



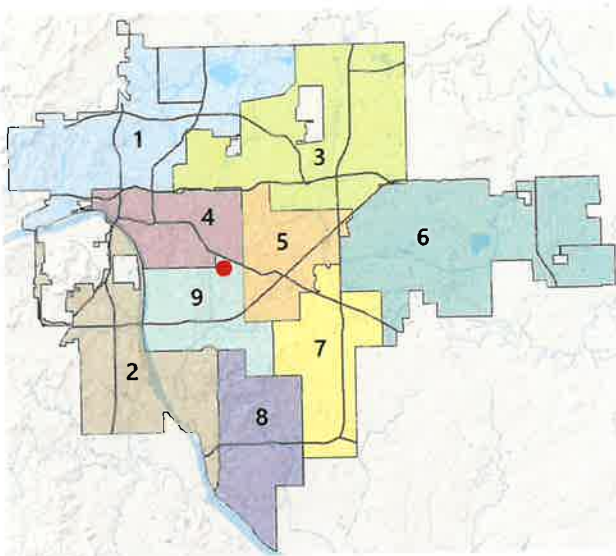
Case Number: PUD-345-3
Minor Amendment

Hearing Date: November 17, 2021
Revised 11/15/2021

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Wallace Design – Dani Fields
Property Owner: Tulsa Teachers Credit Union

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to revise building setbacks.

Gross Land Area: 2.9 Acres

Location: SWC of E 31st St S and S New Haven Ave

3720 E 31st St S

Zoning:
Existing Zoning: OL/OM/PUD-345
Proposed Zoning: No Change

Comprehensive Plan:
Land Use Map: Main Street
Growth and Stability Map: Growth

Staff Recommendation:
Staff recommends approval.

Staff Data:
TRS: 9321

City Council District: 9
Councilor Name: Jayme Fowler
County Commission District: 3
Commissioner Name: Ron Peters

SECTION I: PUD-345-3 Minor Amendment

Amendment Request: Modify the PUD Development Standards to revise building setbacks to permit a new office/bank building for TTCU.

The current setback along S New Haven Ave is 150 ft from the Centerline of S New Haven Ave. The applicant proposes to revise this to 0 ft for the North portion of the PUD (175 ft from the Centerline of E 31st St S) and 10 ft for the remainder South of that. The current setback along E 31st St S is 60 ft from the Centerline of E 31st St S. The applicant proposes to revise this to 4 ft **from the property line** for the portion located within 212 ft from the Centerline of S New Haven Ave and 60 ft for the remainder to the West. The current setback from the South property line is 150 ft. The applicant proposes to revise this to 40 ft. The current setback from the West property line is 30 ft. The applicant proposes to revise this to 0 ft.

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.”

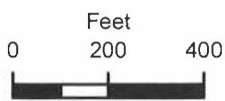
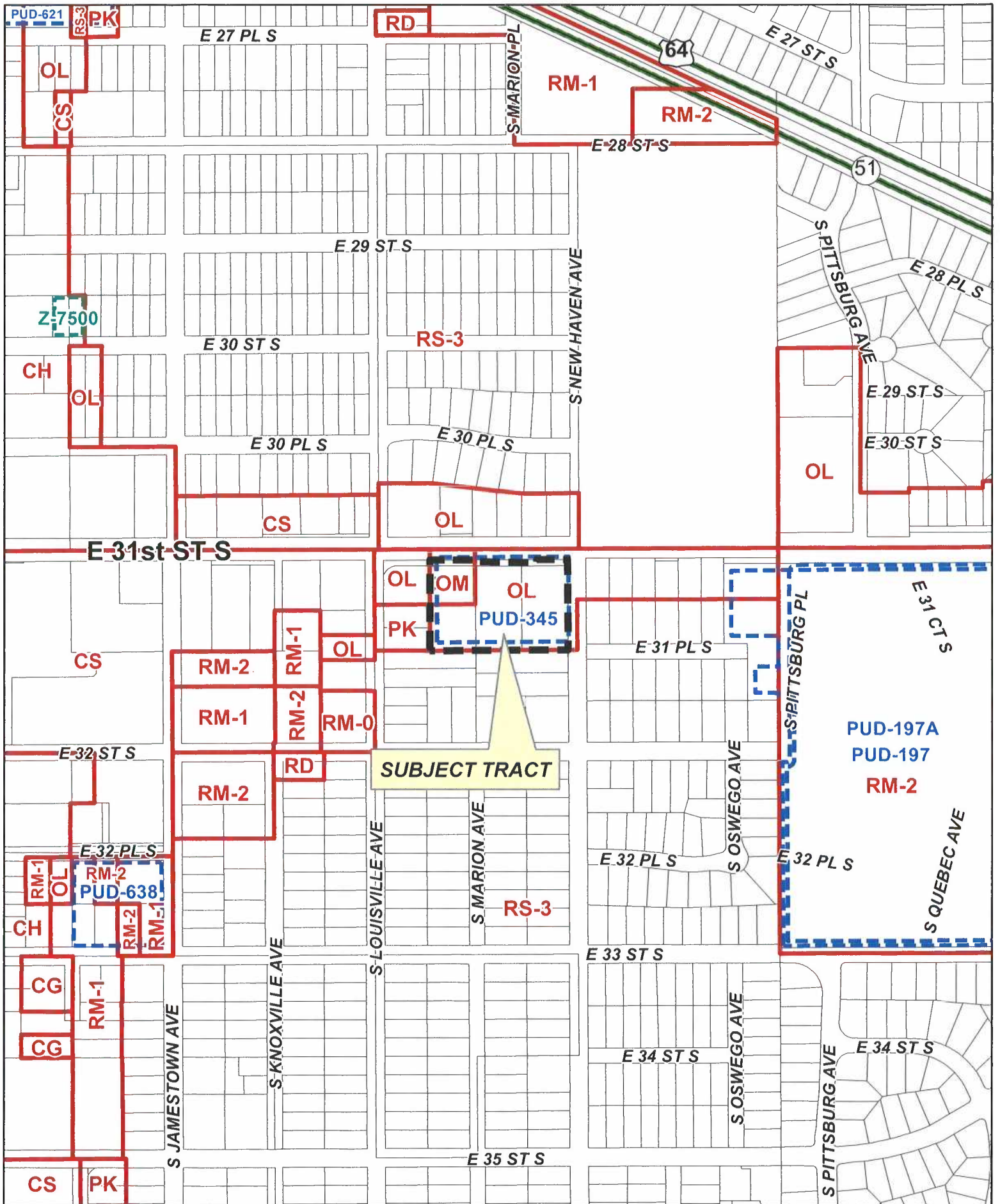
Staff has reviewed the request and determined:

- 1) PUD-345-3 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-345.
- 2) All remaining development standards defined in PUD-345 and subsequent amendments shall remain in effect.

Exhibits included with staff report:

- INCOG zoning case map
- INCOG aerial photo
- INCOG aerial photo (enlarged)
- Applicant Amendment Text
- Applicant Site Plan

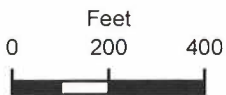
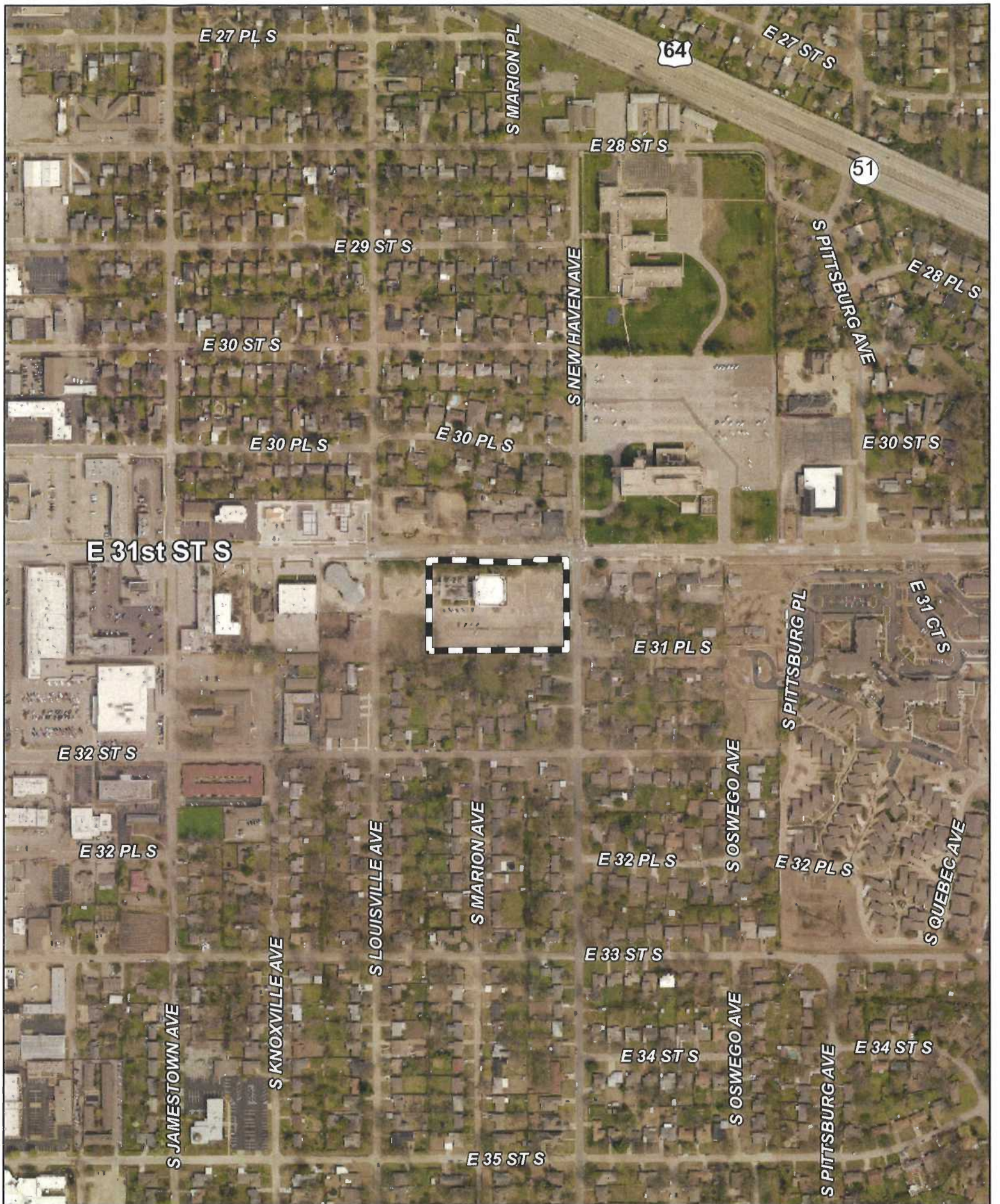
With considerations listed above, staff recommends **approval** of the minor amendment to revise the required building setbacks as proposed.



PUD-345-3

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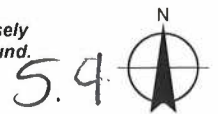
 Subject Tract

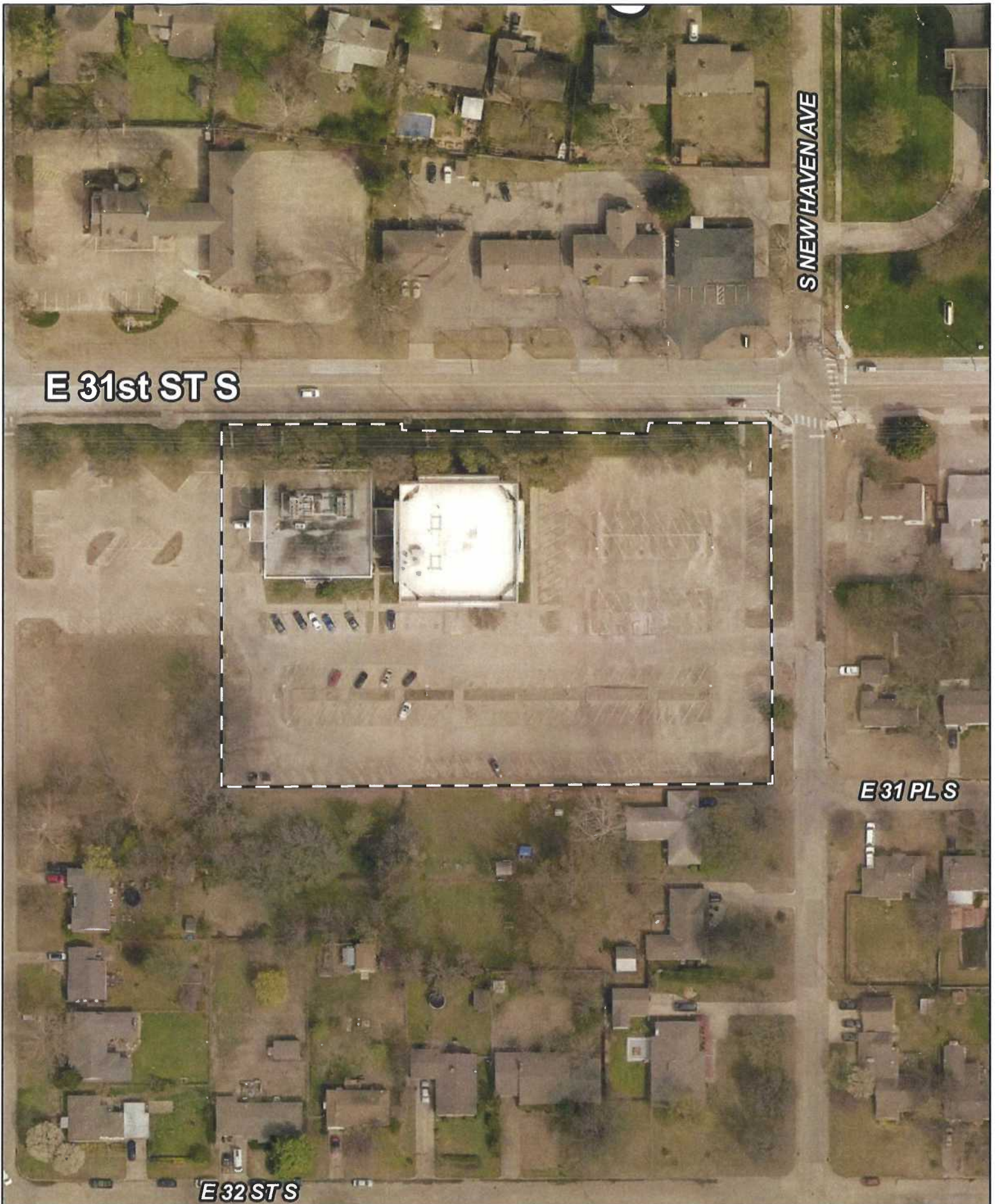
PUD-345-3

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

19-13 21

Aerial Photo Date: 2020/2021





E 31st ST S

S NEW HAVEN AVE

E 31 PLS

E 32 ST S



Subject Tract

PUD-345-3

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

19-13 21

Aerial Photo Date: 2020/2021





October 28, 2021

**TTCU Federal Credit Union
PUD – 345-1
Proposed PUD Minor Amendment**

The Owners wish to amend the PUD to accommodate the redevelopment of the existing property.

The proposed concept site plan is attached.

The requested Minor Amendment would revise:

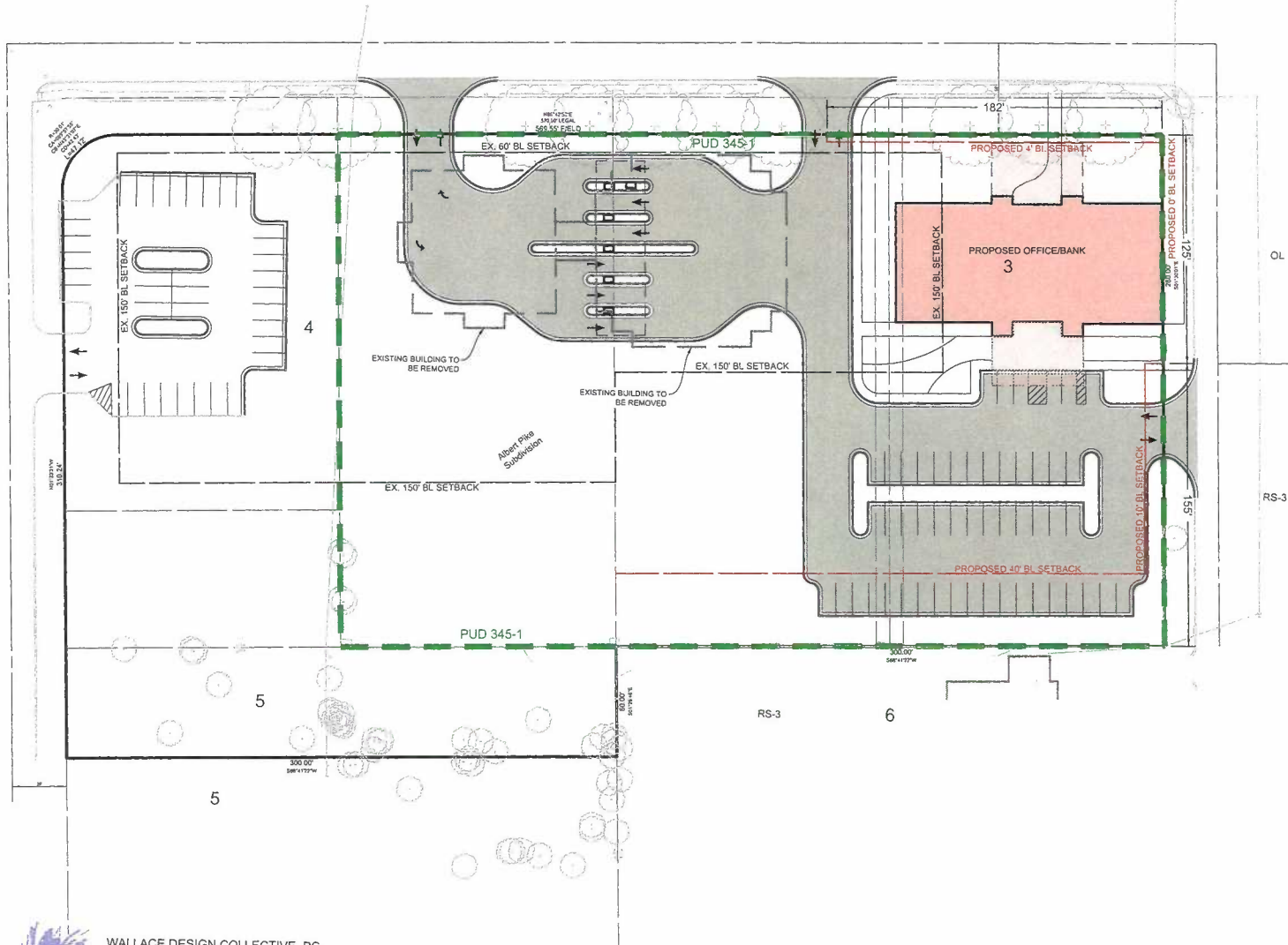
Minimum Building Setbacks

	<u>Current</u>	<u>Proposed Amendment</u>
From Centerline of S. New Haven Ave.....	150 ft	
North (175 ft From Centerline 31 st St).....		0 ft
South (Remainder).....		10 ft
From Centerline of E. 31 st St.....	60 ft	
East (212 ft From Centerline of S. New Haven Ave).....		4 ft
West (Remainder).....		60 ft
From South Property Line.....	150 ft	40 ft
From West Property Line.....	30 ft	0 ft

All other provisions of the PUD shall remain in effect as previously approved by the City of Tulsa.

5.6

Exhibit "A"
 PUD 345-1
TTCU
Federal Credit Union
 Tulsa,
 Oklahoma
 October 27, 2021



WALLACE DESIGN COLLECTIVE, PC
 STRUCTURAL CIVIL LANDSCAPE SURVEY
 (918)584-5858 123 NORTH MARTIN LUTHER KING JUNIOR
 BLVD TULSA, OK 74103 CA# 1460 EXP. DATE 6-30-2023

