



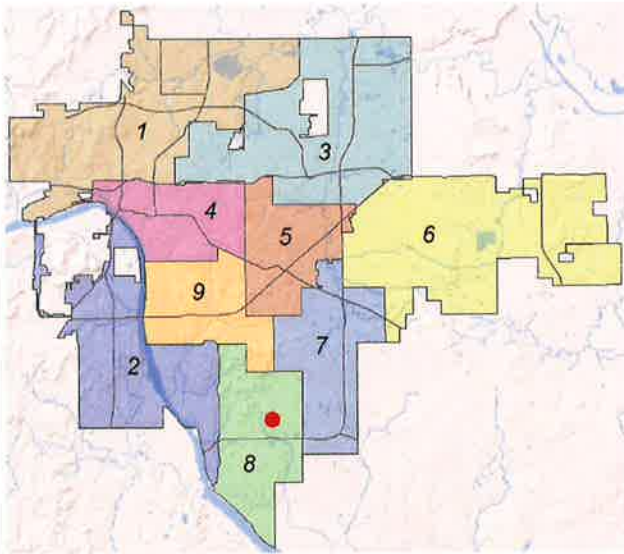
Case Number: PUD-542-9
Minor Amendment

Hearing Date: March 17, 2021

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Thomason Design
 Property Owner: Alan & Diane Harju

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

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

Gross Land Area: 0.58 Acres

Location: South of the southwest corner of East 86th Street South and South Sheridan Road

Lot 22, Block 2 Sheridan Oaks Estates

Zoning:
 Existing Zoning: RS-1/PUD-542
 Proposed Zoning: No Change

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

Staff Recommendation:
 Staff recommends approval.

Staff Data:
 TRS: 8315

City Council District: 8
Councilor Name: Phil Lakin
County Commission District: 3
Commissioner Name: Ron Peters

SECTION I: PUD-542-9 Minor Amendment

Amendment Request: Revise the PUD Development Standards to increase the allowable driveway width.

The current standards for driveway width are based on the zoning code allowances, which limit the driveway width for lots with more than 75 feet of frontage to 27 feet for drives in the right of way and 30 feet for drives in the required setback. The applicant is proposing to construct two circle drives, with each end being 16 feet in width in the right of way and setback, resulting in a total drive width of 64 feet. The lot has approximately 360 feet of frontage, which means the requested drive width would be just under 18% of the total street frontage.

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.”

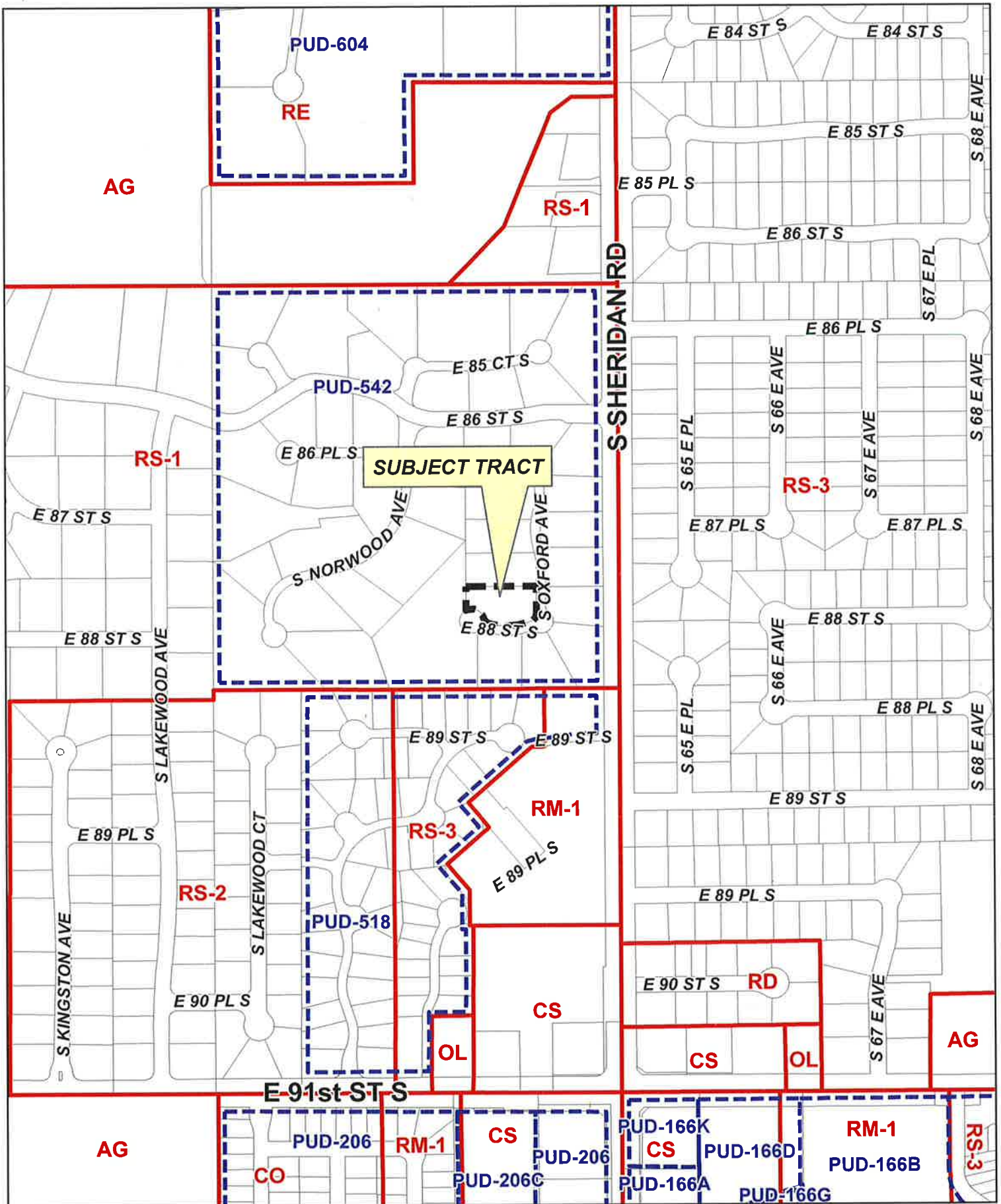
Staff has reviewed the request and determined:

- 1) PUD-542-9 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-542.
- 2) All remaining development standards defined in PUD-542 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 Plan

With considerations listed above, staff recommends **approval** of the minor amendment to increase the allowable drive width to 64 feet.



SUBJECT TRACT

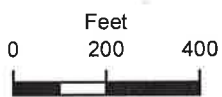
PUD-542-9



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 Subject Tract

PUD-542-9

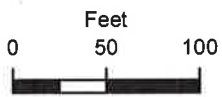
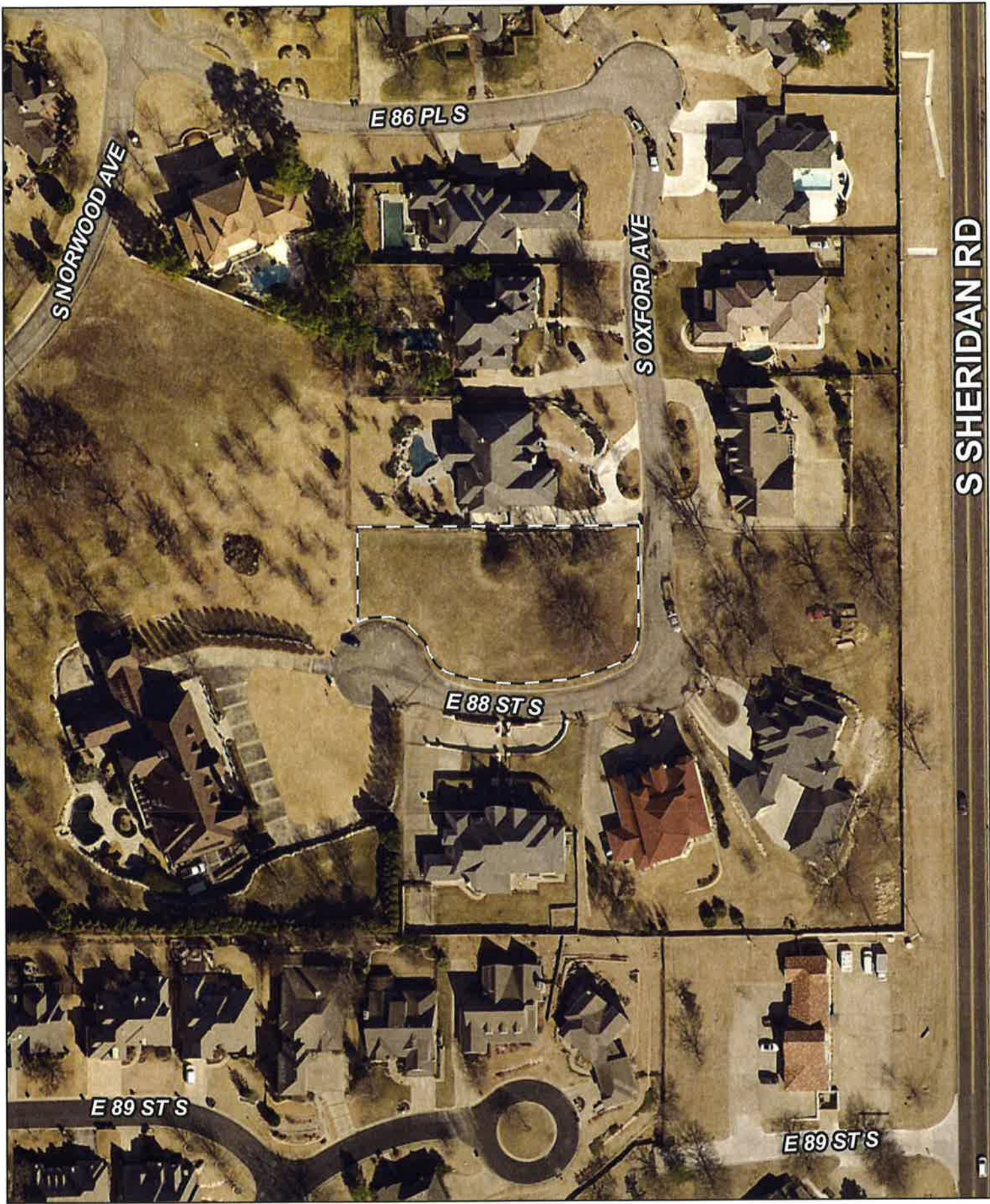
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018



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Subject Tract

PUD-542-9

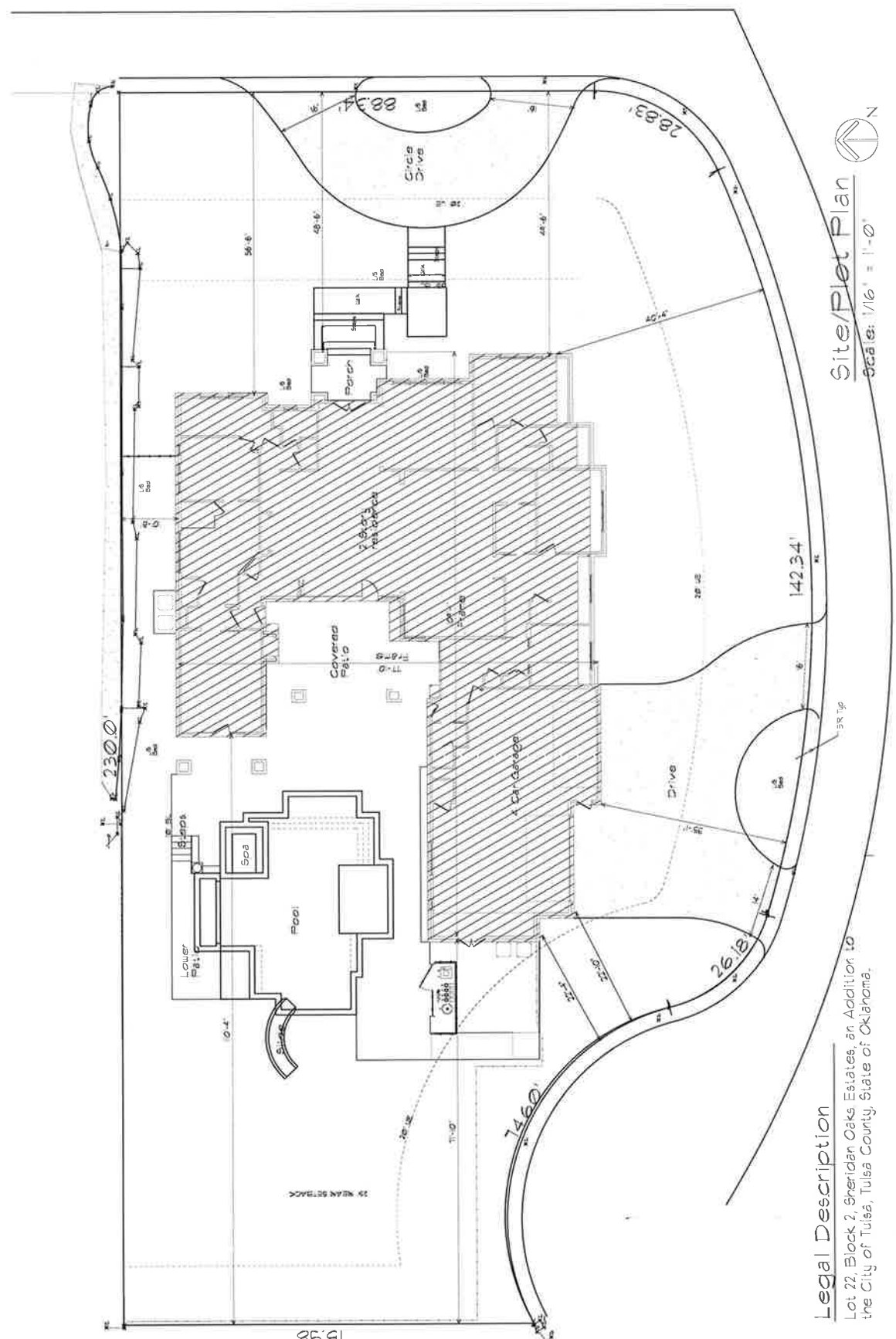
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Aerial Photo Date: February 2018



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Legal Description
 Lot 22, Block 2, Sheridan Oaks Estates, an Addition to
 the City of Tulsa, Tulsa County, State of Oklahoma.

Legal Address.
 8640 S. Oxford Ave
 Tulsa OK 74137