



**Case Number:** PUD-494-2  
**Minor Amendment**

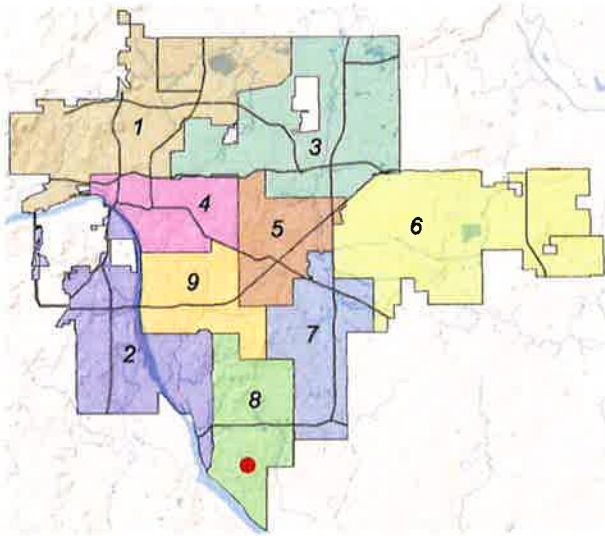
**Hearing Date:** May 6, 2020  
**(Continued from April 1, 2020)**

**Case Report Prepared by:**  
 Jay Hoyt

**Owner and Applicant Information:**  
 Applicant: PRW Construction

Property Owner: Jeff Strow

**Location Map:**  
 (shown with City Council Districts)



**Applicant Proposal:**

Concept summary: PUD minor amendment to increase allowable driveway width.

Gross Land Area: 0.27 acres

Location: NE/c S Erie Ave and E 110<sup>th</sup> PI S

Lot 24, Block 6 Southern Woods Estates

**Zoning:**  
 Existing Zoning: RS-2/PUD-494  
 Proposed Zoning: No Change

**Staff Recommendation:**  
 Staff recommends approval

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

**Staff Data:**  
 TRS: 8327

**City Council District: 8**  
*Councilor Name:* Phil Lakin

**County Commission District: 3**  
*Commissioner Name:* Ron Peters

**SECTION I:** PUD-494-2 Minor Amendment

**Amendment Request:**

The applicant is requesting to increase the allowable driveway width for the subject lot. Currently a 36.5 ft driveway exists and the applicant would like to increase this by 9 ft. Currently the driveway width is restricted to 30 ft for a lot with 75+ ft of frontage, per section 55.090 of the City of Tulsa Zoning Code, with the option of being able to increase this if approved by an amendment to the PUD. The applicant has followed this requirement and is requesting a total of 45.5 ft in driveway width for the subject lot. The applicant has approximately 130 ft of frontage along Erie Ave, where the proposed drive widening would occur.

*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.”*

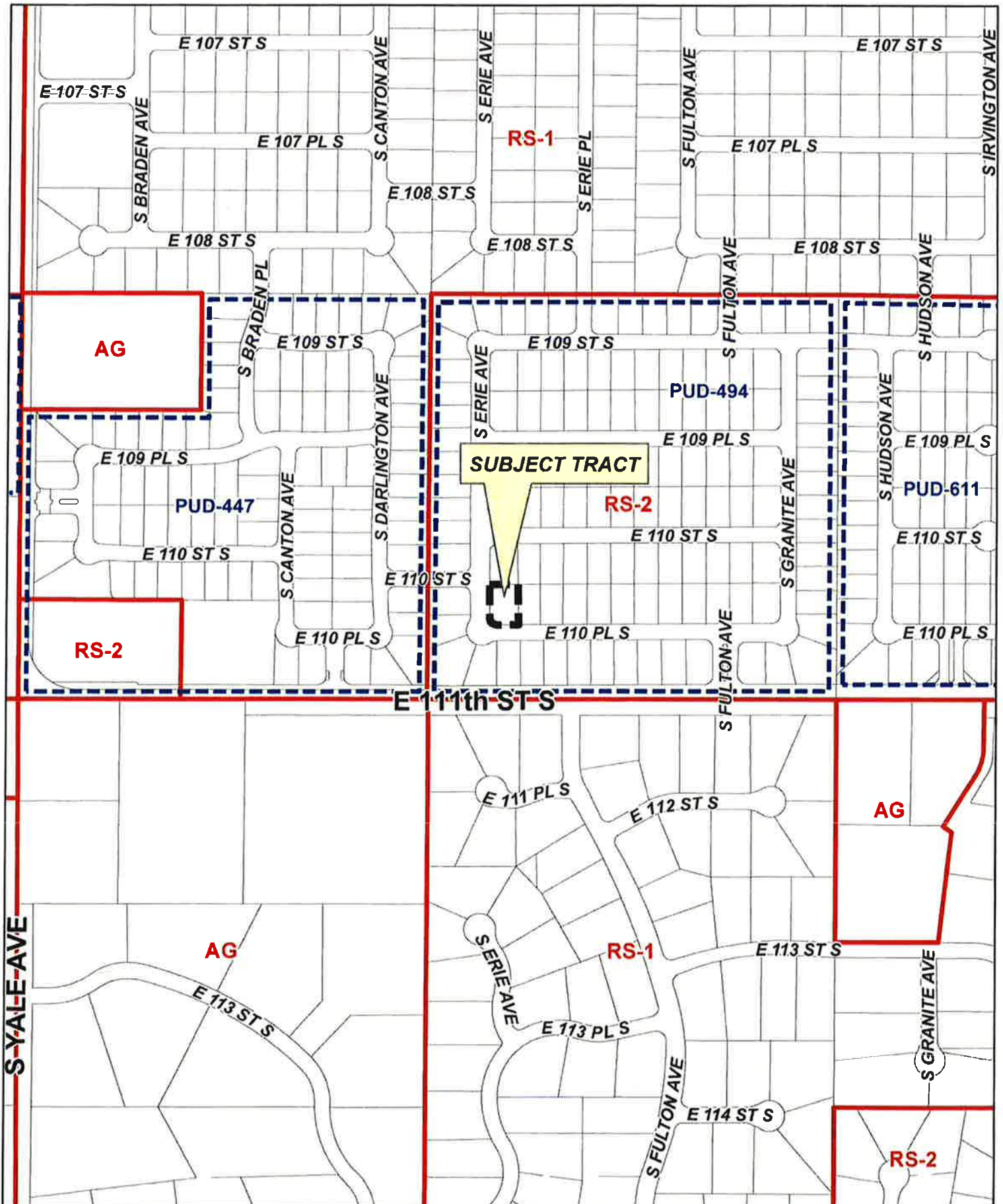
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in PUD-494.
- 2) All remaining development standards defined in PUD-494 and subsequent amendments shall remain in effect.

Exhibits included with staff report:

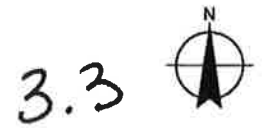
- INCOG zoning case map
- INCOG aerial photo
- INCOG aerial photo (enlarged)
- Applicant Site Sketches

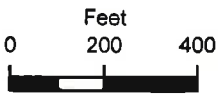
With considerations listed above, staff recommends **approval** of the minor amendment to increase the allowable driveway width of the subject lot to 45 ½ ft.



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 Subject Tract

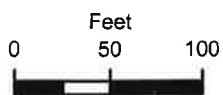
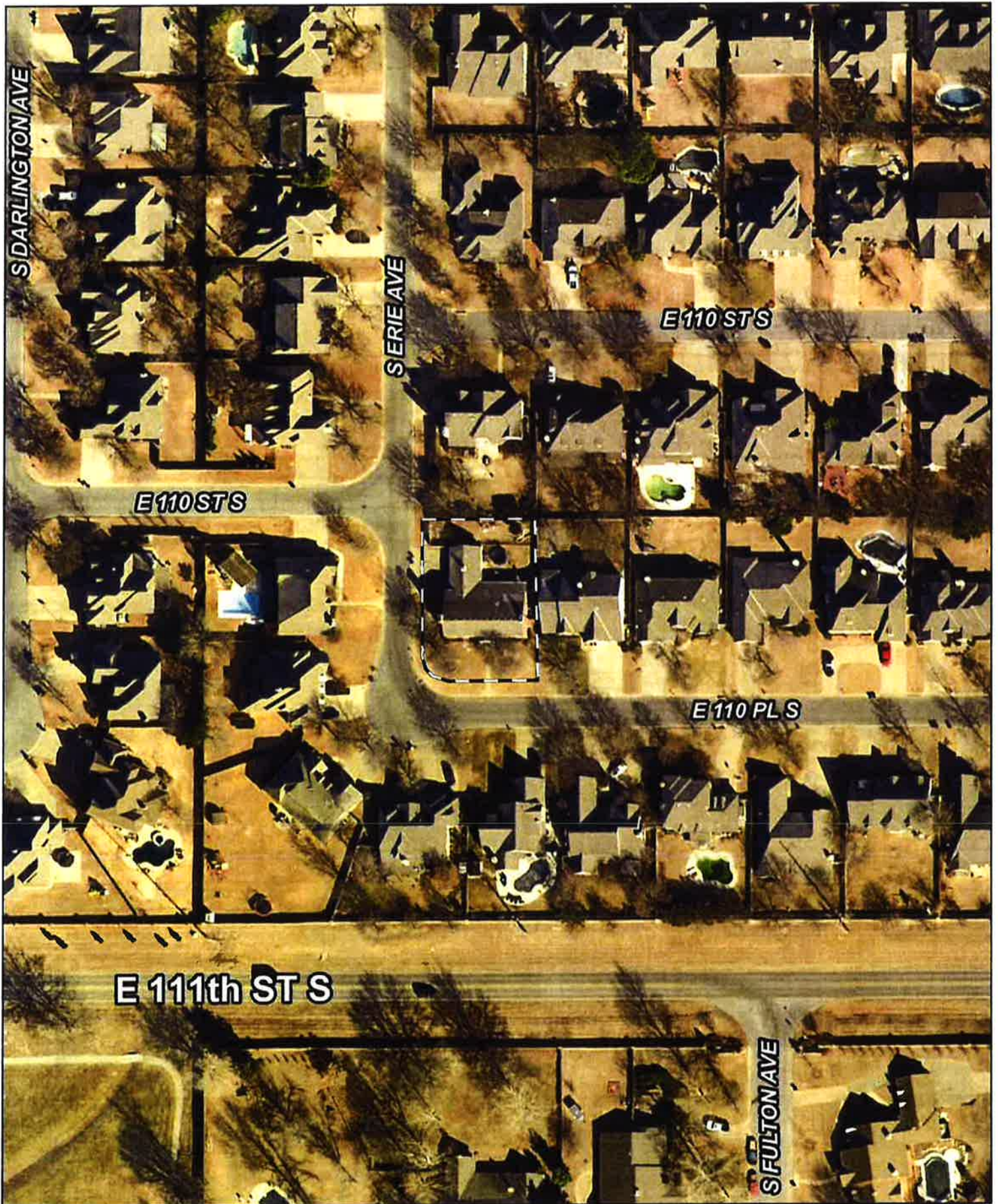
**PUD-494-2**

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

Aerial Photo Date: February 2018





 Subject Tract

**PUD-494-2**

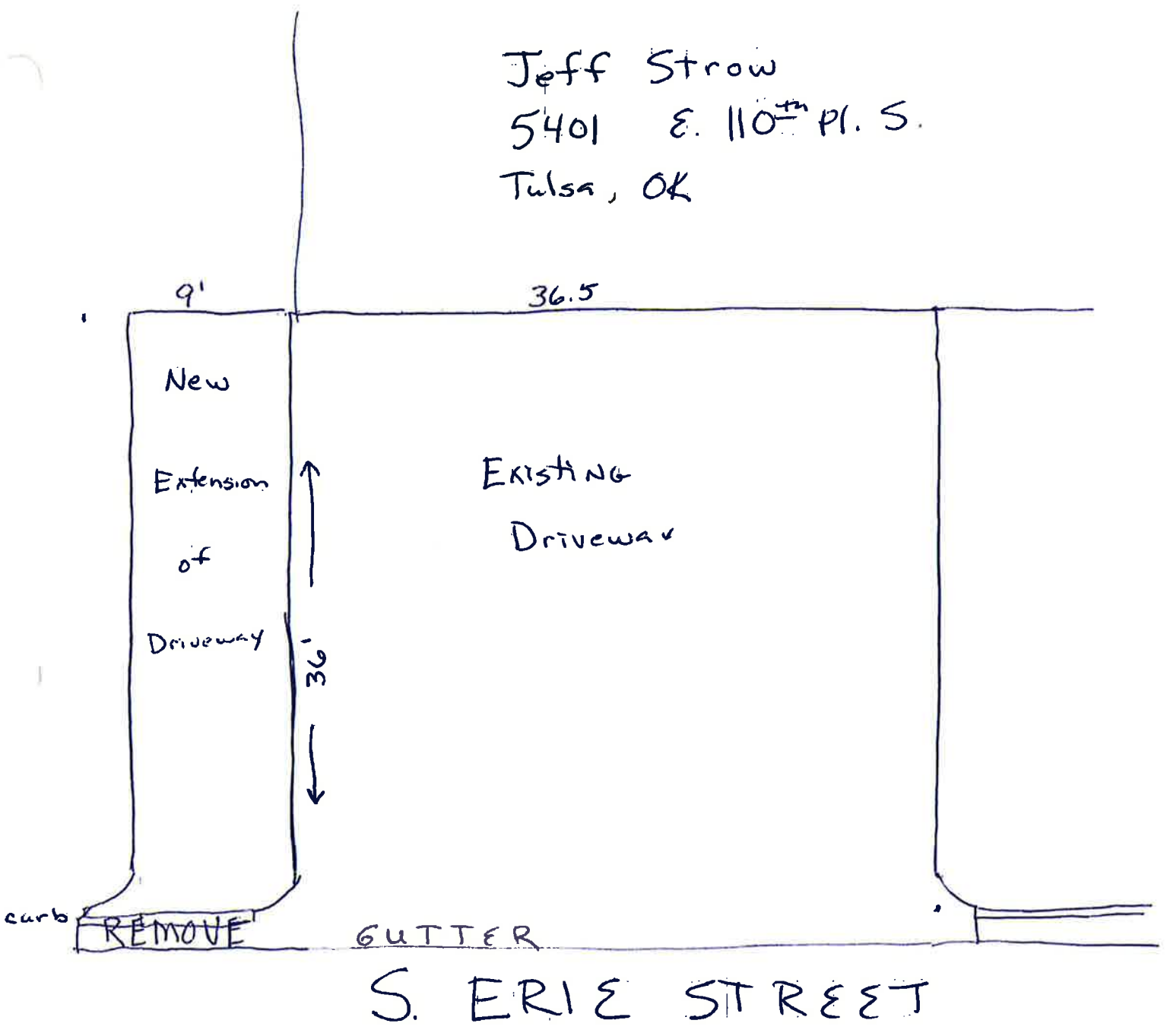
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Aerial Photo Date: February 2018



Jeff Strow  
5401 E. 110<sup>th</sup> Pl. S.  
Tulsa, OK





E 110th PI

S Erie Ave