

**Case Number:** PUD-500-2  
**Minor Amendment**

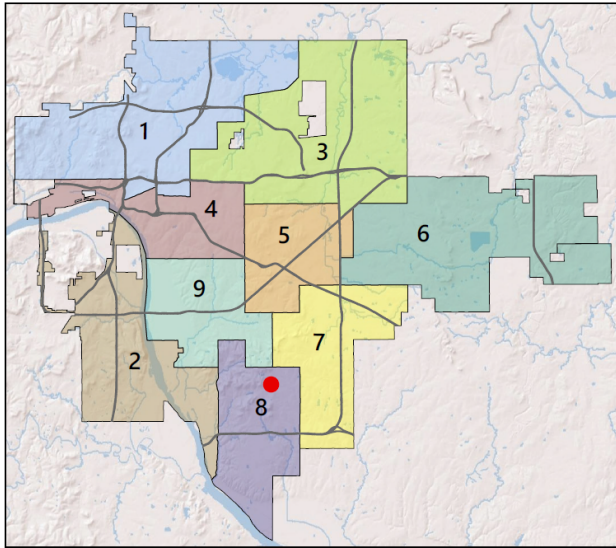
**Hearing Date:** December 6, 2023

**Case Report Prepared by:**  
Dylan Siers

**Owner and Applicant Information:**  
Applicant: Lou Reynolds

Property Owner: HBGP-Sun Company, LLC

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



**Applicant Proposal:**

Concept summary: PUD minor amendment permit a lot split, allocate floor area, increase building height, and amend sign standards.

Gross Land Area: 3.49 acres  
Lot 2A: 0.73 acres  
Lot 2B: 2.76 acres

Location: North and east of the northeast corner of 81<sup>st</sup> Street South and South Yale Avenue

**Zoning:**  
Existing Zoning: PUD-500/CS/RM-1/RS-3  
Proposed Zoning: No Change

**Staff Recommendation:**  
Staff recommends approval.

**Comprehensive Plan:**  
Land Use Map: Local Center

**Staff Data:**  
TRS: 8310

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

**County Commission District: 3**  
*Commissioner Name:* Kelly Dunkerley

**SECTION I:** PUD-500-2 Minor Amendment

Amendment Request: PUD minor amendment permit a lot split into Tract 2A and Tract 2B, allocate floor area, increase building height within Tract 2B, provide a ground sign for the street frontage of Tract 2A, amend the setbacks for wall signs for Tract 2A and Tract 2B.

PUD-500 was approved in 1993. Since the original approval there has been one minor amendment to reduce frontage requirements, and a lot split that split a portion of lot two (LS-19988). This was accompanied by a minor amendment to reduce the frontage requirement from 150' to 100'. The applicant has requested to split lot two once again into two separate lots. These two lots will have a maximum building floor area allocated to them as well as establish building heights and sign standards. Any development standards not listed below will remain the same and can be found in PUD-500.

**Lot 2A DEVELOPMENT STANDARDS:**

NET LAND AREA: .76 AC

MAXIMUM BUILDING FLOOR AREA: 4,000 SF

MAXIMUM BUILDING HEIGHT: One (1) story not to exceed 20 FT.

**SIGNS:**

An additional ground sign shall be permitted along South Yale Avenue for Tract A. Ground sign cannot exceed 25 FT in height or 150 SF of surface display area.

No wall signs shall be permitted on the north or east walls of buildings in Tract A or within 300 FT of the east boundary of Lot 2B.

**Lot 2A DEVELOPMENT STANDARDS:**

NET LAND AREA: 2.76 AC

MAXIMUM BUILDING FLOOR AREA: 40,000 SF\*

MAXIMUM BUILDING HEIGHT: Two (2) stories not to exceed 40 FT\*

**SIGNS:**

No wall signs shall be permitted on the north or east walls of buildings in Tract A or within 300 FT of the east boundary of Lot 2B.

\*The usable building floor area shall not exceed 35,00 sf.

\*\*The term 'stories shall be a room or set of rooms on one floor or level of a building.

Staff Comment: This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(9)(10)(12) of the City of Tulsa Zoning Code.

*“Lot splits that have been reviewed and approved in accordance with the subdivision and development regulations.”*

*“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.”*

*“Modifications to approved signage, provided the size, location, number and character (type) of signs is not substantially altered.”*

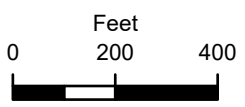
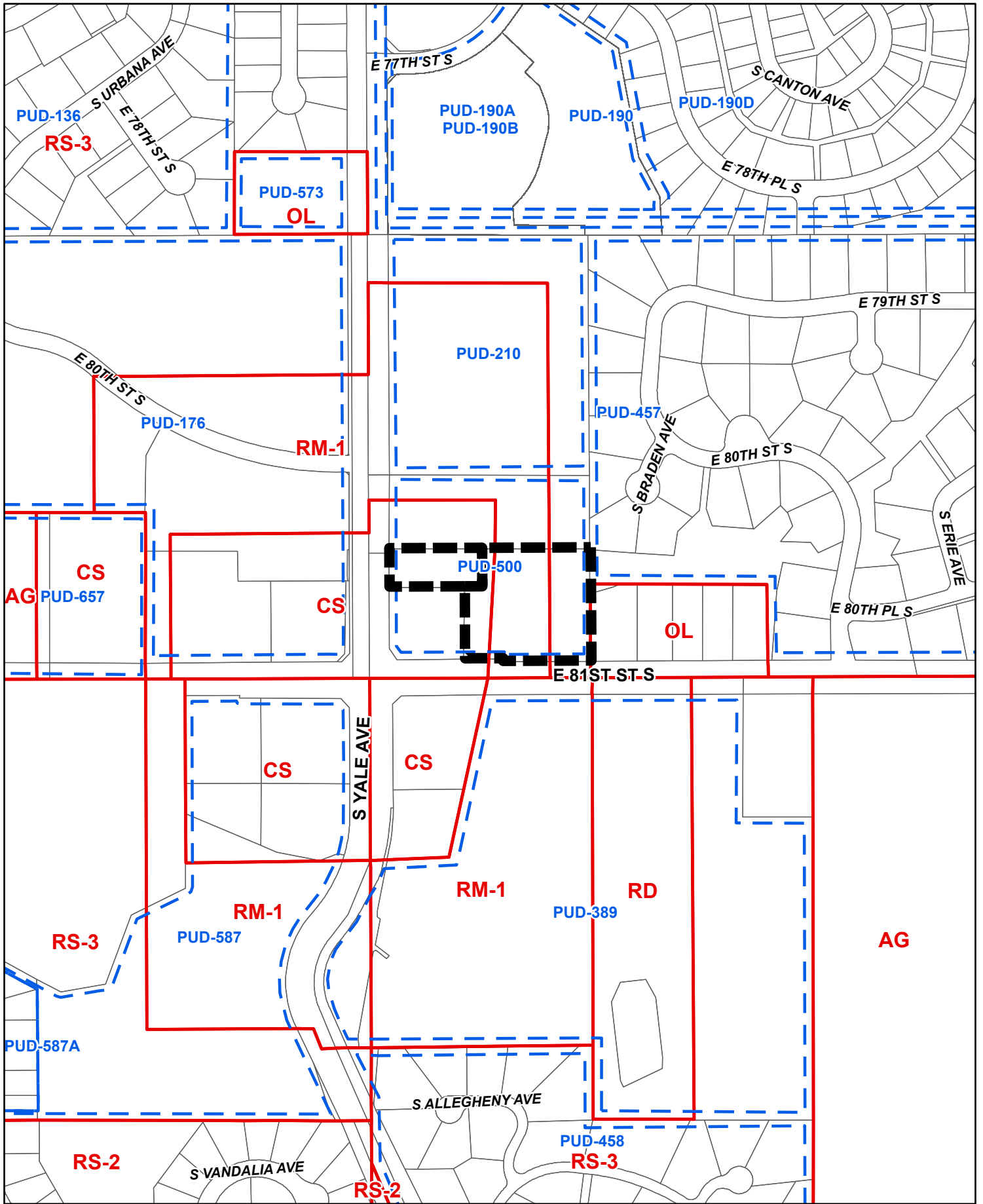
Staff has reviewed the request and determined:

- 1) PUD-500-2 is consistent with the provisions for administration and procedures of a PUD in section 30.010-H.
- 2) PUD-500-2 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-500.
- 3) All remaining development standards defined in PUD-500 and subsequent amendments shall remain in effect.

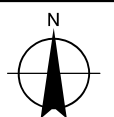
Exhibits included with staff report:

- zoning case map
- aerial photo
- Applicant Exhibit A (Lot Split Exhibit)

With considerations listed above, staff recommends **approval** of the PUD minor amendment permit a lot split, allocate floor area, increase building height, and amend sign standards.



# PUD-500-2





 Subject Tract

Feet  
0 200 400

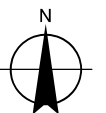


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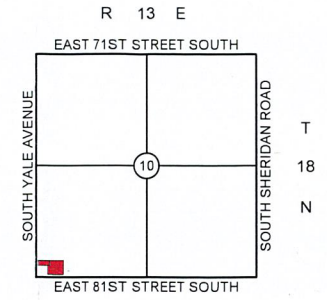
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2021

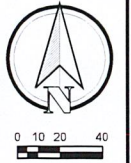
2.5



**Boundary Survey with Lot Split & Topography**  
 OF A PART OF LOTS 2 & 3, BLOCK 1  
**Holland Center**  
 TULSA COUNTY, OKLAHOMA



**Location Map**  
 SCALE: 1"=2000'



PREPARED FOR:	MARK ZELNIK
CHECKED BY:	ARJ
SCALE:	1"=40'
DRAFTED BY:	BOC
SURVEY BY:	JMH
SURVEY DATE:	01/21/2021
JOB NUMBER:	11991
BOOK/PAGE:	DIGITAL
FILE NUMBER:	1813.1000

**ATLAS LAND OFFICE**  
 202 SOUTH MAIN - WAGONER, OK 74467  
 918.485.9987 C.A.#8060 EXP. 6-30-2021

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BEFORE YOU DIG  
 CONTACT OKLAHOMA  
 ONE-CALL  
 1-800-522-6543  
 EXISTING UNDERGROUND  
 LINES HAVE BEEN SHOWN  
 TO THE EXTENT KNOWN

Legend			
○	3/8" IRON PIN FOUND (UNLESS OTHERWISE NOTED)	●	UTILITY MANHOLE
●	3/8" IPS W/ PINK "ATLAS 8060" CAP (UNLESS OTHERWISE NOTED)	○	WATER METER
⊕	AIR CONDITIONER UNIT	○	WATER VALVE
⊕	BENCHMARK	BH	BOREHOLE
⊕	BUSH	CGMP	CORRUGATED METAL PIPE
⊕	CABLE/TV PEDESTAL	CGPP	CORRUGATED PLASTIC PIPE
⊕	DOWN SPOUT	CHXF	CHISELED 'X' FOUND
⊕	DOWN GUY	CHXS	CHISELED 'X' SET
⊕	ELECTRIC METER	IPF	IRON PIN FOUND
⊕	ELECTRIC PEDESTAL-RISER	IPS	IRON PIN SET
⊕	FIRE HYDRANT	PKF	PK NAIL FOUND
⊕	FLAG POLE	PKS	PK NAIL SET
⊕	GAS METER	POB	POINT OF BEGINNING
⊕	GAS RISER	POC	POINT OF COMMENCEMENT
⊕	GAS VALVE	RCP	REINFORCED CONCRETE PIPE
⊕	GROUND LIGHT	SAT	SATELLITE DISH
⊕	GUARD POST	TG	TOP OF GRATE
⊕	IRRIGATION CONTROL VALVE	TR	TOP OF RIM
⊕	LIGHT POLE	TT	TERMITE TRAP
⊕	MAILBOX	---	BUILDING SETBACK LINE
⊕	POWER POLE	---	EASEMENT
⊕	SANITARY SEWER CLEANOUT	OC	OVERHEAD CABLE
⊕	SANITARY SEWER LAMPHOUSE	OE	OVERHEAD ELECTRIC
⊕	SANITARY SEWER MANHOLE	OT	OVERHEAD TELEPHONE
⊕	SIGN	OH	OVERHEAD UTILITIES MISC
⊕	SPRINKLER HEAD	SS	SANITARY SEWER
⊕	STORM DRAIN INLET	SD	STORM DRAIN
⊕	STORM DRAIN MANHOLE	UC	UNDERGROUND CABLE
⊕	TELEPHONE PEDESTAL	UE	UNDERGROUND ELECTRIC
⊕	TRAFFIC SIGNAL LIGHT POLE	UG	UNDERGROUND GAS LINE
⊕	TRAFFIC SIGNAL MANHOLE	UT	UNDERGROUND TELEPHONE
⊕	TRANSFORMER	WL	WATERLINE

**Benchmark Notes**

BM #1  
 3/8" IPS W/ PURPLE  
 "ATLAS CONTROL" CAP  
 N=387,863.147  
 E=2,583,048.029  
 ELEV=735.59'

BM #2  
 3/8" IPS W/ PURPLE  
 "ATLAS CONTROL" CAP  
 N=387,712.426  
 E=2,583,376.111  
 TR=733.94'  
 FL (N)=724.85'  
 FL (S)=724.80'

**Notes**

1. THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD. NO ATTEMPT TO RESEARCH THE COUNTY RECORDS OR OTHER RECORD OFFICES WAS PERFORMED BY THIS FIRM. THEREFORE EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED BY THIS PLAT.
2. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. (CALL "OKIE" BEFORE DIGGING!)
3. THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON NAVD88 GPS DATA.
4. THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD83.

**Surveyor's Statement**

FILE NO: NCS-1044813-AKR EFFECTIVE DATE: DECEMBER 31, 2020  
 TO FIRST AMERICAN TITLE INSURANCE COMPANY, MCV ACQUISITIONS LLC & HBGP-SUN, LTD

I, ALBERT JONES III, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY STATE THAT THE ABOVE MAP REPRESENTS A SURVEY PERFORMED IN THE FIELD UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR SURVEYING IN THE STATE OF OKLAHOMA AS SET FORTH BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS OF THIS DATE.

ALBERT JONES III  
 A.J.@ATLASLANDOFFICE.COM  
 PROFESSIONAL LAND SURVEYOR  
 OKLAHOMA NO. 1580

