

**Case Number:** PUD-527-B-6  
**Minor Amendment**

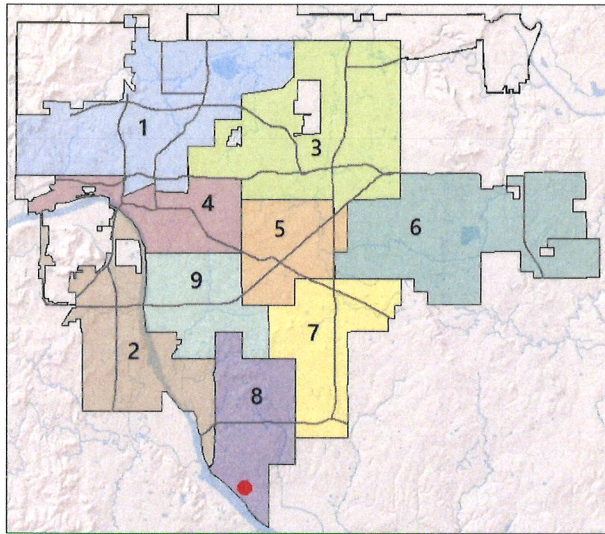
**Hearing Date:** July 6, 2022

**Case Report Prepared by:**  
 Jay Hoyt

**Owner and Applicant Information:**  
 Applicant: W. Scott Aneshansley

Property Owner: Same

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



**Applicant Proposal:**

Concept summary: PUD minor amendment to decrease the rear setback from 20 ft to 11 ft.

Gross Land Area: 0.18 Acres

Location: East of the southeast corner of S Yale Ave and E 118<sup>th</sup> PI S

11914 S Braden Ave E

Lot 11, Block 3 The Villas at Tuscany

**Zoning:**  
 Existing Zoning: RS-3/PUD-527-B  
 Proposed Zoning: No Change

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

**Staff Recommendation:**  
 Staff recommends approval.

**Staff Data:**  
 TRS: 8334

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

**County Commission District: 3**  
*Commissioner Name:* Vicki Adams

4.1

**SECTION I:** PUD-527-B-6 Minor Amendment

Amendment Request: Revise the PUD Development Standards to reduce the rear setback from 20 ft to 11 ft.

Currently the development standards of the PUD require a rear setback of 20 ft for the subject lot for the construction of a new single-family residence. There is an existing utility easement 11 ft in width at the rear of the property. The plat for the property also shows a 11 ft building line at this location as well. This proposed reduction in the rear setback from 20 ft to 11 ft would align with what the plat for the property shows and be outside of the 11 ft utility easement.

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.”*

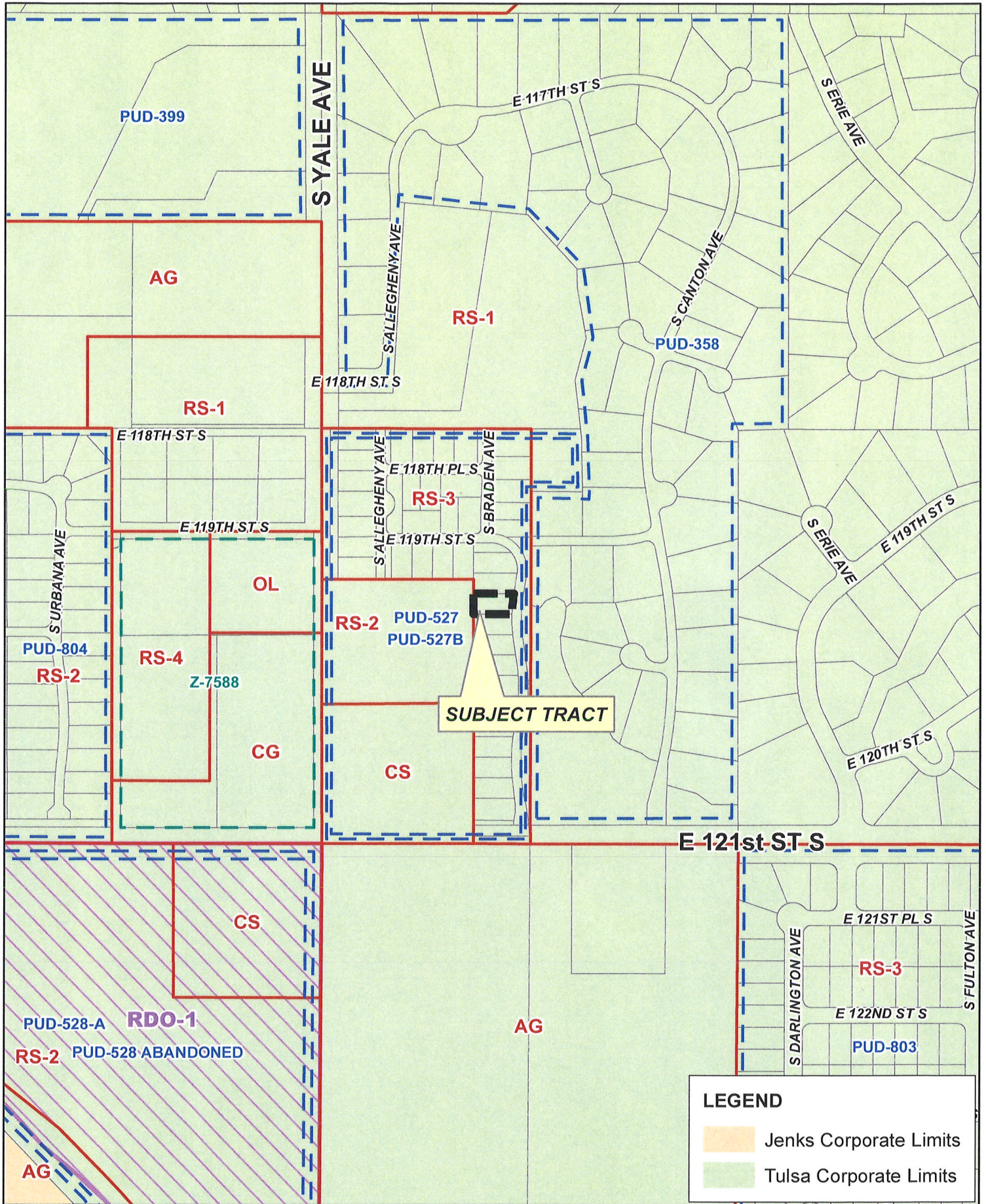
Staff has reviewed the request and determined:

- 1) PUD-527-B-6 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-527-B.
- 2) All remaining development standards defined in PUD-527-B and subsequent amendments shall remain in effect.

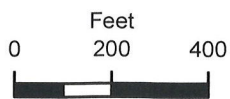
Exhibits included with staff report:

- INCOG zoning case map
- INCOG aerial photo (enlarged)

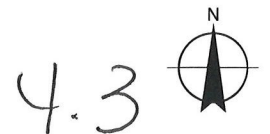
With considerations listed above, staff recommends **approval** of the minor amendment to reduce the rear setback from 20 ft to 11 ft.



**PUD-527-B-6**



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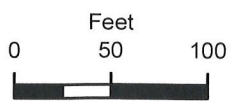
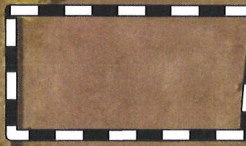


**E 118TH PL S**

**SALLEGHENY AVE**

**E 119TH ST S**

**S BRADEN AVE**



**Subject  
Tract**

**PUD-527-B-6**

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

Aerial Photo Date: 2020/2021

