



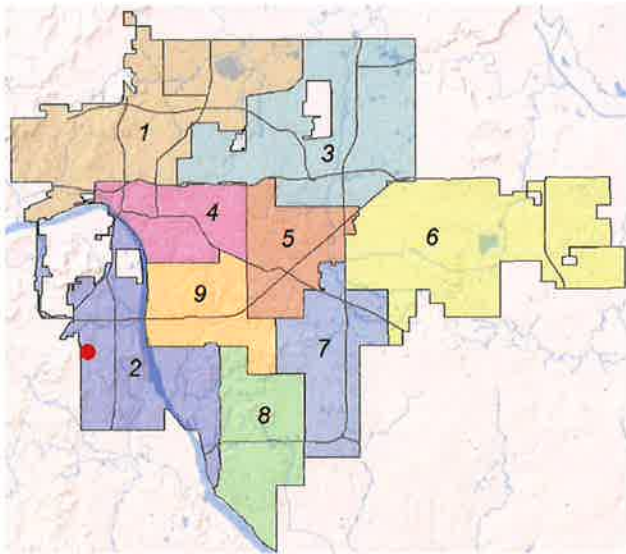
Case Number: PUD-313-11
Minor Amendment

Hearing Date: March 17, 2021

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Gus Oliver
 Property Owner: Augustus C Oliver, Jr.

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to allow a single family home.

Gross Land Area: 0.72 Acres

Location: South of the SW/c of West 61st Street South and South 28th West Avenue

Lot 40, Block 5 Golf Estates II

Zoning:
 Existing Zoning: RS-3/PUD-313
 Proposed Zoning: No Change

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

Staff Recommendation:
 Staff recommends approval.

Staff Data:
 TRS: 8203

City Council District: 2
Councilor Name: Jeannie Cue
County Commission District: 2
Commissioner Name: Karen Keith

SECTION I: PUD-313-11 Minor Amendment

Amendment Request: Revise the PUD Development Standards to allow a single family residence on the subject lot.

The current standards designate the subject lot as a reserve area to be used for a park. The park has not been developed at this location. The applicant is proposing to utilize the subject lot as a single family residence. The lot, if approved, will be subject to the development standards of PUD-313 for single family residences.

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."

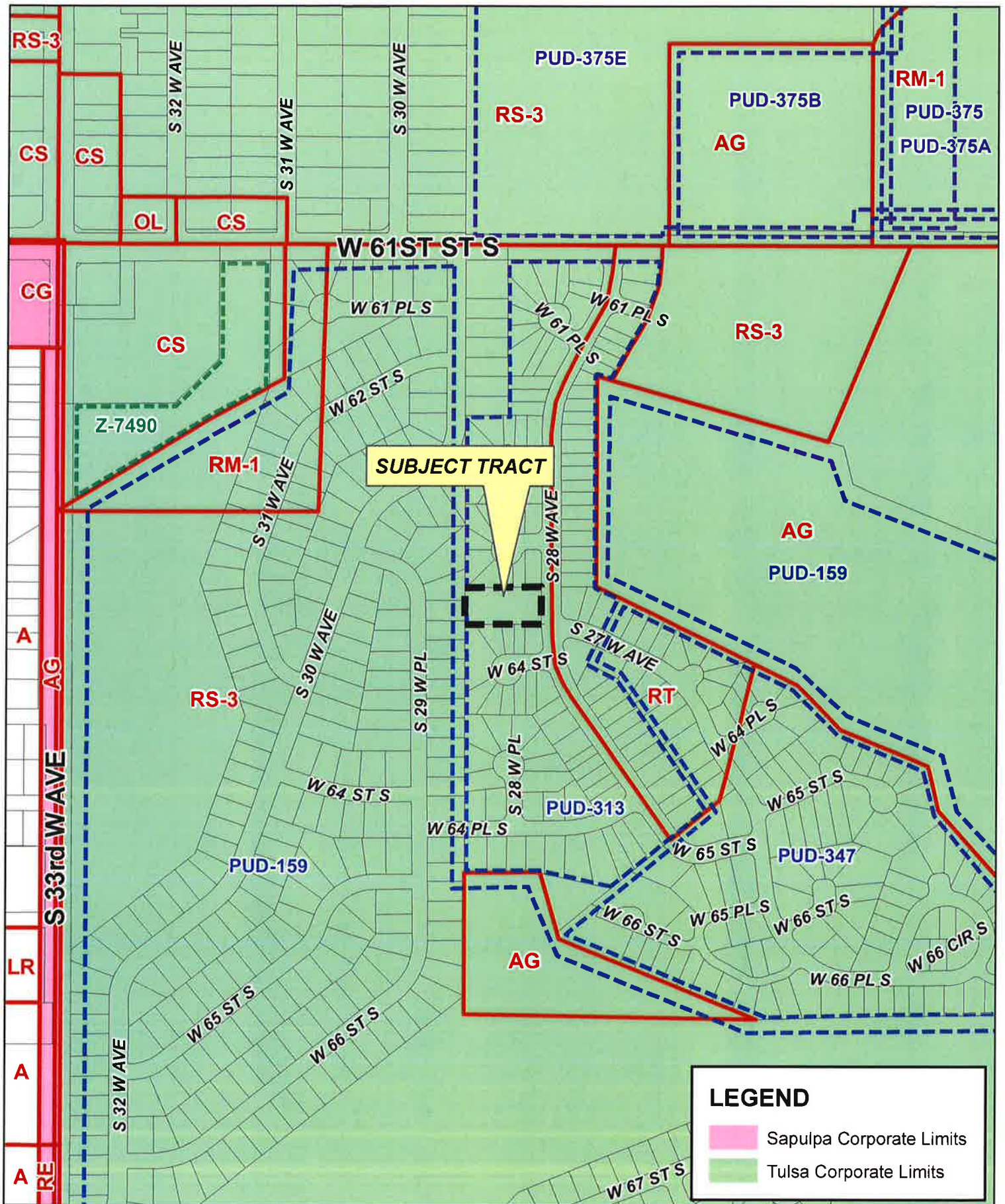
Staff has reviewed the request and determined:

- 1) PUD-313-11 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-313.
- 2) All remaining development standards defined in PUD-313 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 allow a single family residence on the subject lot.



LEGEND

- Sapulpa Corporate Limits
- Tulsa Corporate Limits

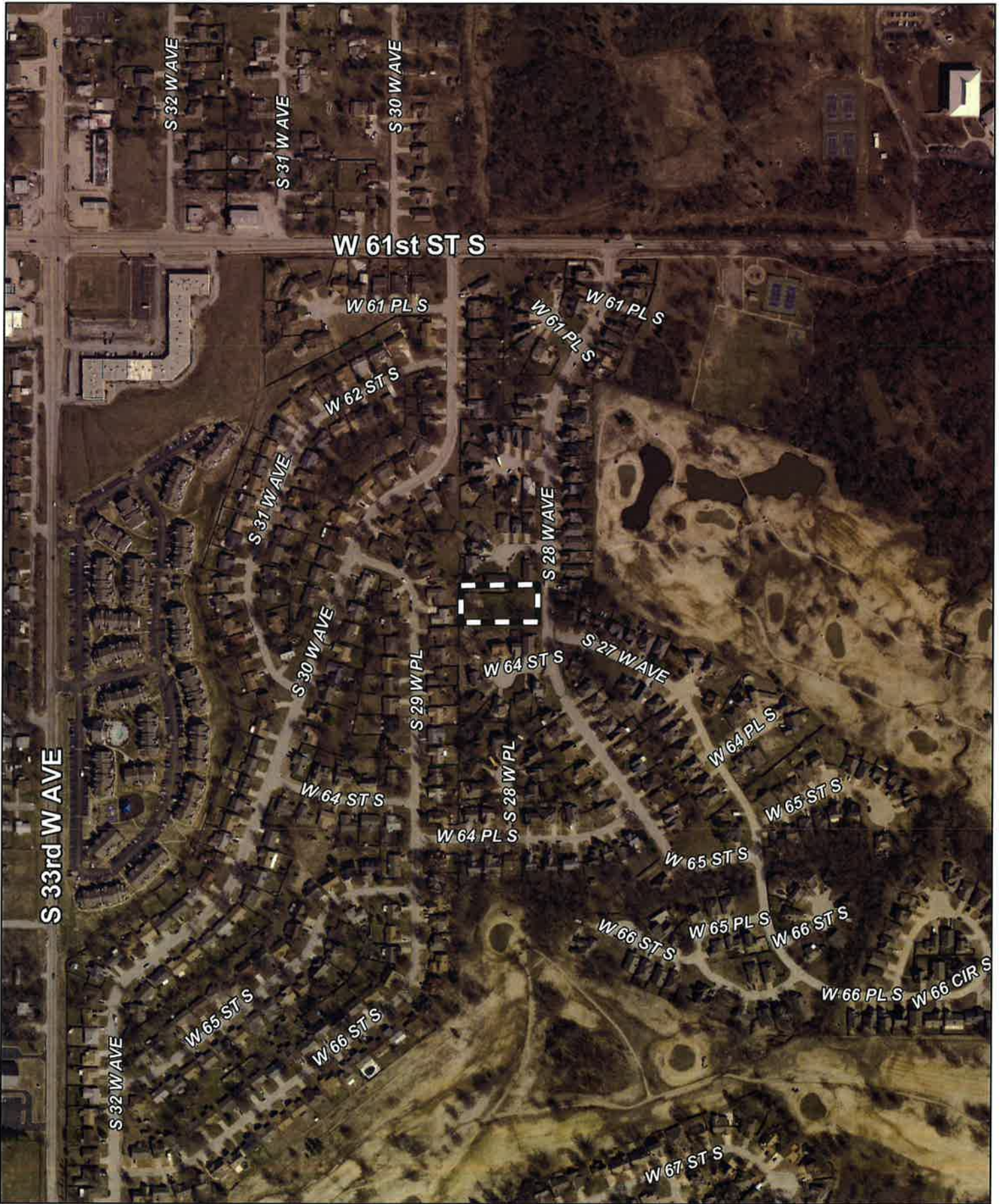


PUD-313-11

18-12 03

3.3





 Subject Tract

PUD-313-11

18-12 03

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

Aerial Photo Date: February 2018



3.4



Subject Tract

PUD-313-11

18-12 03

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