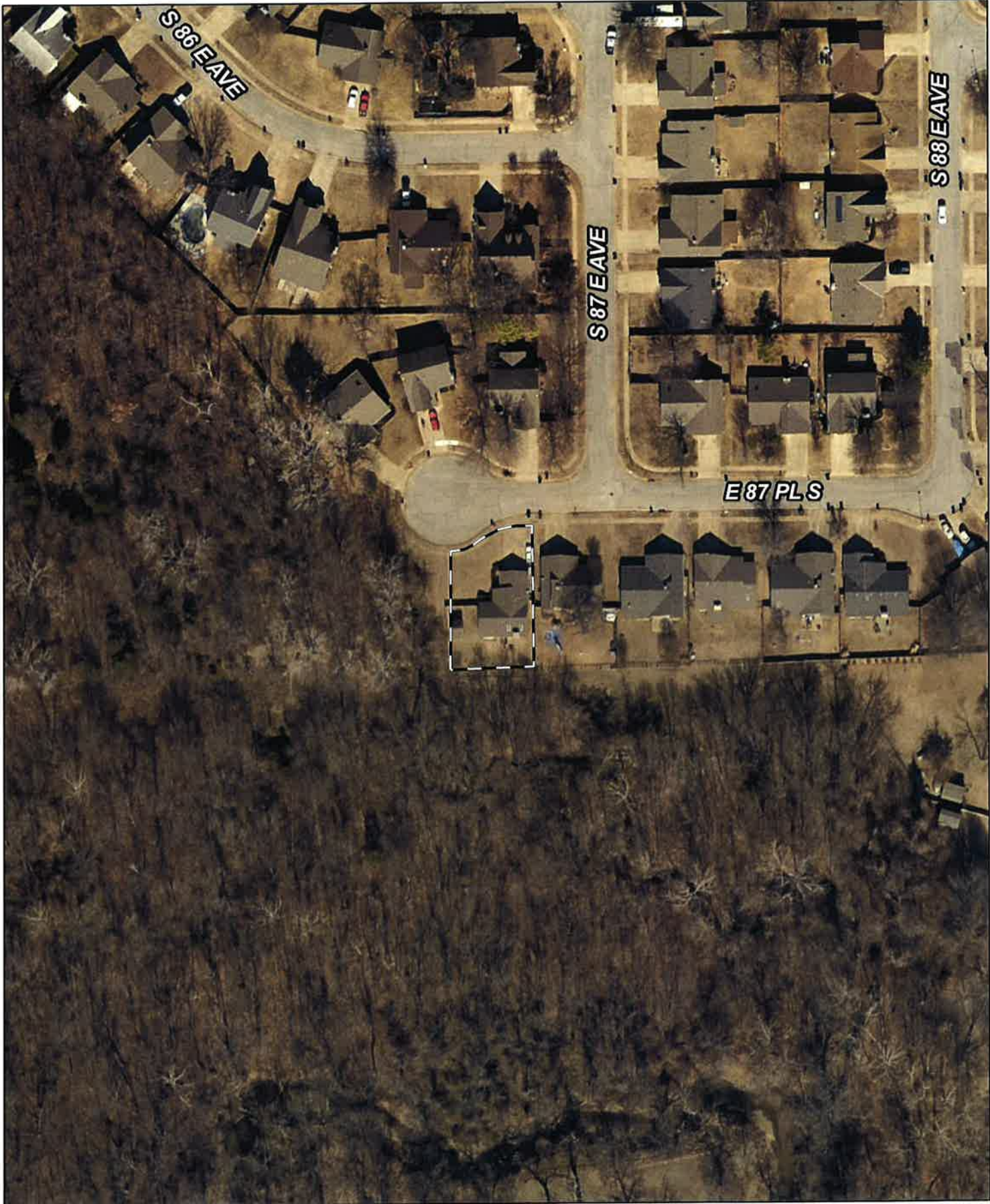
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18-13 13

Aerial Photo Date: February 2018



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 Subject Tract

PUD-298-17

18-13 13

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Aerial Photo Date: February 2018



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