**Tulsa Metropolitan Area Planning Commission**

**Case Number:** Minor Amendment  
PUD-579-B-3 and Z-6333-SP-4c

**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)

![Location Map Image](image)

**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: 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 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 20 FT
(Dev Area C)
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.