



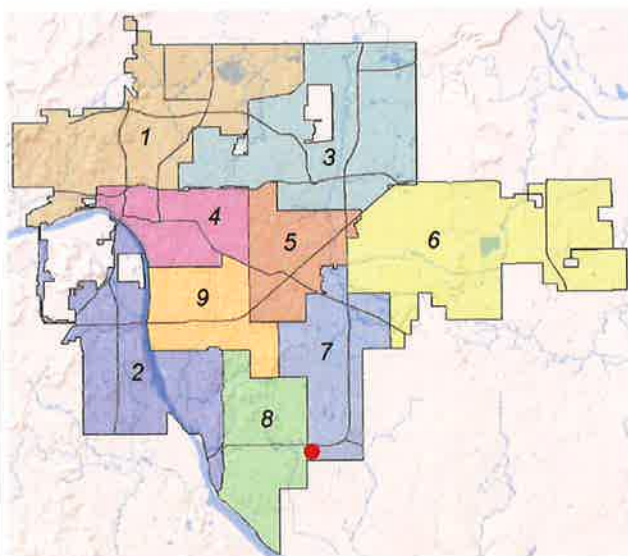
Case Number: PUD-411-C-18
Minor Amendment

Hearing Date: March 17, 2021

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Sack and Associates, Inc.
 Property Owner: CM & L, LLC

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to reduce the setback along S 84th E Ave.

Gross Land Area: 5.1 Acres

Location: East of the southeast corner of East 97th Street South and South Memorial Drive

Lot 1, Block 1 Jim Norton Center III

Development Area 5A

Zoning:
 Existing Zoning: CO/PUD-411-C
 Proposed Zoning: No Change

Comprehensive Plan:
 Land Use Map: Regional Center
 Growth and Stability Map: Growth

Staff Recommendation:
 Staff recommends approval.

Staff Data:
 TRS: 8324

City Council District: 7
Councilor Name: Lori Decter Wright

County Commission District: 3
Commissioner Name: Ron Peters

SECTION I: PUD-411-C-18 Minor Amendment

Amendment Request: Revise the PUD Development Standards to reduce the setback along S 84th E Ave from 85 feet from the centerline of S 84th E Ave to 50 feet from the centerline of S 84th E Ave.

The current development standards require a setback of 85 feet from the centerline of abutting streets. The applicant is proposing to reduce this setback to 50 feet from the centerline of S 84th E Ave for future development. Commercial zoned properties generally have a street setback of 10 feet, per the City of Tulsa Zoning Code. The requested setback, equivalent to a 20 foot setback from the platted property line, would be more than what would typically be required in a commercial zone.

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.”

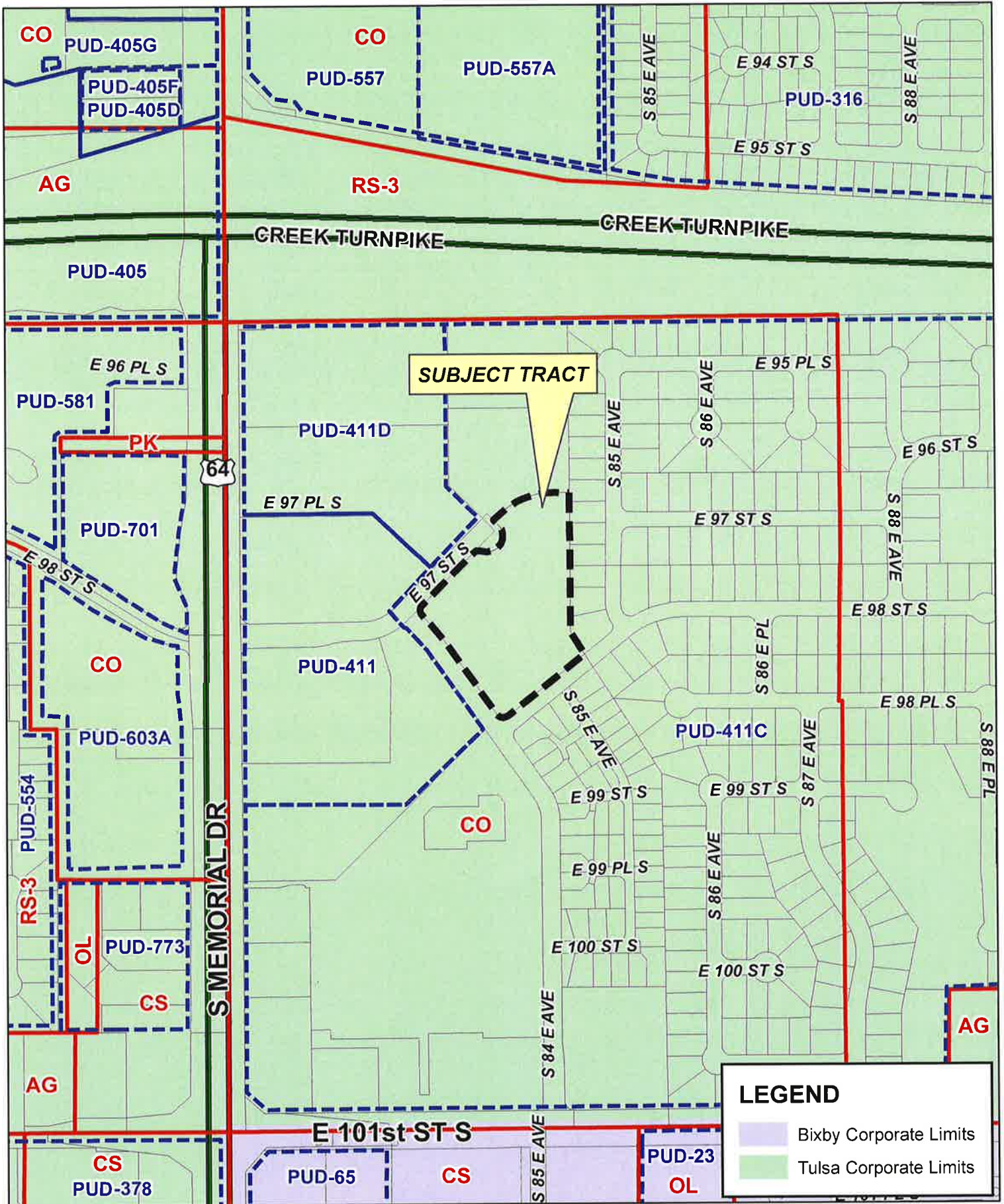
Staff has reviewed the request and determined:

- 1) PUD-411-C-18 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-411-C.
- 2) All remaining development standards defined in PUD-411-C and subsequent amendments shall remain in effect.

Exhibits included with staff report:

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

With considerations listed above, staff recommends **approval** of the minor amendment to reduce the setback from 85 feet from the centerline of S 84th E Ave to 50 feet from the centerline.



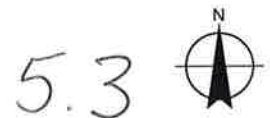
LEGEND

- Bixby Corporate Limits
- Tulsa Corporate Limits



PUD-411-C-18

18-13 24





 Subject Tract

PUD-411-C-18

18-13 24

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

Aerial Photo Date: February 2018



5.4



Subject Tract

PUD-411-C-18

18-13 24

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

Aerial Photo Date: February 2018



5.5

**PUD 411-C
Minor Amendment
Development Area 5A**

Existing Development Standard — Building Setback

Minimum Building Setback from	
Centerline of Abutting Streets	85 FT
East Boundary	90 FT
North Development Area Boundary	10 FT

Proposed Development Standard — Building Setback

Minimum Building Setback from		
Centerline of East 97th Street South	85 FT	<i>Unchanged</i>
Centerline of South 84th East Avenue	50 FT	
Centerline of East 98th Street South.....	85 FT	<i>Unchanged</i>
East Boundary	90 FT	<i>Unchanged</i>
North Development Area Boundary	10 FT	<i>Unchanged</i>

All other development standards and restrictions shall remain in full force and are unchanged by this amendment.

The intent of this amendment is to reduce the building setback from 55' to 20' along South 84th East Avenue only.

NOTICE
 I hereby certify that all requirements have been met and that this plat has been filed as required by the recorded title. Accuracy as required has been verified by the amount of the...
 [Signature]

PLAT No. 6151
 [Signatures and stamps]

Jim Norton Center III

A SUBDIVISION OF PART OF THE
 SW/4 OF SECTION 24, T-18-N, R-13-E
 CITY OF TULSA, TULSA COUNTY, OKLAHOMA
 PLANNED UNIT DEVELOPMENT NUMBER 411-C

PUD No. 411-C MINOR AMENDMENT DEVELOPMENT AREA 5A

Owner
 C U & L, LLC
 JAMES C. NORTON, GENERAL PARTNER
 8900 SOUTH MEMORIAL DRIVE
 TULSA, OKLAHOMA 74124
 PHONE: 918-488-8888

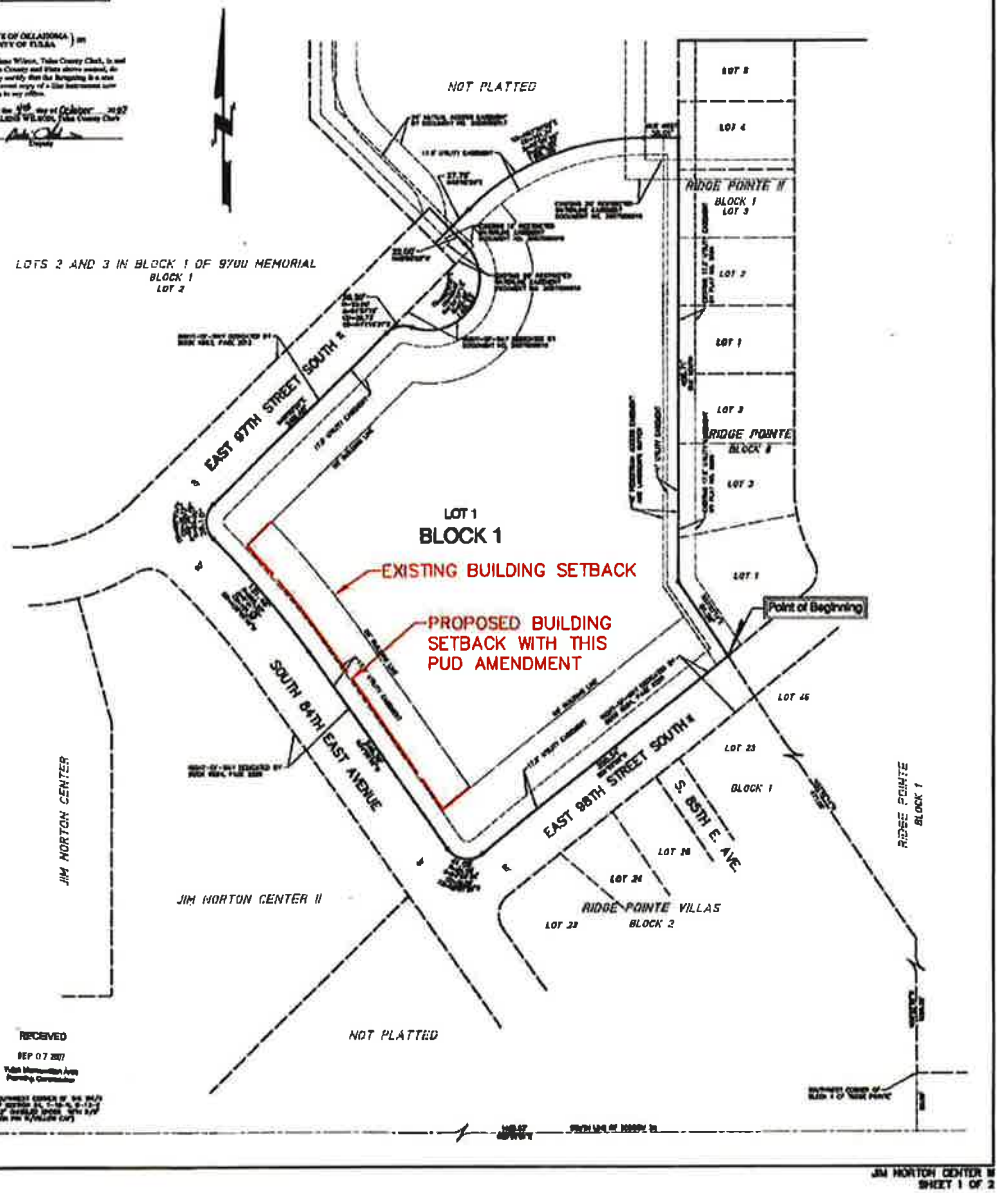
Engineer / Surveyor
 BACH AND ASSOCIATES, INC.
 BARTY FEIGENT
 101 SOUTH OLIVE AVENUE
 TULSA, OKLAHOMA 74103-1818
 PHONE: (918) 582-4111
 E-MAIL: SURVEY@BACHANDASSOCIATES.COM
 C.A. No. 1743 (Exp. JAN 30, 2008)

Measurement
 ALL DIMENSIONS HERE SHOWN ARE 3/8"=1' UNLESS OTHERWISE NOTED.



Block of Reference
 THE BEARING AND DISTANCE ARE BASED ON THE PLAT OF "RIDGE POINTE", PLAT NUMBER 5008.
Subdivision Description
 SUBDIVISION CONTAINS 1 LOT IN 1 BLOCK
 BLOCK 1 CONTAINS 5 LOTS AND ACRES
Legend
 CD CHORD DISTANCE
 CB CHORD BEARING

STATE OF OKLAHOMA)
 COUNTY OF TULSA)
 I, Earlene Wilson, Tulsa County Clerk, do hereby certify that this plat has been filed as required by the recorded title. Accuracy as required has been verified by the amount of the...
 [Signature]



5.7

Sawyer, Kim

From: Bob Magie <robertamagie@gmail.com>
Sent: Monday, March 8, 2021 5:51 PM
To: esubmit
Subject: Case # PUD-411-C-18

FILE COPY

I oppose the above Minor Amendment in the Building setback which reduces it by 275% from what was originally approved. The property remains a transitional area and entry and exit from single family residences and would not be in keeping with the aesthetics of the neighborhood.

Further, I find the notice form was intentionally vague regarding the area of the requested change and does not reflect the actual intent and location as shown by the original application and the obvious rescripting of the descriptive location.

I urge the Council to review both the original application and the Notice of Hearing and to vote against this amendment.

Robert A Magie
8404 E 98th Pl
Tulsa OK 74133