



**Tulsa Metropolitan Area
Planning Commission**

PUD-458-1 Staff Report

Hearing Date: April 17, 2024
Prepared by: Dylan Siers
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918-596-7584

Owner and Applicant Information

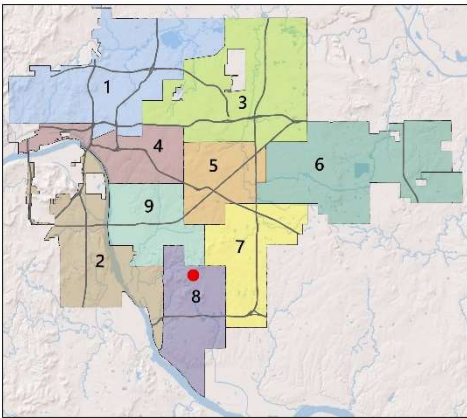
Applicant: Philip Doyle
Property Owner: David and Stephanie Hurd

Property Location

South of the Southeast corner of East 81st Street
South and South Yale Avenue
Tract Size: ±2.41 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 8, Phil Lakin Jr.
County Commission: District 2, Kelly Dunkerley

Public Notice Required

Mailed Notice to 300' radius – min. 10 days in advance

Staff Recommendation

Staff recommends approval.

Request Summary

Minor Amendment to allow a retaining wall over 30" tall to encroach 5' into the eastern 10' building line.

Zoning

Existing Zoning: Residential Single-Family 3 (RS-3)/PUD-458

Existing Overlays: None

Use

Current Use: Residential

Comprehensive Plan Considerations

Land Use

Land Use Plan: Neighborhood

Small Area Plans: None

Development Era: Late Automobile

Transportation

Major Street & Highway Plan: N/A

planitulsa Street Type: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: N/A

Environment

Flood Area: N/A

Tree Canopy Coverage: 30-50%

Parks & Open Space: N/A

Detailed Staff Recommendation

PUD-458 has a side setback of 10'. The applicant is proposing a retaining wall taller than 30" within this setback. While PUD-458 does not explicitly say anything regarding retaining walls within the setback, the zoning code does. Per Table 90-1 in the zoning code, "structures less than 30 inches in height above grade" are allowed in side setbacks. Since what they are proposing is greater than 30 inches in height, they need to ask for the amendment to this PUD. This retaining wall is the only portion of the structure that encroaches into this setback.

Proposed Amendment:

Current Setback

10 ft side setback

Proposed Setback

5 ft side setback for retaining wall on Lot 16, Block 1, Signal Hill II, City of Tulsa, Tulsa County State of Oklahoma

The minor amendment does not reduce the required setback for any buildings and will be limited to the proposed retaining wall.

Staff has reviewed the request and determined:

- 1) PUD-458-1 is consistent with the provisions for administration and procedures of a PUD in section 30.010-H.
- 2) PUD-458-1 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-458.
- 3) All remaining development standards defined in PUD-458 and subsequent amendments shall remain in effect.

With consideration given to the factors listed herein, staff recommends **approval** of the application.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as neighborhood.

Neighborhoods are mostly residential uses, which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low intensity uses that support residents' daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access from a lower-order street separated from the arterial, then it would be considered Neighborhood.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-3/PUD-458	Neighborhood	Residential
East	RS-3/PUD-458	Neighborhood	Residential
South	RS-3	Neighborhood	Residential
West	RS-3/PUD-458	Neighborhood	Residential

Small Area Plans

The subject properties are not within a small area plan.

Development Era

The subject property is in an area developed during the Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

Transportation

Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: N/A

Arterial Traffic per Lane: N/A

Environmental Considerations

Flood Area: The subject properties are not within a flood area.

Tree Canopy Coverage: Tree canopy in the area is 30-50%. Significant effort should be given to the preservation of mature stands of trees. Tree canopy removal should be minimized, and replacement of trees that need removing should be encouraged.

Parks & Open Space: N/A

Exhibits

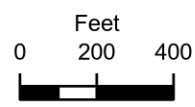
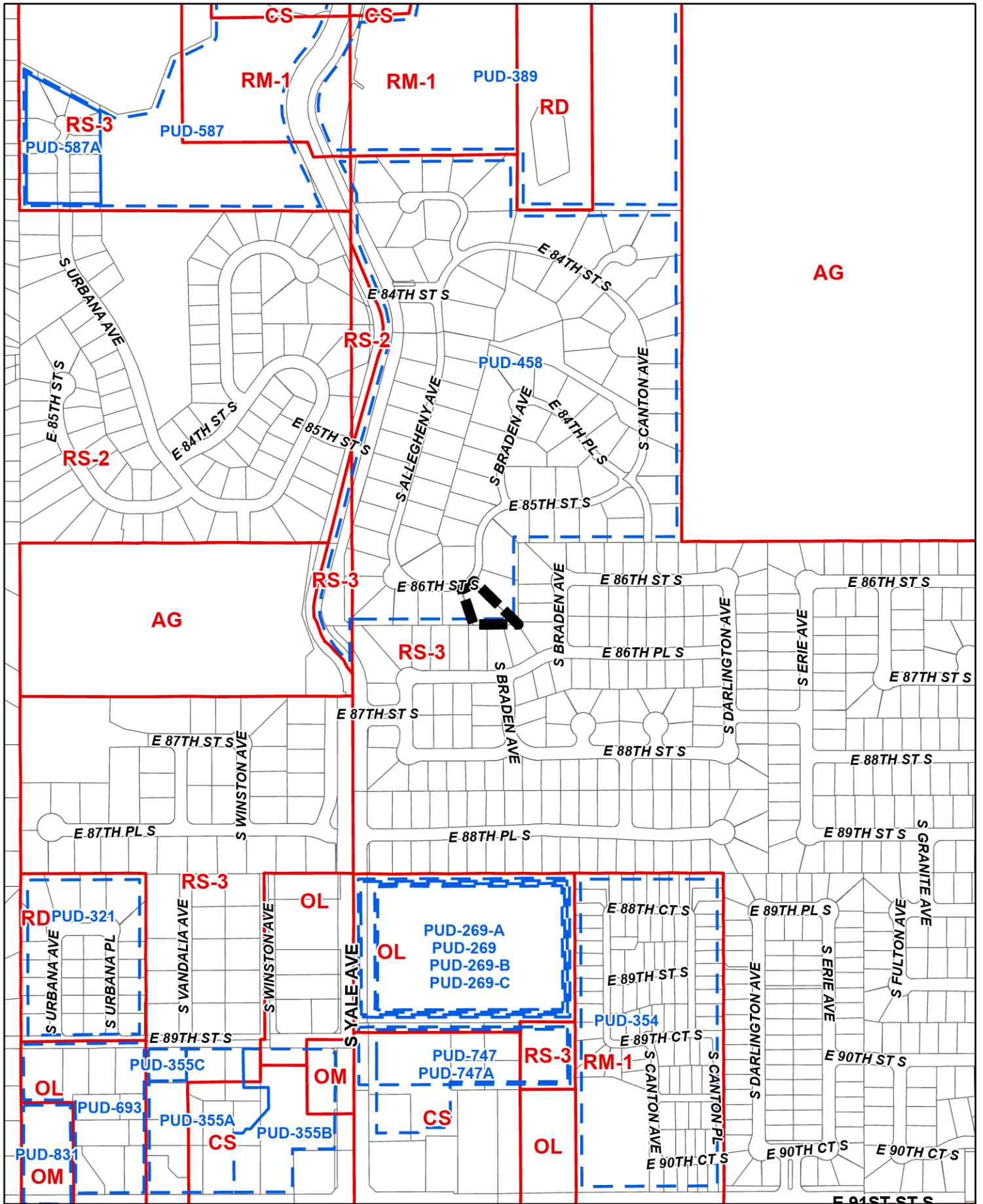
Case map

Aerial (small scale)

Aerial (large scale)

Tulsa Comprehensive Plan Land Use Map

Applicant Exhibits

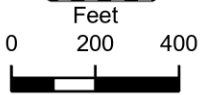


PUD-458-1






 Subject Tract



PUD-458-1

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


Aerial Photo Date: 2021



E 86TH ST S

S BRADEN AVE

E 86TH PL S



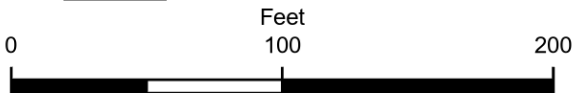
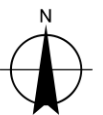
Subject Tract

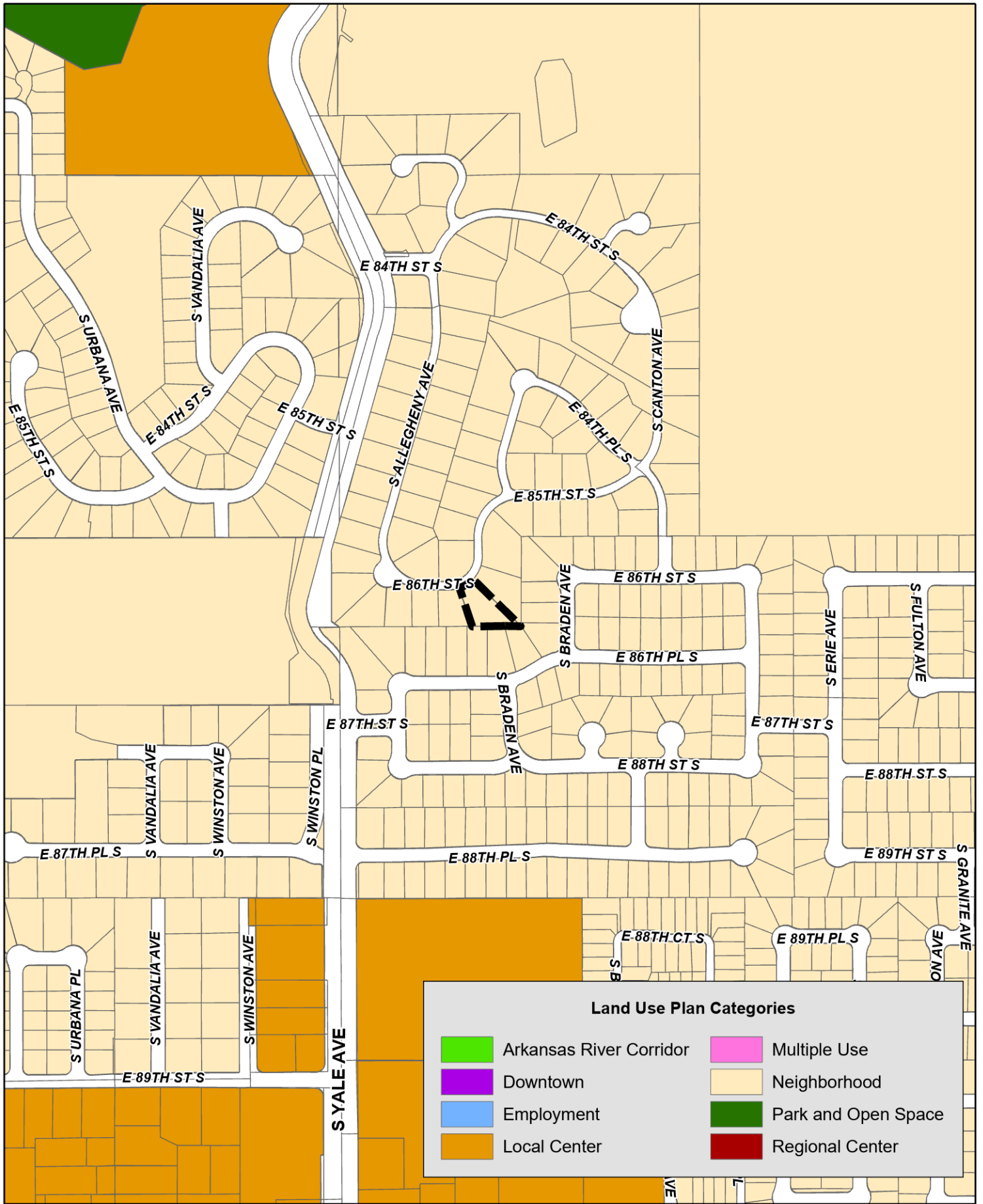
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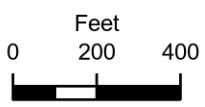
Aerial Photo Date: 2021

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PUD-458-1



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GENERAL NOTES:

- At work and conform to the International Residential Code (IRC) and other applicable codes, ordinances and regulations, see the local department for details.
- Existing wall construction including but not limited to: masonry, concrete, brick, etc. shall be removed and replaced with new construction. The existing masonry shall be removed to a maximum depth of 24" and replaced with new construction.
- All exterior walls shall be finished with masonry or concrete. The existing masonry shall be removed to a maximum depth of 24" and replaced with new construction.
- The contractor shall be responsible for obtaining all necessary permits and approvals from the local authority.
- The contractor shall be responsible for providing all necessary labor and materials.
- The contractor shall be responsible for maintaining access to adjacent properties at all times.
- The contractor shall be responsible for protecting existing utilities and structures.
- The contractor shall be responsible for site cleanup and removal of debris.
- The contractor shall be responsible for providing all necessary safety measures.
- The contractor shall be responsible for providing all necessary site access.
- The contractor shall be responsible for providing all necessary site security.

