



Tulsa Metropolitan Area
Planning Commission

Case Number: Minor Amendment
PUD-579-B-3 and Z-6333-SP-4c
Revised 7/17/2023

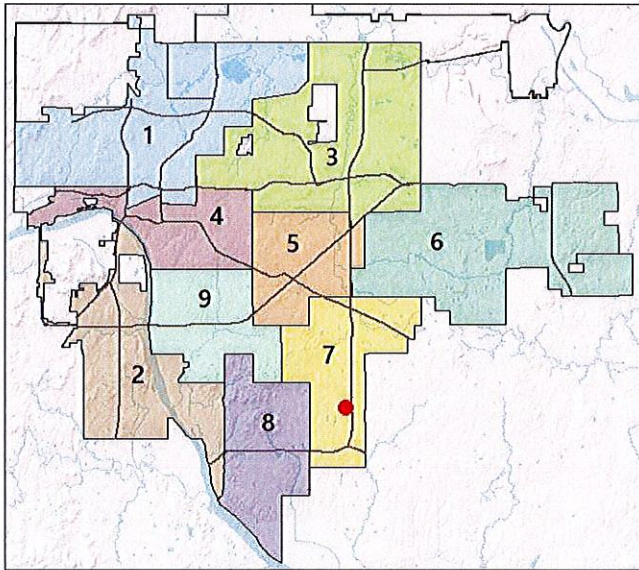
Hearing Date: July 19, 2023

Case Report Prepared by:
Dylan Siers

Owner and Applicant Information:
Applicant: Ronald G. Tracy

Property Owner: Premium Hotel, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to change the minimum lot width requirement from 150' to 90' to allow for a lot split, and establish development standards for the newly created lots.

Gross Land Area: 3.08

Location: **West of the** Northwest corner of South Highway 169 and East 81st Street South

Zoning:
Existing Zoning: PUD-579-B-3/Z-6333-SP-4c

Proposed Zoning: No Change

Comprehensive Plan:
Land Use Map: Regional Center

Staff Recommendation:
Staff recommends approval.

Staff Data:
TRS: 8407

City Council District: 7
Councilor Name: Lori Decter Wright

County Commission District: 3
Commissioner Name: Kelly Dunkerley

SECTION I: CONCEPT STATEMENT

PUD-579-B-3 and Z-6333-SP-4c and Minor Amendment

Amendment Request: PUD minor amendment to lower the minimum lot width requirement from 150' to 90' to allow for a lot split.

Amendment PUD-579-B was approved in 2006 and established development standards for Lot 4 Block 1 of the Tall Grass Subdivision. The applicant has submitted a lot split to divide a part of the lot into two parcels, the north tract being .79 acres and the south tract being 2.29 acres. The lot split proposed would put the north tract out of compliance with the development standards of PUD-579-B. To correct this the applicant has requested that the PUD be amended to allow for the lot width of these lots be 90'. The area included in this minor amendment will be designated as development area D.

DEVELOPMENT AREA D STANDARDS

NET LAND AREA: 3.08 AC

PERMITTED USES:
Those allowed in PUD-579-B.

MINIMUM MAXIMUM BUILDING HEIGHT:
Hotels and Motels 120 FT

Multi-Family Dwellings, other dwellings, offices and other uses as permitted by Development Standards for Area B of PUD-579-A.

MINIMUM BUILDING SETBACKS:

From North boundary abutting Dev Area B 10 FT
From the South Common boundary with lots 1-3, Block 1 (Dev Area C) 20 FT
From South 101st East Ave 75 FT
From East boundary or Mingo Valley Expressway r-o-w 50 FT
From internal boundaries of the Dev area D 10 FT

MINIMUM LOT WIDTH: 90 FT

MAXIMUM BUILDING FLOOR AREA RATIO PER LOT: .75

MAXIMUM LAND COVERAGE PER LOT: 30%

Staff Comment: This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(1)(9)(10) and by Section 25.040.E.5 of the City of Tulsa Zoning Code.

“Adjustment of internal development area boundaries, provided the allocation of land to particular uses and the relationship of uses within the project are not substantially altered.”

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

“The planning commission is authorized to approve minor amendments to an approved development plan as long as substantial compliance is maintained with the approved development plan.”

Staff has reviewed the request and determined:

- 1) PUD-579-B-3 is consistent with the provisions for administration and procedures of a PUD in section 30.010-H.
- 2) PUD-579-B-3 and Z-6333-SP-4c does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-579-B-3 and Z-6333-SP-4c.
- 3) All remaining development standards defined in PUD-579-B and subsequent amendments shall remain in effect.

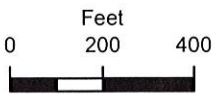
Exhibits included with staff report:

INCOG zoning case map

INCOG aerial photo

Applicant Exhibit A (Survey showing lot split)

With considerations listed above, staff recommends **approval** of the minor amendment to change the minimum lot width requirement from 150' to 90' to allow for a lot split, and establish development standards for the newly created lots.



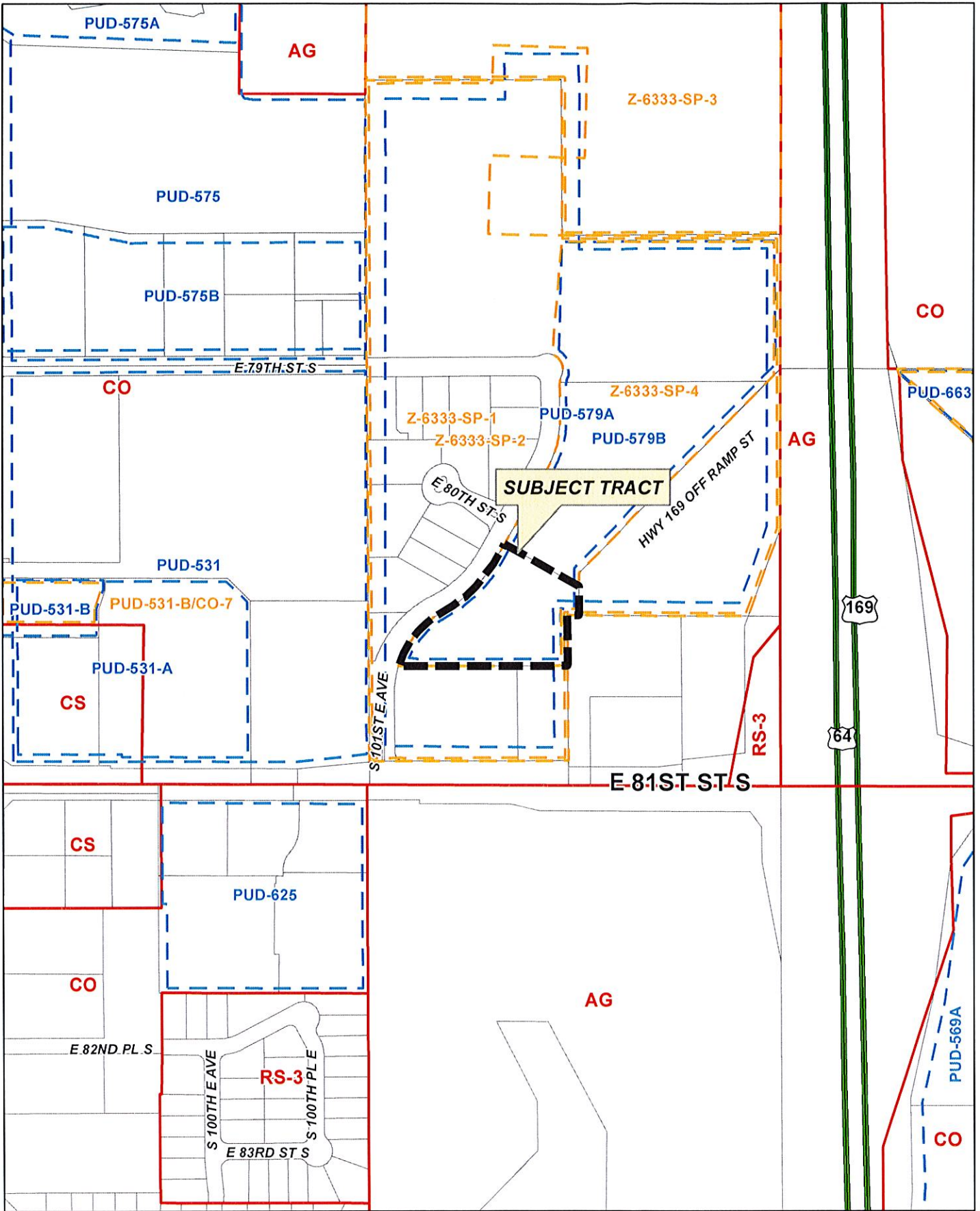
Subject Tract

**PUD-579-B-3/
Z-6333-SP-4c**

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

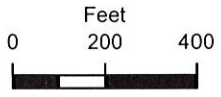
Aerial Photo Date: 2021





SUBJECT TRACT

**PUD-579-B-3/
Z-6333-SP-4c**



Lot Split

The Lot 4, Block 1, Tall Grass Tulsa County, State of Oklahoma

- Notes**
1. ABSTRACT OF TITLE OR ATTORNEY'S TITLE OPINION NOT AVAILABLE TO SURVEYOR AT DATE OF SURVEY.
 2. 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 PLAN.
 3. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. (CALL "OKIE" BEFORE DIGGING!)
 4. THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE SOUTH LINE OF LOT 4, BLOCK 1, TALL GRASS, ADDITION TO THE CITY OF TULSA, TULSA COUNTY AS S89°03'33"W.

Legal Description (Parent Tract)
 A PART OF LOT FOUR (4), BLOCK ONE (1), TALL GRASS, AN ADDITION TO THE CITY OF TULSA, BEGIN A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4) OF SECTION SEIGH (7), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTYFOUR (44) NORTH AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: 10'-0"

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT FOUR (4); THENCE ALONG A CURVE, SAID CURVE BEING ALONG THE WEST LINE OF SAID LOT FOUR (4) TO THE RIGHT HAVING A RADIUS OF 300.00 FEET, A LENGTH OF 157.68 FEET, A CHORD DISTANCE OF 225.98 FEET WITH A CHORD BEARING N38°39'10"E; THENCE ALONG A CURVE, SAID CURVE BEING ALONG THE WEST LINE OF SAID LOT FOUR (4) TO THE RIGHT HAVING A RADIUS OF 410.00 FEET, A LENGTH OF 225.98 FEET, A CHORD DISTANCE OF 225.98 FEET WITH A CHORD BEARING N44°42'35"E; THENCE S89°03'33"W FOR A DISTANCE OF 367.45 FEET TO A POINT ON LOT FOUR (4) FOR A DISTANCE OF 60.18 FEET; THENCE S81°20'48" EAST FOR A DISTANCE OF 270.25 FEET TO A POINT ON THE EAST LINE OF SAID LOT FOUR (4); THENCE SOUTH 03°45'44" EAST AND ALONG THE EAST LINE OF SAID LOT FOUR (4) FOR A DISTANCE OF 92.58 FEET; THENCE S89°03'33"W FOR A DISTANCE OF 36.35 FEET; THENCE S01°10'53"E AND ALONG THE WEST LINE OF SAID LOT FOUR (4) TO THE POINT OF BEGINNING; THENCE S89°03'33"W FOR A DISTANCE OF 367.45 FEET TO THE POINT OF BEGINNING.

Legal Description (Tract A)
 BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT FOUR (4); THENCE ALONG A CURVE, SAID CURVE BEING ALONG THE WEST LINE OF SAID LOT FOUR (4) TO THE RIGHT HAVING A RADIUS OF 300.00 FEET, A LENGTH OF 157.68 FEET, A CHORD DISTANCE OF 225.98 FEET WITH A CHORD BEARING N38°39'10"E; THENCE ALONG A CURVE TO THE LEFT SAID CURVE BEING ALONG THE WEST LINE OF SAID LOT FOUR (4) TO THE RIGHT HAVING A RADIUS OF 410.00 FEET, A LENGTH OF 225.98 FEET, A CHORD DISTANCE OF 225.98 FEET WITH A CHORD BEARING N44°42'35"E; THENCE S89°03'33"W FOR A DISTANCE OF 367.45 FEET TO A POINT ON LOT FOUR (4) FOR A DISTANCE OF 60.18 FEET; THENCE S81°20'48" EAST FOR A DISTANCE OF 270.25 FEET TO A POINT ON THE EAST LINE OF SAID LOT FOUR (4); THENCE SOUTH 03°45'44" EAST AND ALONG THE EAST LINE OF SAID LOT FOUR (4) FOR A DISTANCE OF 92.58 FEET; THENCE S89°03'33"W FOR A DISTANCE OF 36.35 FEET; THENCE S01°10'53"E AND ALONG THE WEST LINE OF SAID LOT FOUR (4) TO THE POINT OF BEGINNING; THENCE S89°03'33"W FOR A DISTANCE OF 367.45 FEET TO THE POINT OF BEGINNING.

Legal Description (Tract B)
 COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT FOUR (4); THENCE ALONG A CURVE, SAID CURVE BEING ALONG THE WEST LINE OF SAID LOT FOUR (4) TO THE RIGHT HAVING A RADIUS OF 300.00 FEET, A CHORD DISTANCE OF 225.98 FEET WITH A CHORD BEARING N38°39'10"E; THENCE ALONG A CURVE TO THE LEFT SAID CURVE BEING ALONG THE WEST LINE OF SAID LOT FOUR (4) WITH A RADIUS OF 410.00 FEET, A LENGTH OF 225.98 FEET, A CHORD DISTANCE OF 225.98 FEET WITH A CHORD BEARING N44°42'35"E TO THE POINT OF BEGINNING; THENCE CONTINUING AROUND A CURVE TO THE LEFT WITH A RADIUS OF 410.00 FEET, A LENGTH OF 157.67 FEET; THENCE S89°03'33"W FOR A DISTANCE OF 60.18 FEET; THENCE S81°20'48" EAST FOR A DISTANCE OF 270.25 FEET; THENCE S01°10'53"E AND ALONG THE WEST LINE OF SAID LOT FOUR (4) TO THE POINT OF BEGINNING; THENCE S89°03'33"W FOR A DISTANCE OF 367.45 FEET TO THE POINT OF BEGINNING.

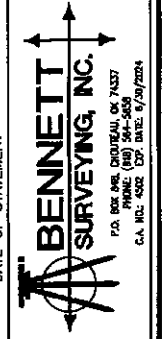
Surveyor's Statement
 I, CLIFF BENNETT HEREBY CERTIFY THAT THE ABOVE REPRESENTS A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF OKLAHOMA. THE SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 17TH DAY OF MARCH, 2023.

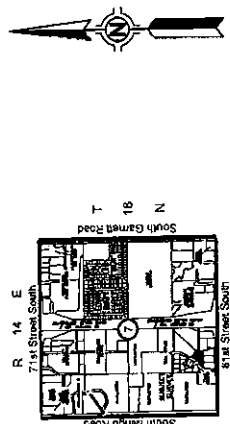
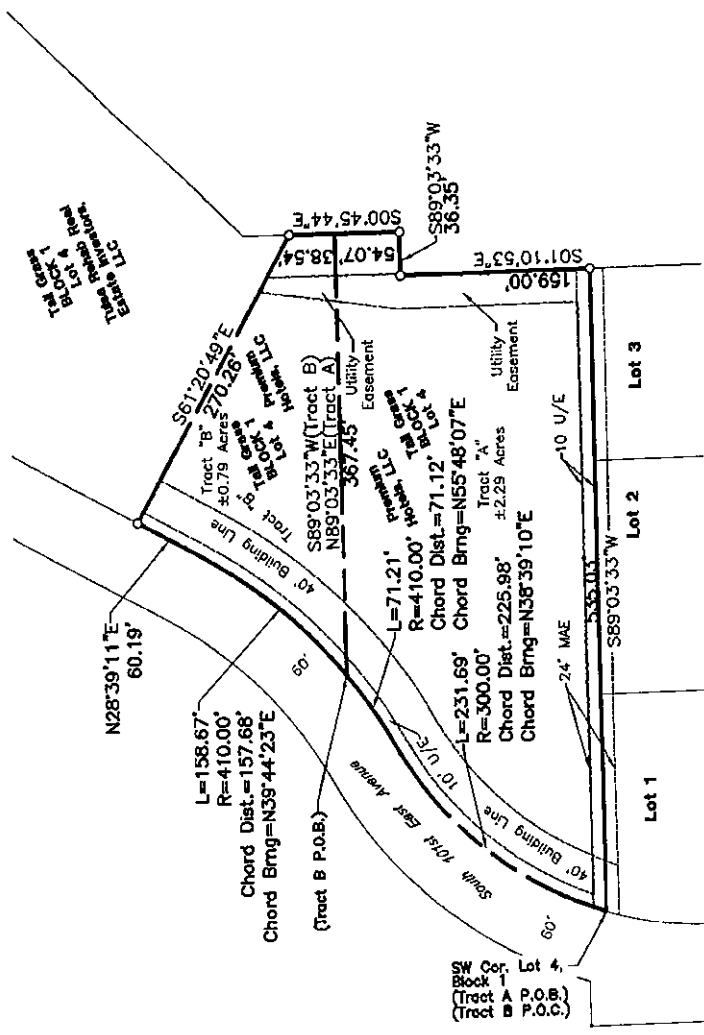
BY: *Cliff Bennett*
 CLIFF BENNETT, R.P.L.S. NO. 18115
 MARCH 17, 2023
 DATE OF STATEMENT



SCALE:	1"=100'
DRAWN BY:	QTA
DRAWING:	2340210LS.dwg
JOB:	2340210 FILE: 2021.11
PREPARED FOR TRACY CONSULTING ENGINEERS	



No.	REVISION	DATE	BY
SURVEY BY:		RWB	
BOOK:			
SURVEY DATE:		3/16/23	



- Legend**
- POINT OF BEGINNING
 - POINT OF COMMENCEMENT
 - BUILDING LINE
 - ROAD CENTERLINE
 - ROAD RIGHT-OF-WAY
 - SECTION LINE LOT LINE
 - SUBDIVISION LOT LINE
 - UTILITY EASEMENT
 - FOUND 3/8" IRON PIN

Scale: 1"=100'