



Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-347-8
Minor Amendment

Hearing Date: May 17, 2023

Case Report Prepared by:
Dylan Siers

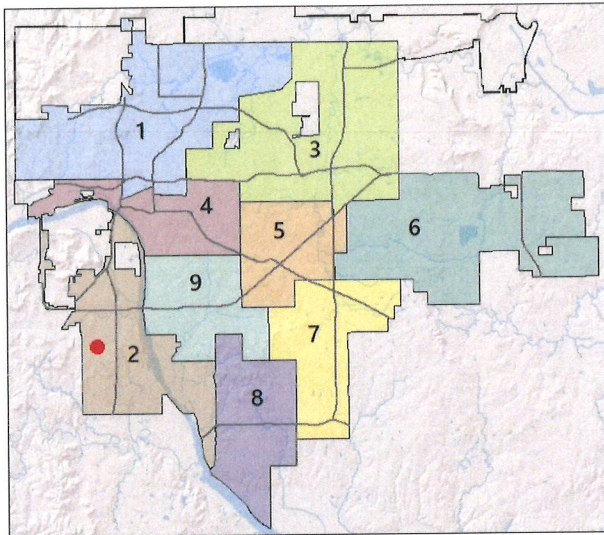
Owner and Applicant Information:

Applicant: Glenn Edwards

Property Owner: Glenn Edwards

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: 0.26 Acres

Location: SW of the SW/c of W 61st St & S Union Ave

2531 W 66th Cr S

Lot 58 Block 1, Fairway Park

Zoning:

Existing Zoning: RS-3/PUD-347

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

4.1

SECTION I: PUD-347-8 Minor Amendment

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

PUD 347 was approved in 1983 and is silent regarding driveway widths. The 1983 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 30'-45' feet cannot exceed 50% of the lot frontage or 20 ft of driveway width in within the street setback, whichever is less. The applicant is proposing a new driveway on West 66th Circle South 23' wide within the right of way and 23' in the street setback. Staff supports allowing 23' maximum driveway width within the street setback 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.”

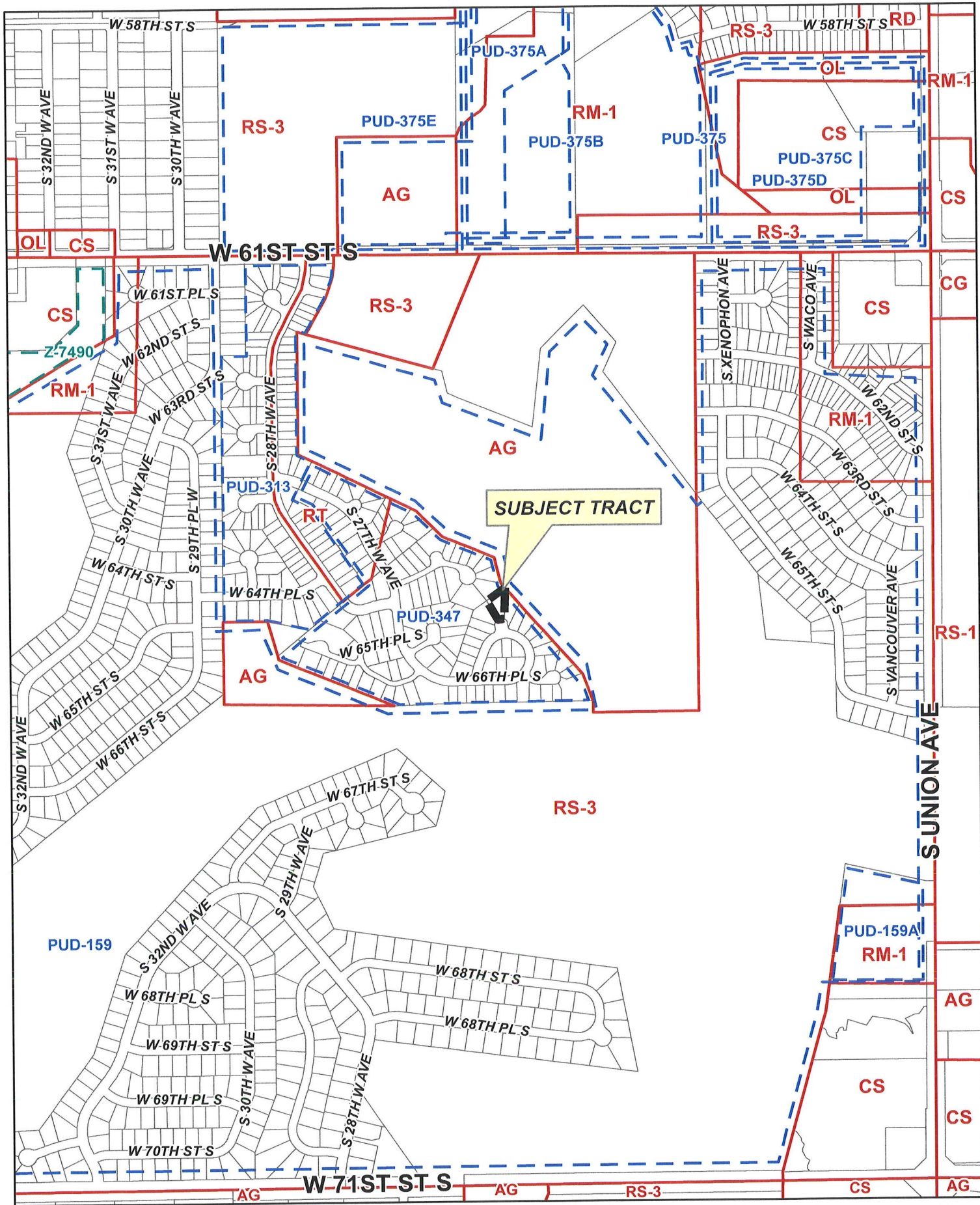
Staff has reviewed the request and determined:

- 1) PUD-347-8 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-347.
- 2) All remaining development standards defined in PUD-347 and subsequent amendments shall remain in effect.

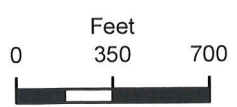
Exhibits included with staff report:

INCOG zoning case map
INCOG aerial photo
Applicant Site Plan

With considerations listed above, staff recommends **approval** of the minor amendment to clarify the total allowable driveway width of 23 ft within the street setback as shown on the concept plan attached.



SUBJECT TRACT



PUD-347-8

18-12 03

4.3





W 65TH ST S

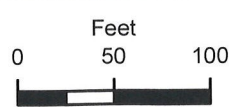
W 66TH CIR S

PUD-347-8

18-12 03

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

Aerial Photo Date: 2020/2021



 Subject Tract



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