



Case Number: PUD-569-A-1 and Z-6054-SP-10

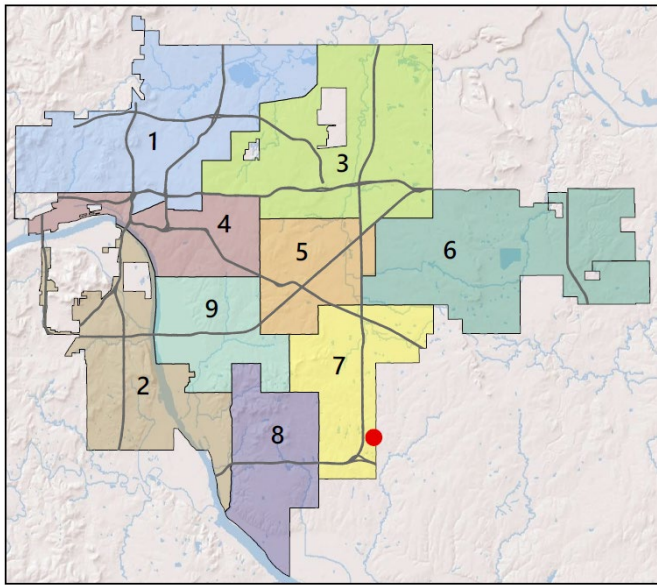
Hearing Date: November 15, 2023

Case Report Prepared by:
Dylan Siers

Owner and Applicant Information:
Applicant: EKA Construction

Property Owner: Hailey May

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD and Corridor minor amendment to allow for the use of mobile storage units on the property during renovation.

Gross Land Area: 14 acres

Location: SE/c of E 81st Street South & S Highway 169

Zoning:
Existing Zoning: CO/PUD-569-A/Z-6054-SP-10
Proposed Zoning: No Change

Comprehensive Plan:
Land Use Map: Neighborhood

Staff Recommendation:
Staff recommends **approval**.

Staff Data:
TRS: 8418

City Council District: 7
Councilor Name: Lori Decter Wright

County Commission District: 3
Commissioner Name: Kelly Dunkerley

SECTION I: PUD-569-A-1 and Z-6054-SP-10 Minor Amendment

Amendment Request: PUD and Corridor minor amendment to allow for the use of mobile storage units on the property during renovation.

The subject property is a part of development area B of the original PUD, approved in 1997. Within the list of allowed uses include multifamily dwellings. Recently, the property has begun renovations of the site as tenants move out. The applicant has requested that mobile storage units be placed on the property to accommodate the ongoing renovations.

Staff Comment: *This request is considered a Minor Amendment as outlined by Section 30.010.I.2.c) (15) of the City of Tulsa Zoning Code and by Section 70.040.I.1.a of the City of Tulsa Zoning Code.*

“Changes in an approved use to another use may be permitted, provided the underlying zoning on the particular site within the PUD would otherwise permit such use as of right and the proposed use will not result in any increase of incompatibility with the present and future use of nearby properties.”

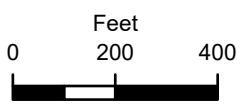
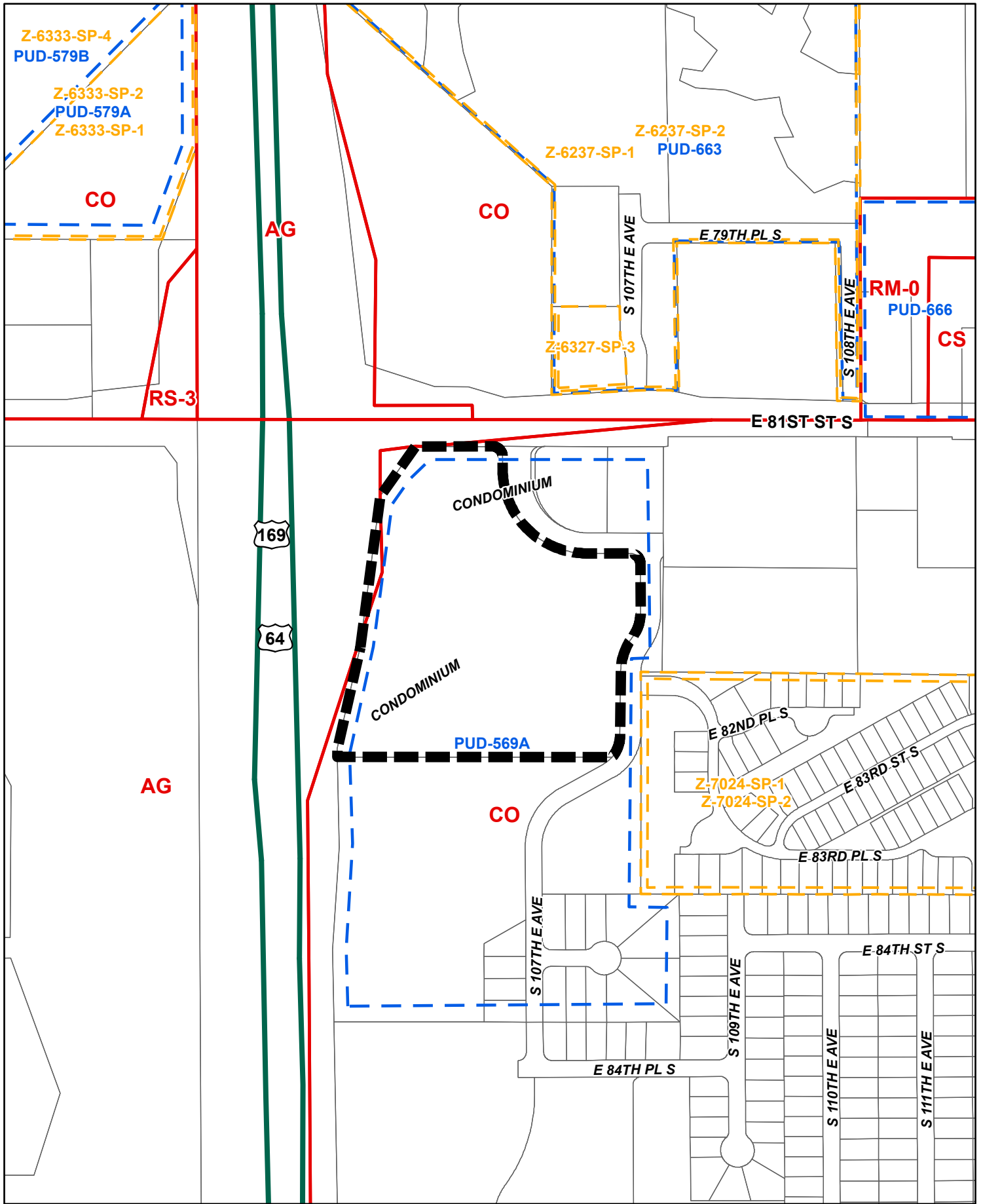
Staff has reviewed the request and determined:

- 1) PUD-569-A-1 and Z-6054-SP-10 is consistent with the provisions for administration and procedures of a PUD in section 30.010-H and of a corridor development plan in section 25.040.E.5.
- 2) PUD-569-1 and Z-6054-SP-10 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-569-A-1 and Z-6054-SP
- 3) All remaining development standards defined in PUD-569-A and Z-6054-SP and previous amendments shall remain in effect.

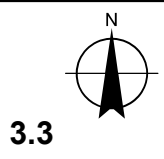
With considerations listed above, staff recommends **approval** of a PUD and Corridor minor amendment to allow for the use of mobile storage units on the property during renovation.

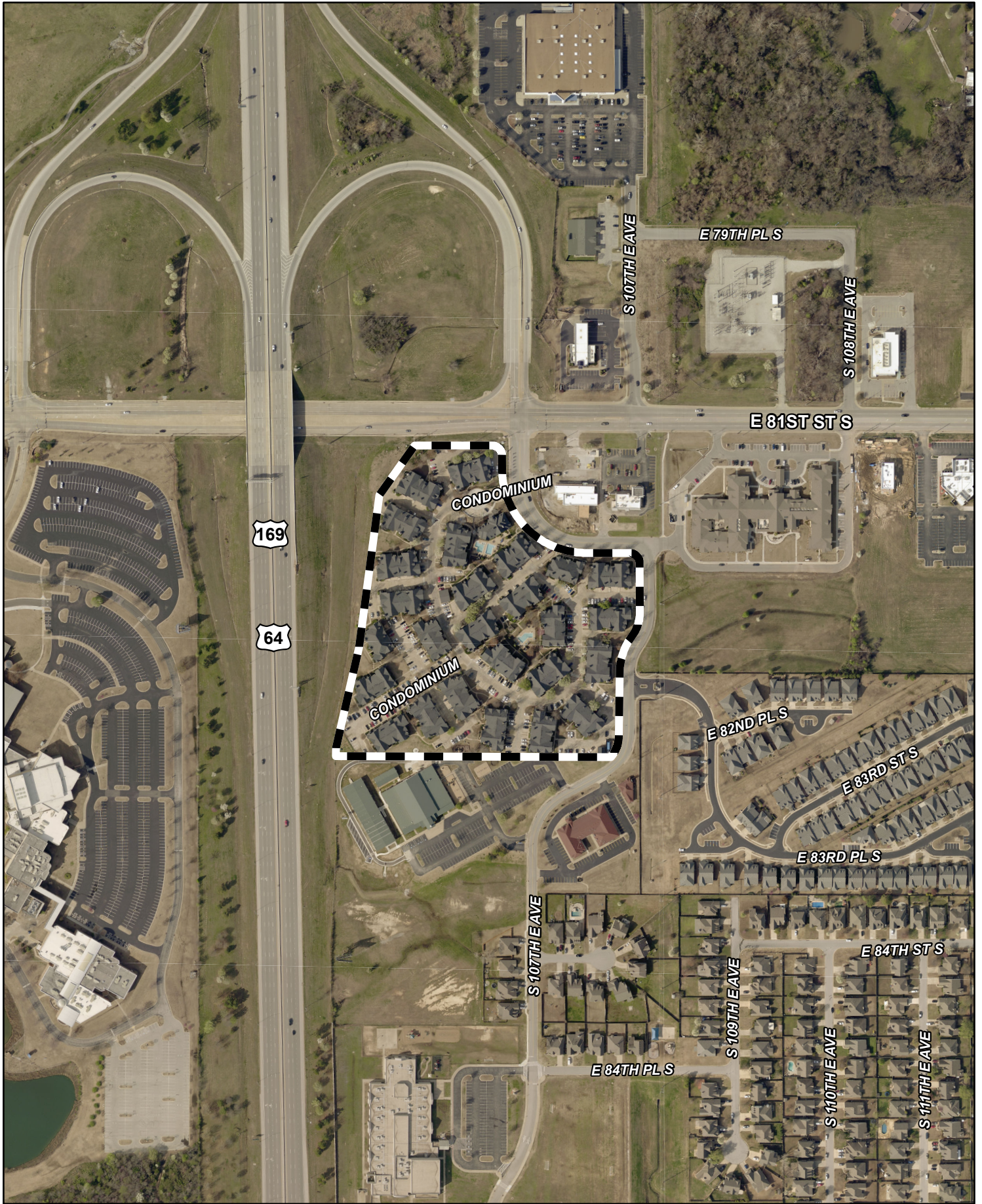
Exhibits included with staff report:

Zoning case map
Aerial photo

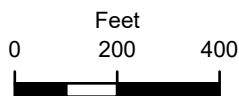


PUD-569-A-1

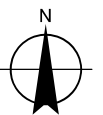




 Subject Tract



PUD-569-A-1



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

Aerial Photo Date: 2021