



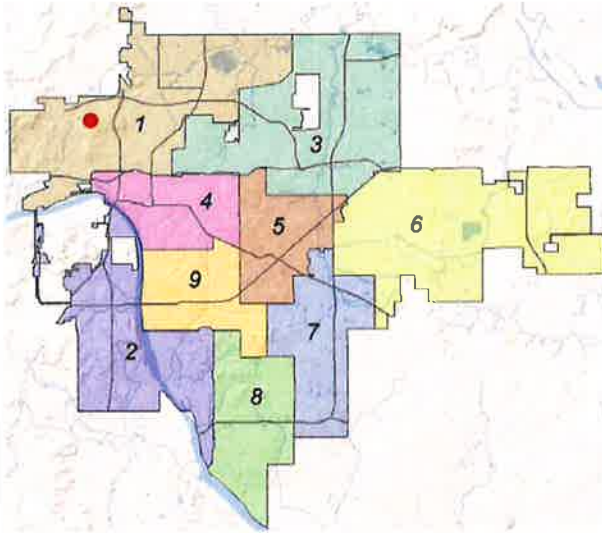
**Case Number:** PUD-624-5  
**Minor Amendment**

**Hearing Date:** May 6, 2020  
 (Continued from April 1, 2020)

**Case Report Prepared by:**  
 Jay Hoyt

**Owner and Applicant Information:**  
 Applicant: Jeareld Edwards  
 Property Owner: Timothy Smallwood

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



**Applicant Proposal:**

Concept summary: PUD minor amendment to add single family residential as an allowable use

Gross Land Area: 23.88 acres

Location: NW/c N Gilcrease Museum Rd and W Apache St

2712 N Gilcrease Museum Rd

Development Areas A-4, E-2 & C-2

**Zoning:**  
 Existing Zoning: RS-3/RM-1/CS/PUD-624  
 Proposed Zoning: No Change

**Staff Recommendation:**  
 Staff recommends approval

**Comprehensive Plan:**  
 Land Use Map: New Neighborhood / Neighborhood Center  
 Growth and Stability Map: Growth

**Staff Data:**  
 TRS: 0222

**City Council District: 1**  
*Councilor Name:* Vanessa Hall-Harper

**County Commission District: 2 (Osage)**  
*Commissioner Name:* Kevin Paslay

**SECTION I:** PUD-624-5 Minor Amendment

Amendment Request:

Amend the development standards to reduce add single family residential as an allowable use.

The subject lot is located within three separate development areas of the PUD A-4, E-2 and C-2 as well as lying within three underlying zones, RS-3, RM-1 and CS. Area A-2 currently allows single family residential development, E-2 allows multifamily and C-2 commercial uses. The applicant would like to add single family housing as an allowable uses to areas E-2 and C-2 so that the subject lot may be used to construct a new home.

Staff Comment: *This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(15) 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.”*

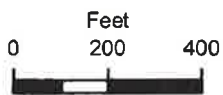
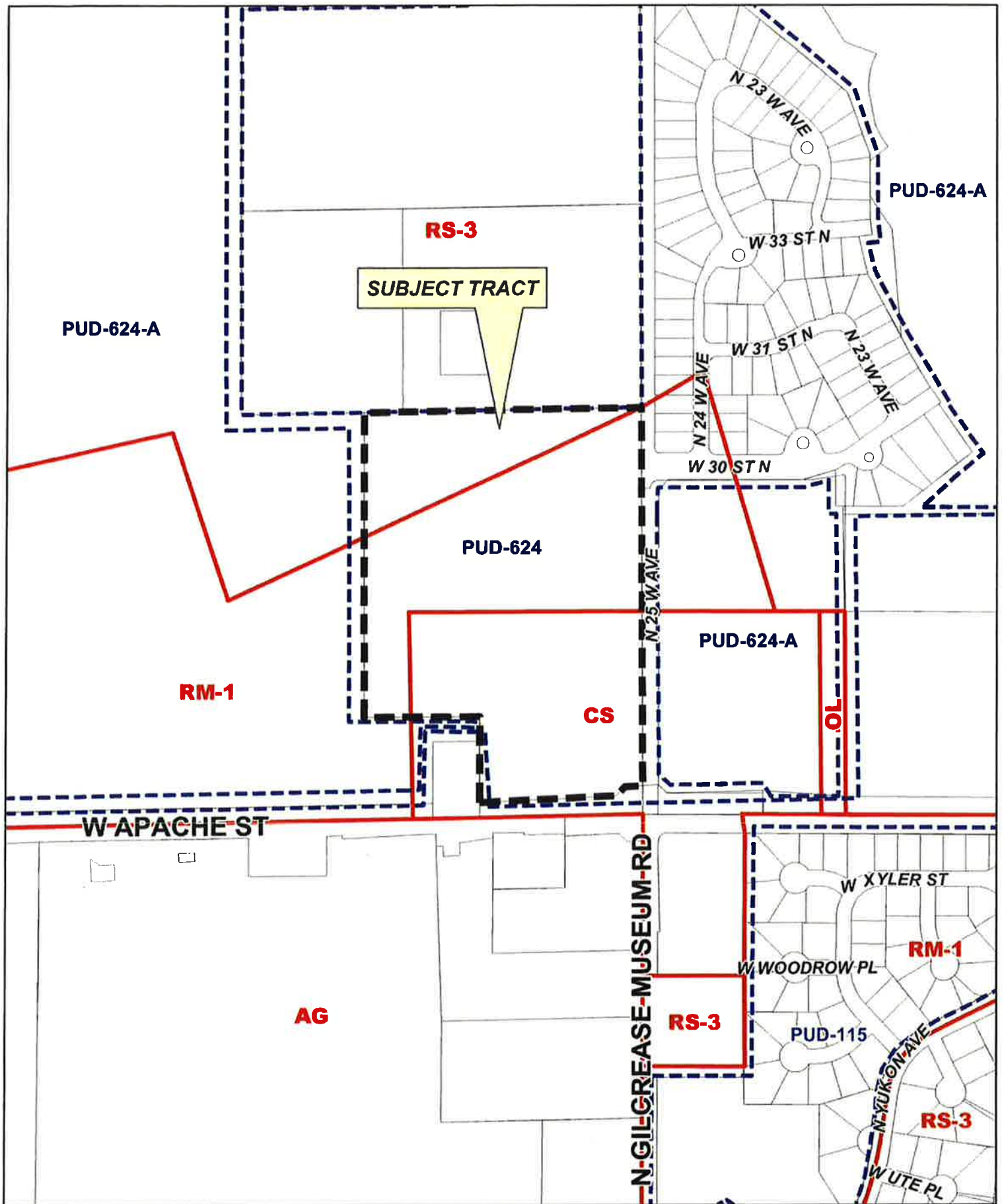
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in PUD-624.
- 2) Bulk and area requirements for Single Family residences shall be per the RS-3 district.
- 3) All remaining development standards defined in PUD-624 and subsequent amendments shall remain in effect.

Exhibits included with staff report:

INCOG zoning case map  
INCOG aerial photo  
Development Area Map  
Applicant Site Sketch

With considerations listed above, staff recommends **approval** of the minor amendment to add single family residence as an allowed use.

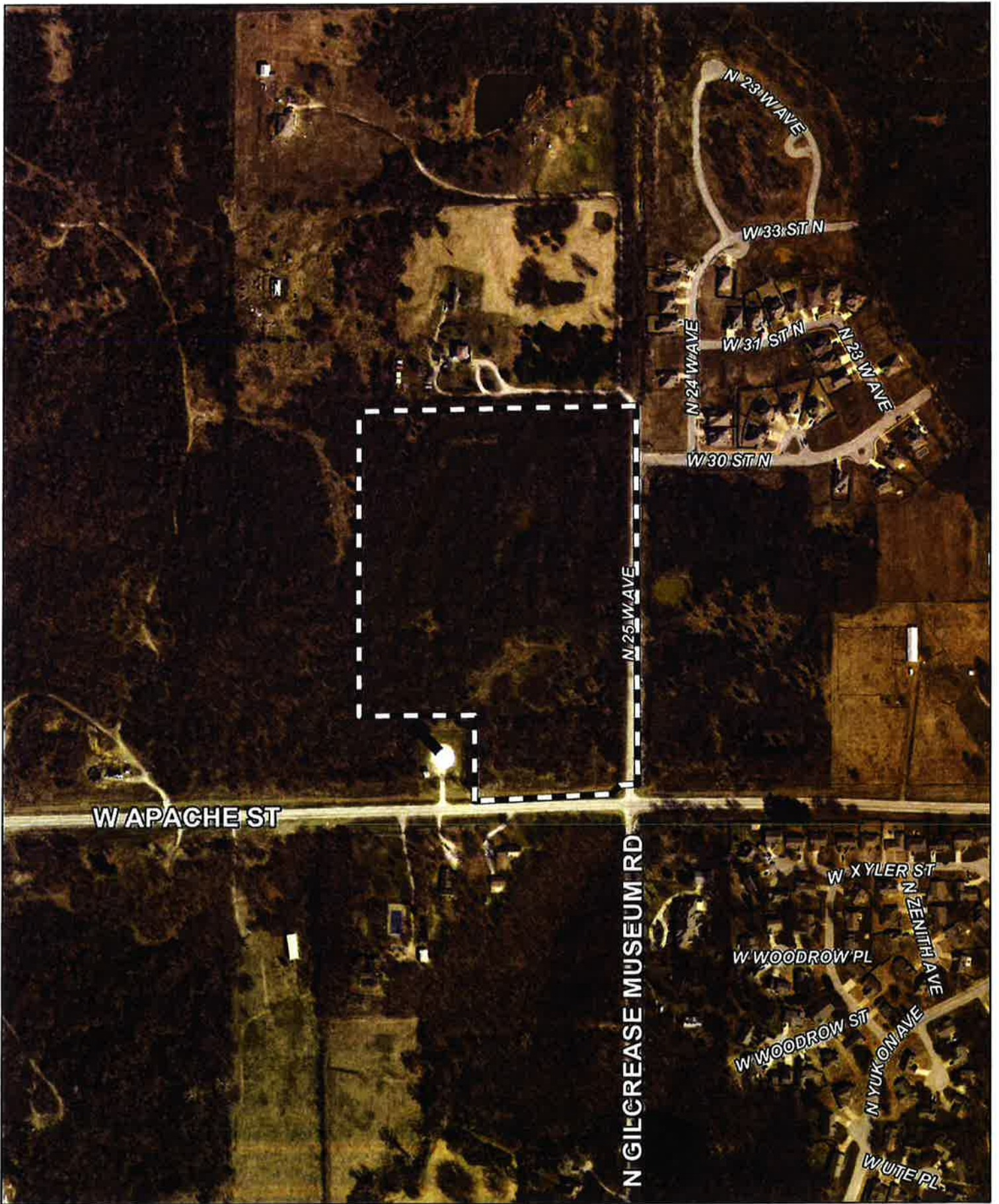


**PUD-624-5**

20-12 21

5.3





W APACHE ST

N 25 W AVE

N GILCREASE MUSEUM RD

N 23 W AVE

W 33 ST N

W 31 ST N

N 23 W AVE

W 30 ST N

N 24 W AVE

W XYLER ST

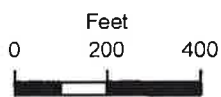
N ZENITH AVE

W WOODROW PL

W WOODROW ST

N YUKON AVE

W UTE PL



 Subject Tract

**PUD-624-5**

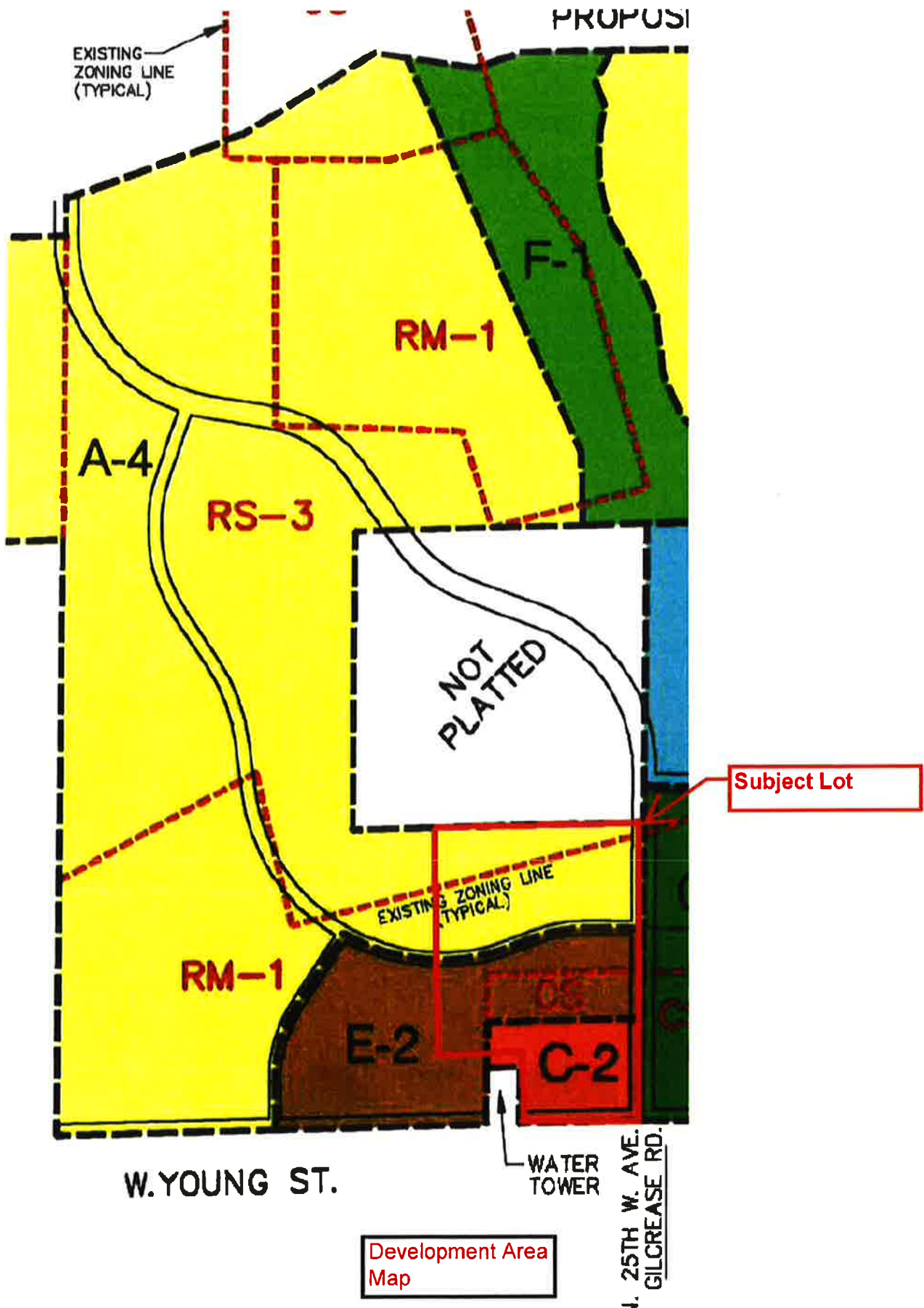
20-12 21

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

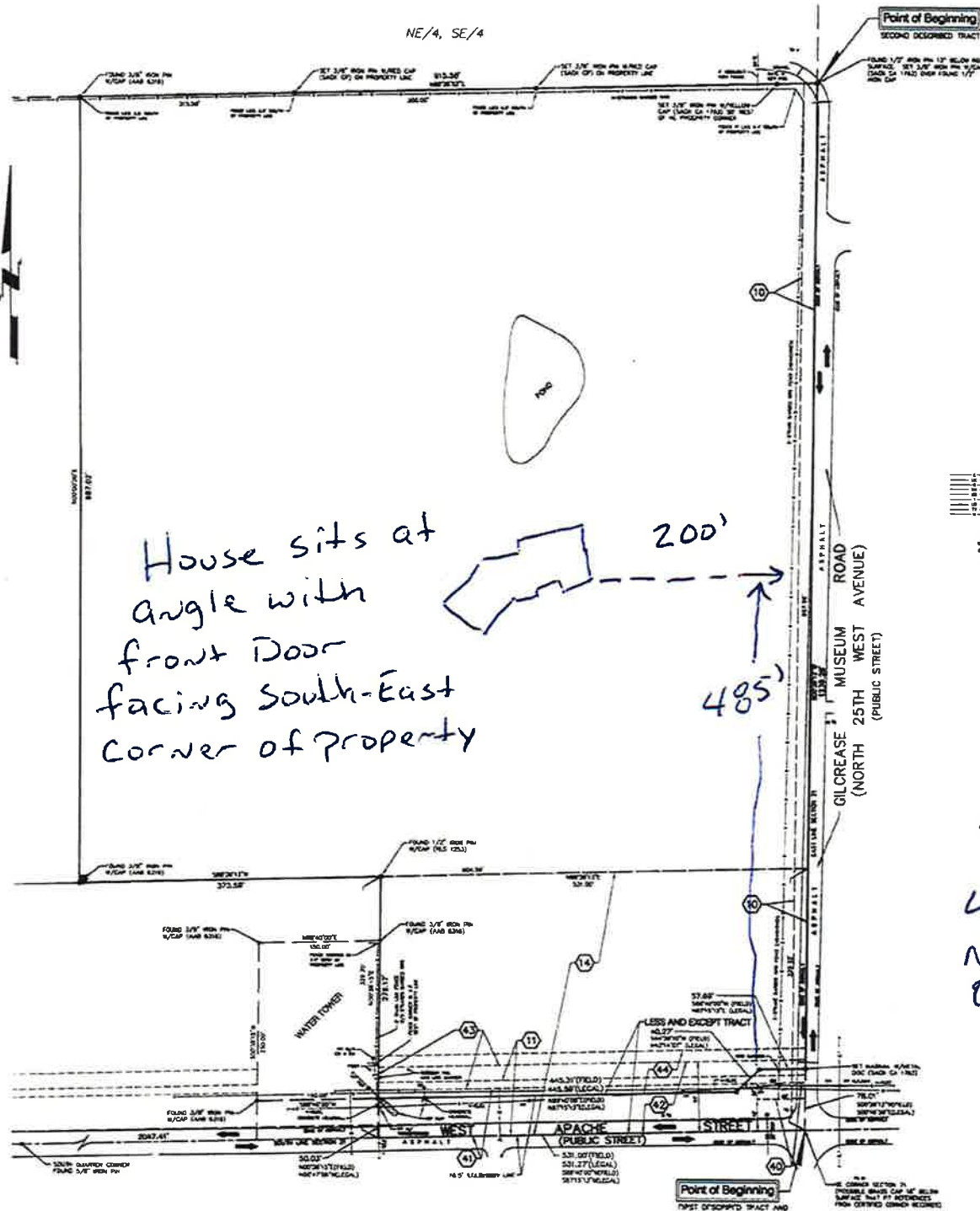
Aerial Photo Date: February 2018

5.4





NE/4, SE/4



House sits at angle with front Door facing South-East corner of property

200'  
485'

485'  
North of DNG Marker

**Legal Description**

THE LAND IS DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE SE 1/4 SE 1/4 SECTION TWENTY-ONE (21), TOWNSHIP TWENTY (20) NORTH, RANGE TWELVE (12) EAST, OF THE 10th MERIDIAN, OSAGE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 21 AN OBEY BRASS COP. THENCE S. 88° 40' 00" W ALONG THE SOUTH LINE OF THE SE 1/4 OF SECTION 21 A DISTANCE OF 311.80 FEET; THENCE S. 02° 38' 13" E A DISTANCE OF 326.25 FEET; THENCE S. 88° 38' 13" E A DISTANCE OF 331.00 FEET TO THE EAST LINE OF THE SE 1/4 OF SECTION 21; THENCE S. 60° 58' 13" E ALONG THE EAST LINE OF THE SE 1/4 OF SECTION 21 A DISTANCE OF 238.25 FEET TO THE POINT OF BEGINNING.

AND

A TRACT OF LAND LOCATED IN THE SE 1/4 SE 1/4 SECTION TWENTY-ONE (21), TOWNSHIP TWENTY (20) NORTH, RANGE TWELVE (12) EAST OF THE 10th MERIDIAN, OSAGE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHEAST CORNER OF THE SE 1/4 SE 1/4 OF SECTION 21; THENCE N. 00° 38' 13" W ALONG THE EAST LINE OF THE SE 1/4 SE 1/4 OF SECTION 21 A DISTANCE OF 40.00 FEET; THENCE S. 88° 38' 13" E A DISTANCE OF 309.38 FEET; THENCE N. 00° 38' 13" W A DISTANCE OF 331.00 FEET TO THE NORTH LINE OF THE SE 1/4 SE 1/4 OF SECTION 21; THENCE N. 88° 38' 13" E ALONG THE NORTH LINE OF THE SE 1/4 SE 1/4 OF SECTION 21 A DISTANCE OF 418.38 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A TRACT OF LAND SITUATED IN THE S/2 SE 1/4 OF SECTION TWENTY-ONE (21), TOWNSHIP TWENTY (20) NORTH, RANGE TWELVE (12) EAST OF THE 10th MERIDIAN, OSAGE COUNTY, OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID S/2 SE 1/4; THENCE S. 87° 19' 13" W ALONG THE SOUTH LINE OF SAID S/2 SE 1/4 A DISTANCE OF 441.25 FEET TO A POINT; THENCE N. 00° 47' 00" W A DISTANCE OF 340.00 FEET TO A POINT; THENCE N. 87° 19' 13" E PARALLEL TO THE SOUTH LINE OF SAID S/2 SE 1/4 A DISTANCE OF 341.25 FEET TO A POINT; THENCE N. 43° 14' 00" E A DISTANCE OF 40.25 FEET TO A POINT; THENCE N. 87° 19' 13" E PARALLEL TO THE SOUTH LINE OF SAID S/2 SE 1/4 A DISTANCE OF 37.75 FEET TO A POINT ON THE EAST LINE OF SAID S/2 SE 1/4; THENCE S. 00° 48' 30" E ALONG THE EAST LINE OF SAID S/2 SE 1/4 A DISTANCE OF 78.25 FEET TO THE POINT OF BEGINNING.

**Title Commitment Notes**

10. THE CAPTIONED PREMISES IS SUBJECT TO A 15.0' WIDE STATUTORY SECTIONLINE ROAD EASEMENT ALONG ITS EASTERN BOUNDARY. (AFFECTS AND IS PLOTTED HEREON.)
11. TERMS, CONDITIONS AND PROVISIONS OF RIGHT OF WAY AGREEMENT, DATED JUNE 24, 1941, FILED AND RECORDED AUGUST 28, 1941 IN BOOK 38 AT PAGE 182, IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY IN THE OFFICE OF THE OSAGE COUNTY CLERK. (AFFECTS AND IS NOT PLOTTABLE.)
12. TERMS, CONDITIONS AND PROVISIONS OF RIGHT OF WAY AGREEMENT TO EXECUTION OF GAS MINING AND STORAGE LEASE, DATED FEBRUARY 26, 1943, FILED AND RECORDED MARCH 12, 1943 IN BOOK 38 AT PAGE 19, IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY IN THE OFFICE OF THE OSAGE COUNTY CLERK. (AFFECTS AND IS NOT PLOTTABLE.)
13. TERMS, CONDITIONS AND PROVISIONS OF CONSENT AND AGREEMENT TO EXECUTION OF GAS MINING AND STORAGE LEASE, DATED FEBRUARY 11, 1943, FILED AND RECORDED MARCH 12, 1943 IN BOOK 38 AT PAGE 19, IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY IN THE OFFICE OF THE OSAGE COUNTY CLERK. (AFFECTS AND IS NOT PLOTTABLE.)
14. TERMS, CONDITIONS AND PROVISIONS OF CONSENT AND AGREEMENT TO EXECUTION OF GAS MINING AND STORAGE LEASE, DATED FEBRUARY 12, 1943, FILED AND RECORDED MARCH 12, 1943 IN BOOK 38 AT PAGE 19, IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY IN THE OFFICE OF THE OSAGE COUNTY CLERK. (AFFECTS AND IS NOT PLOTTABLE.)
15. TERMS, CONDITIONS AND PROVISIONS OF CONSENT AND AGREEMENT TO EXECUTION OF GAS MINING AND STORAGE LEASE, DATED FEBRUARY 8, 1943, FILED AND RECORDED MARCH 12, 1943 IN BOOK 38 AT PAGE 22, IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY IN THE OFFICE OF THE OSAGE COUNTY CLERK. (AFFECTS AND IS NOT PLOTTABLE.)
16. TERMS, CONDITIONS AND PROVISIONS OF CONSENT AND AGREEMENT TO EXECUTION OF GAS MINING AND STORAGE LEASE, DATED FEBRUARY 14, 1943, FILED AND RECORDED MARCH 12, 1943 IN BOOK 38 AT PAGE 22, IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY IN THE OFFICE OF THE OSAGE COUNTY CLERK. (AFFECTS AND IS NOT PLOTTABLE.)
17. TERMS, CONDITIONS AND PROVISIONS OF CONSENT AND AGREEMENT TO EXECUTION OF GAS MINING AND STORAGE LEASE, DATED FEBRUARY 22, 1943, FILED AND RECORDED MARCH 12, 1943 IN BOOK 38 AT PAGE 23, IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY IN THE OFFICE OF THE OSAGE COUNTY CLERK. (AFFECTS AND IS NOT PLOTTABLE.)
18. TERMS, CONDITIONS AND PROVISIONS OF CONSENT AND AGREEMENT TO EXECUTION OF GAS MINING AND STORAGE LEASE, DATED FEBRUARY 23, 1943, FILED AND RECORDED MARCH 12, 1943 IN BOOK 38 AT PAGE 23, IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY IN THE OFFICE OF THE OSAGE COUNTY CLERK. (AFFECTS AND IS NOT PLOTTABLE.)
19. TERMS, CONDITIONS AND PROVISIONS OF CONSENT AND AGREEMENT TO EXECUTION OF GAS MINING AND STORAGE LEASE, DATED FEBRUARY 22, 1943, FILED AND RECORDED MARCH 12, 1943 IN BOOK 38 AT PAGE 24, IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY IN THE OFFICE OF THE OSAGE COUNTY CLERK. (AFFECTS AND IS NOT PLOTTABLE.)
20. TERMS, CONDITIONS AND PROVISIONS OF CONSENT AND AGREEMENT TO EXECUTION OF GAS MINING AND STORAGE LEASE, DATED FEBRUARY 11, 1943, FILED AND RECORDED MARCH 12, 1943 IN BOOK 38 AT PAGE 27, IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY IN THE OFFICE OF THE OSAGE COUNTY CLERK. (AFFECTS AND IS NOT PLOTTABLE.)
21. TERMS, CONDITIONS AND PROVISIONS OF CONSENT AND AGREEMENT TO EXECUTION OF GAS MINING AND STORAGE LEASE, DATED FEBRUARY 22, 1943, FILED AND RECORDED MARCH 12, 1943 IN BOOK 38 AT PAGE 28, IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY IN THE OFFICE OF THE OSAGE COUNTY CLERK. (AFFECTS AND IS NOT PLOTTABLE.)
22. TERMS, CONDITIONS AND PROVISIONS OF CONSENT AND AGREEMENT TO EXECUTION OF GAS MINING AND STORAGE LEASE, DATED FEBRUARY 12, 1943, FILED AND RECORDED MARCH 12, 1943 IN BOOK 38 AT PAGE 29, IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY IN THE OFFICE OF THE OSAGE COUNTY CLERK. (AFFECTS AND IS NOT PLOTTABLE.)
23. TERMS, CONDITIONS AND PROVISIONS OF CONSENT AND AGREEMENT TO EXECUTION OF GAS MINING AND STORAGE LEASE, DATED FEBRUARY 8, 1943, FILED AND RECORDED MARCH 12, 1943 IN BOOK 38 AT PAGE 31, IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY IN THE OFFICE OF THE OSAGE COUNTY CLERK. (AFFECTS AND IS NOT PLOTTABLE.)
24. TERMS, CONDITIONS AND PROVISIONS OF CONSENT AND AGREEMENT TO EXECUTION OF GAS MINING AND STORAGE LEASE, DATED FEBRUARY 14, 1943, FILED AND RECORDED MARCH 12, 1943 IN BOOK 38 AT PAGE 31, IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY IN THE OFFICE OF THE OSAGE COUNTY CLERK. (AFFECTS AND IS NOT PLOTTABLE.)
25. TERMS, CONDITIONS AND PROVISIONS OF CONSENT AND AGREEMENT TO EXECUTION OF GAS MINING AND STORAGE LEASE, DATED FEBRUARY 15, 1943, FILED AND RECORDED MARCH 12, 1943 IN BOOK 38 AT PAGE 32, IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY IN THE OFFICE OF THE OSAGE COUNTY CLERK. (AFFECTS AND IS NOT PLOTTABLE.)
26. TERMS, CONDITIONS AND PROVISIONS OF CONSENT AND AGREEMENT TO EXECUTION OF GAS MINING AND STORAGE LEASE, DATED FEBRUARY 15, 1943, FILED AND RECORDED MARCH 12, 1943 IN BOOK 38 AT PAGE 33, IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY IN THE OFFICE OF THE OSAGE COUNTY CLERK. (AFFECTS AND IS NOT PLOTTABLE.)
27. TERMS, CONDITIONS AND PROVISIONS OF CONSENT AND AGREEMENT TO EXECUTION OF GAS MINING AND STORAGE LEASE, DATED FEBRUARY 15, 1943, FILED AND RECORDED MARCH 12, 1943 IN BOOK 38 AT PAGE 34, IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY IN THE OFFICE OF THE OSAGE COUNTY CLERK. (AFFECTS AND IS NOT PLOTTABLE.)
28. TERMS, CONDITIONS AND PROVISIONS OF CONSENT AND AGREEMENT TO EXECUTION OF GAS MINING AND STORAGE LEASE, DATED FEBRUARY 23, 1943, FILED AND RECORDED MARCH 12, 1943 IN BOOK 38 AT PAGE 35, IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY IN THE OFFICE OF THE OSAGE COUNTY CLERK. (AFFECTS AND IS NOT PLOTTABLE.)
29. TERMS, CONDITIONS AND PROVISIONS OF CONSENT AND AGREEMENT TO EXECUTION OF GAS MINING AND STORAGE LEASE, DATED FEBRUARY 23, 1943, FILED AND RECORDED MARCH 12, 1943 IN BOOK 38 AT PAGE 37A, IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY IN THE OFFICE OF THE OSAGE COUNTY CLERK. (AFFECTS AND IS NOT PLOTTABLE.)
30. TERMS, CONDITIONS AND PROVISIONS OF CONSENT AND AGREEMENT TO EXECUTION OF GAS MINING AND STORAGE LEASE, DATED FEBRUARY 11, 1943, FILED AND RECORDED MARCH 12, 1943 IN BOOK 38 AT PAGE 37B, IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY IN THE OFFICE OF THE OSAGE COUNTY CLERK. (AFFECTS AND IS NOT PLOTTABLE.)

**Legend**

- 1. 15.0' SECTIONLINE ROAD EASEMENT
- 2. 15.0' WIDE STATUTORY SECTIONLINE ROAD EASEMENT
- 3. 15.0' WIDE STATUTORY SECTIONLINE ROAD EASEMENT
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