

Case Number: Minor Amendment
PUD-636-C-2 and Z-5457-SP-5a

Hearing Date: June 7, 2023

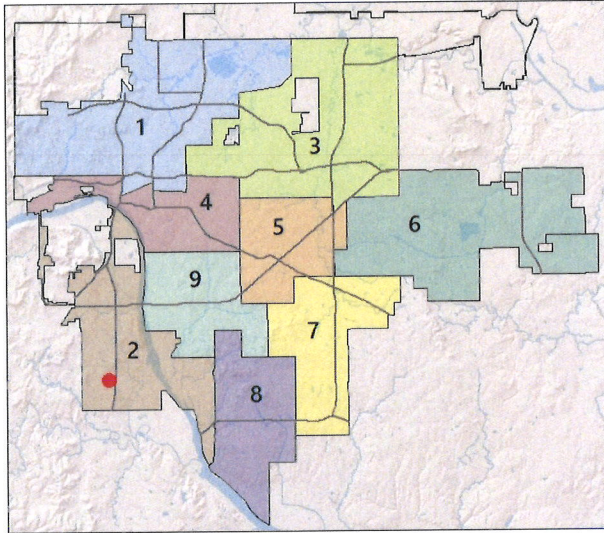
Case Report Prepared by:
Dylan Siers

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: HWT Investments LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment reallocate floor area, and revise building and parking setbacks along new public street.

Gross Land Area: 11.32 acres

Lot 1C: 6.26 acres

Lot 1D: 5.06 acres

Location: North and East of the NE/c of W. 81st St & S Union Avenue

A Tract of land being part of Lot 1 of NICKEL CREEK PHASE IV, and Addition to the City of Tulsa, Tulsa County, Oklahoma in part of the Southwest Quarter (SW/4) of Section Eleven (11), Township 18 North, Range 12 E of the 1st / 6th Meridian, being more particularly described as follows; COMMENCING at the most Southwest Corner of the Southwest Quarter (SW/4) of Section Eleven (11), Township Eighteen North (T18N), Range Twelve East (R12E) of the Indian Meridian, in said Nickel Creek Phase IV; Thence N01°15'01"W along the West line of said SW/4 a distance of 717.50 feet; Thence N 88°44'59" E a distance of 50.00 feet to the POINT OF BEGINNING; Thence N01°15'01"W a distance of 716.58 feet; Thence S39°53'10"E a distance of 140.84 feet; Thence N88°59'27"E a distance of 24.53 feet; Thence S24°31'28"E a distance of 40.93 feet; Thence S11°17'28"W a distance of 23.99 feet; Thence S28°06'59"E a distance of 125.85 feet; Thence S87°24'34"E a distance of 178.52 feet; Thence S34°54'22"E a distance of 91.07 feet; Thence N88°04'53"E a distance of 92.59 feet; Thence S17°35'07"E a distance of 53.99 feet; Thence S46°26'02"E a distance of 14929 feet; Thence S30°17'17"E a distance of 90.89 feet; Thence S59°02'58"E a distance of 46.61 feet; Thence S47°26'30"W a distance of 230.40 feet; Thence N42°47'30"W a distance of 53.18 feet; Thence S88°55'33"W a distance of 116.10 feet; Thence S 01°04'07"E a distance of 262.51 feet; Thence S22°34'47"E a distance of 32.13 feet; Thence S8°15'56'42"W a distance of 299.37 feet; Thence N45°03'43"W a distance of 35.36 feet; Thence S88°56'40"W a distance of 271.84 feet; Thence S43°50'50"W a distance of 35.30 feet to the POINT OF BEGINNING.
Containing 291,078.59 Sq. Ft. or 6.682 Acres, more or less.

Zoning:

Existing Zoning: PUD-636-C/Z-5457-SP-4a

Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Town Center

Growth and Stability Map: Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 8211

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

June 7, 2023

J. I.

SECTION I: **CONCEPT STATEMENT**

PUD-636-C-2 and Z-5457-SP-5a and Minor Amendment

Amendment Request: PUD minor amendment reallocate floor area, and revise building and parking setbacks along new public street.

PUD-636-C was approved in 2014. Within that approval Development area "F" was allocated a maximum building floor area of 158,122 SF. This minor amendment will reallocate the maximum building floor area to permit a lot split (LS-21510) in this development area. This will create Lot 1C and Lot 1B. Each of these lots will have their own building floor area and building setbacks which can be found below. With approval of this minor amendment the lot split approval will follow splitting lot 1B into two different lots with their own development standards.

Lot 1C DEVELOPMENT STANDARDS:

NET LAND AREA:	6.26 AC
MAXIMUM BUILDING FLOOR AREA:	69,059 SF
MINIMUM BUILDING SETBACKS:	
From the centerline of South Union Avenue	100 FT
From the centerline of South Tacoma West Avenue	80 FT
From the centerline of West 79th Street South	80 FT
From internal boundaries of the Project	10 FT

MINIMUM PARKING SETBACK:

From North boundary	10 FT
From South boundary	10 FT
From West boundary	10 FT
From East boundary	10 FT
From internal boundaries of the Project	5 FT

Lot 1D DEVELOPMENT STANDARDS

NET LAND AREA:	5.06 AC
MAXIMUM BUILDING FLOOR AREA:	73,563 SF
MINIMUM BUILDING SETBACKS:	
From the centerline of West 81 st Street South	110 FT
From the centerline of South Union Avenue	100 FT
From the centerline of South Tacoma West Avenue	80 FT
From the centerline of West 79th Street South	80 FT

From the north boundary	17.5 FT
From internal boundaries of the Project	10 FT

MINIMUM PARKING SETBACK:

From North boundary	10 FT
From South boundary	10 FT
From West boundary	10 FT
From East boundary	10 FT
From internal boundaries of the Project	05 FT

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.”

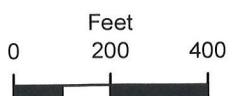
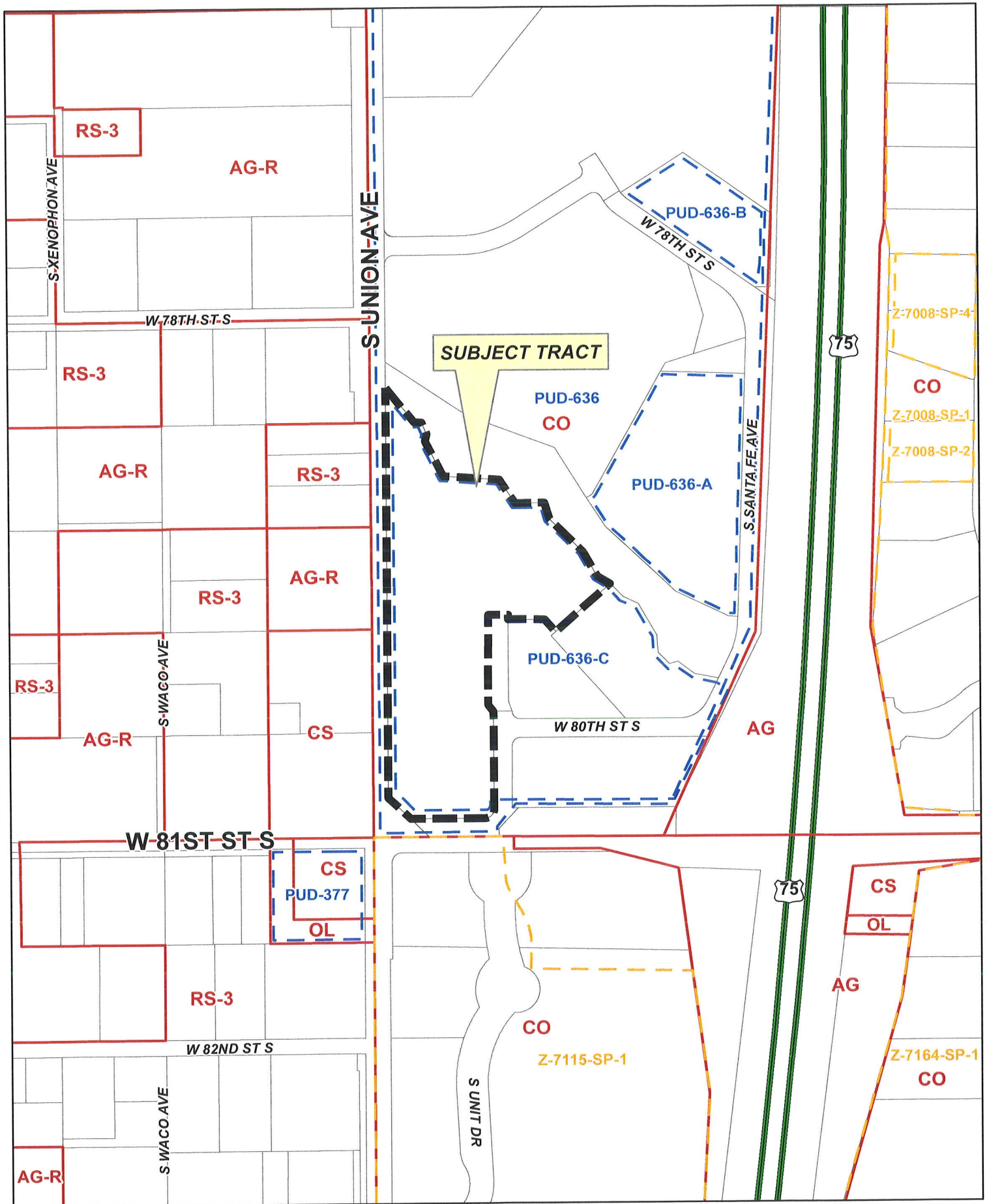
Staff has reviewed the request and determined:

- 1) PUD-636-C-2 is consistent with the provisions for administration and procedures of a PUD in section 30.010-H.
- 2) PUD-636-C-2 and Z-5457-SP-5a does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-636-C and Z-5457-SP-5a.
- 3) All remaining development standards defined in PUD-636-C and subsequent amendments shall remain in effect.

Exhibits included with staff report:

- INCOG zoning case map
- INCOG aerial photo
- Applicant Exhibit A (Development Standards 1C & 1D)
- Applicant Exhibit B (Lot 1B)
- Applicant Exhibit C (Lot 1C)
- Applicant Exhibit D (Lot 1D)

With considerations listed above, staff recommends **approval** of the minor amendment reallocate floor area, and revise building and parking setbacks along new public street.

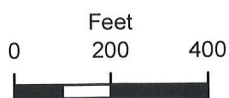


**PUD-636-C-2/
Z-5457-SP-5a**

18-12 11

2.4





Subject Tract

**PUD-636-C-2/
Z-5457-SP-5a**

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

Aerial Photo Date: 2020/2021

18-12 11

2.5



EXHIBIT "A"

MINOR AMENDMENT TO HORIZON WEST

Pud-636-2 and Z-5457-SP-5a

I. DEVELOPMENT STANDARDS:

DEVELOPMENT AREA "F"

Lot 1C

GROSS LAND AREA: 6.26 AC

MAXIMUM BUILDING FLOOR AREA: 69,059 SF

MINIMUM BUILDING SETBACKS:

From the centerline of South Union Avenue	100 FT
From the centerline of South Tacoma West Avenue	80 FT
From the centerline of West 79th Street South	80 FT
From the North boundary	17.5 FT
From internal boundaries of the Project	10 FT

MINIMUM PARKING SETBACK:

From North boundary	10 FT
From South boundary	10 FT
From West boundary	10 FT
From East boundary	10 FT
From internal boundaries of the Project	5 FT

2.4

EXHIBIT "A"

MINOR AMENDMENT TO HORIZON WEST

DEVELOPMENT AREA "F"

Lot 1D

NET LAND AREA: 5.06 AC

MAXIMUM BUILDING FLOOR AREA: 73,563 SF

MINIMUM BUILDING SETBACKS:

From the centerline of West 81 st Street South	110 FT
From the centerline of South Union Avenue	100 FT
From the centerline of South Tacoma West Avenue	80 FT
From the centerline of West 79th Street South	80 FT
From internal boundaries of the Project	10 FT

MINIMUM PARKING SETBACK:

From North boundary	10 FT
From South boundary	10 FT
From West boundary	10 FT
From East boundary	10 FT
From internal boundaries of the Project	5 FT

LOT "1B" LEGAL DESCRIPTION

G LEGAL DESCRIPTION

A Tract of land being part of Lot 1 of NICKEL CREEK PHASE IV, and Addition to the City of Tulsa, Tulsa County, Oklahoma in part of the Southwest Quarter (SW/4) of Section Eleven (11), Township 18 North, Range 12 E of the Indian Meridian, being more particularly described as follows:

COMMENCING at the most Southwest Corner of the Southwest Quarter (SW/4) of Section Eleven (11), Township Eighteen North (T18N), Range Twelve East (R12E) of the Indian Meridian, in said Nickel Creek Phase IV; Thence N01°15'01"W along the West line of said SW/4 a distance of 126.77 feet; Thence N88°44'59" E a distance of 50.00 feet to a point on the West line of Lot 1 in NICKEL CREEK PHASE IV and the POINT OF BEGINNING; Thence N01°15'01"W a distance of 1307.31 feet; Thence S39°53'10"E a distance of 140.84 feet; Thence N88°59'27"E a distance of 24.53 feet; Thence S24°31'26"E a distance of 40.93 feet; Thence S11°17'28"W a distance of 23.99 feet; Thence S28°06'59"E a distance of 125.85 feet; Thence S87°24'34"E a distance of 178.52 feet; Thence S34°54'22"E a distance of 91.07 feet; Thence N88°04'53"E a distance of 92.59 feet; Thence S17°35'07"E a distance of 53.99 feet; Thence S46°26'02"E a distance of 149.29 feet; Thence S30°17'17"E a distance of 90.89 feet; Thence S59°02'58"E a distance of 46.81 feet to a point on the North line of Lot 2 in NICKEL CREEK PHASE IV; Thence along said North line S47°26'30"W a distance of 230.40 feet; Thence N42°47'30"W a distance of 53.18 feet; Thence S88°55'53"W a distance of 116.10 feet; Thence N01°03'52"W a distance of 15.00 feet; Thence S88°55'35"W a distance of 60.00 feet; Thence S01°04'07"E a distance of 288.91 feet; Thence S33°35'13"E a distance of 21.91 feet; Thence S01°03'20"E a distance of 312.00 feet to a tangent curve to the right; Thence along said curve to the right having a radius of 30.00 feet, with a chord bearing of S43°56'40"W and a chord distance of 42.43 feet and an arc distance of 47.12 feet; Thence S88°56'40"W a distance of 232.22 feet; Thence S88°56'40"W a distance of 232.22 feet; Thence N46°09'48"W a distance of 97.95 feet to the POINT OF BEGINNING.

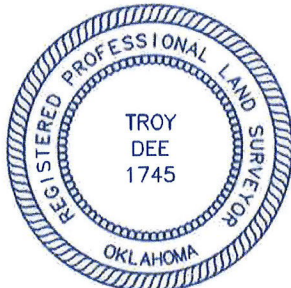
Containing 493,155.76 Sq. Ft. or 11.321 Acres, more or less.

G SURVEYOR'S STATEMENT

The basis of bearings for the legal descriptions are based on Oklahoma State Plane Coordinate System (North Zone) using South 01°15'01" East as the west line of the Southwest Quarter of Section 11, Township 18 North, Range 12 East of the Indian Meridian as shown on the plat of NICKEL CREEK PHASE IV.

G SURVEYOR'S CERTIFICATION

I, TROY DEE, OF GOLDEN LAND SURVEYING, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE EASEMENT AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.



Troy Dee
Troy Dee, PLS #1745
January 13, 2023

Prepared By
GOLDEN
LAND SURVEYING

7304 NW 164th St., Suite #5, Edmond, Oklahoma 73013
C.A. # 7263 / Exp. Date =6/30/2022

Telephone: (405) 802-7883 Email: troy@goldens.com
Drafted by: CT GLS Job No.: 21842
Plot Date: January 13, 2023

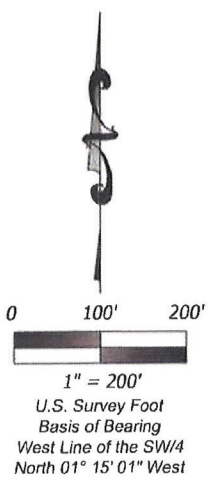
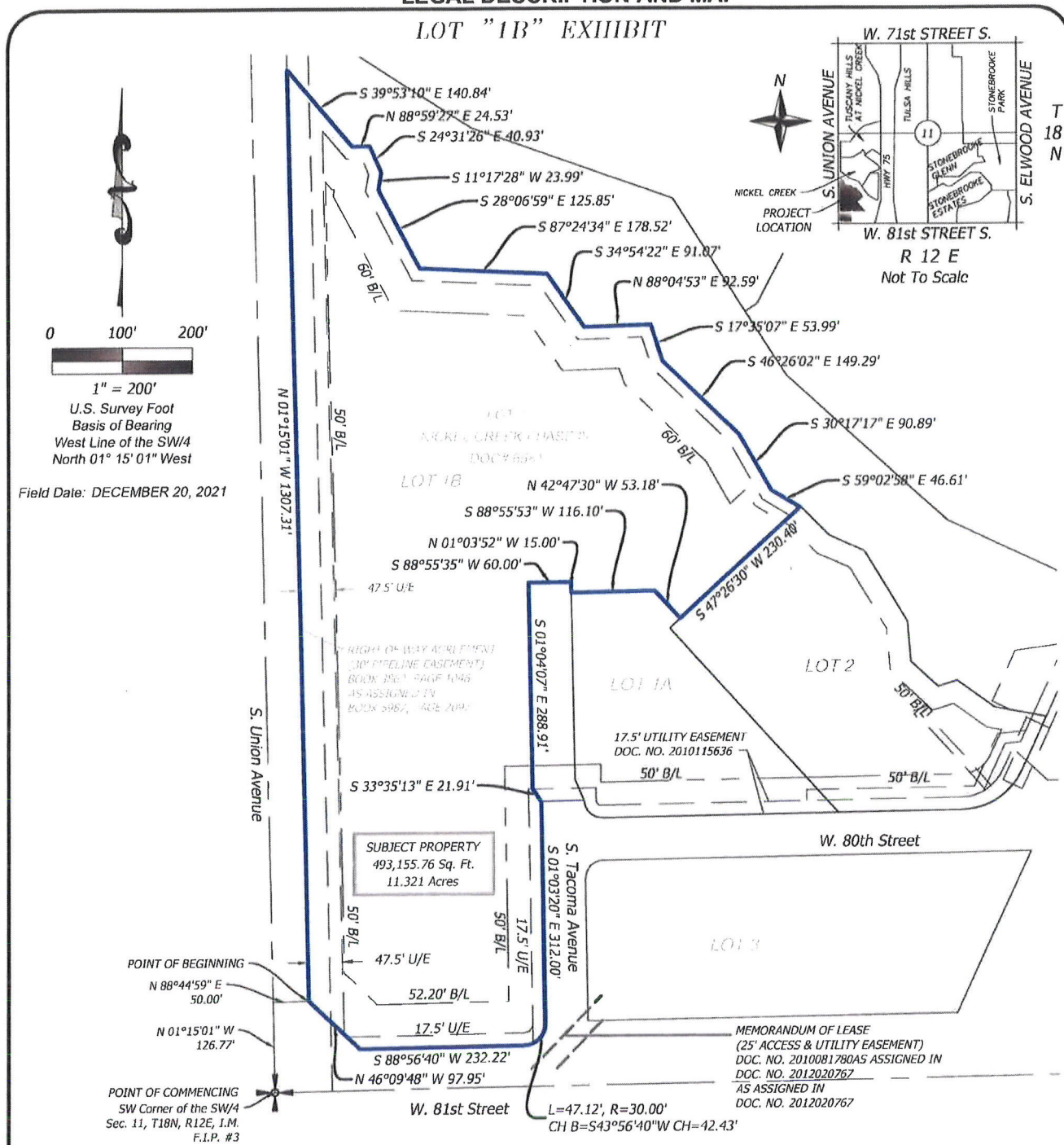
Filename: O:\JOBS\# PROJECTS 2021\21842 NICKEL CREEK TULSA CEDAR\21842 NICKEL CREEK TULSA LOT SPLIT EXHIBIT.DWG; Last Saved: 1/13/2023 7:59:46 AM; Plot Date: 1/13/2023

2.8

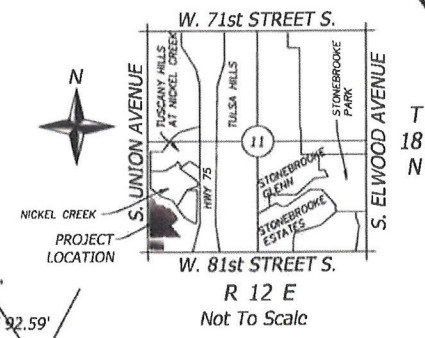
EXHIBIT "B" - LOT 1B
LEGAL DESCRIPTION AND MAP

SHEET 2 OF 2

LOT "1B" EXHIBIT

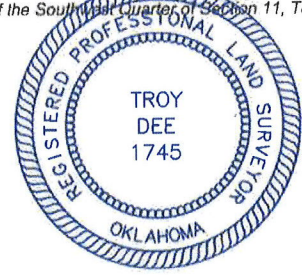


Field Date: DECEMBER 20, 2021



SURVEYOR'S STATEMENT

The basis of bearings for the legal descriptions are based on Oklahoma State Plane Coordinate System (North Zone) using South 01°15'01" East as the west line of the South West Quarter of Section 11, Township 18 North, Range 12 East of the Indian Meridian as shown on the plat of NICKEL CREEK PHASE IV.



Troy Dee
Troy Dee, PLS #1745
January 13, 2023

Prepared By
GOLDEN
LAND SURVEYING

7304 NW 164th St., Suite #5, Edmond, Oklahoma 73013
C.A.# 7263 / Exp. Date =6/30/2022
Telephone: (405) 802-7883 Email: troy@goldens.com
Drafted by: CT GLS Job No.: 21842
Plot Date: January 13, 2023

Sheet 2 Of 2

Filename: O:\JOBS\PROJECTS 2021\121842 NICKEL CREEK TULSA CEDAR\121842 NICKEL CREEK TULSA LOT SPLIT EXHIBIT.DWG; Last Saved: 1/13/2023 7:58:46 AM; Plot Date: 1/13/2023

2.9

LOT "1C" LEGAL DESCRIPTION

G LEGAL DESCRIPTION

A Tract of land being part of Lot 1 of NICKEL CREEK PHASE IV, and Addition to the City of Tulsa, Tulsa County, Oklahoma in part of the Southwest Quarter (SW/4) of Section Eleven (11), Township 18 North, Range 12 E of the Indian Meridian, being more particularly described as follows;
COMMENCING at the most Southwest Corner of the Southwest Quarter (SW/4) of Section Eleven (11), Township Eighteen North (T18N), Range Twelve East (R12E) of the Indian Meridian, in said Nickel Creek Phase IV; Thence N01°15'01"W along the West line of said SW/4 a distance of 717.50 feet; Thence N 88°44'59" E a distance of 50.00 feet to the POINT OF BEGINNING; Thence N01°15'01"W a distance of 716.58 feet; Thence S39°53'10"E a distance of 140.84 feet; Thence N88°59'27"E a distance of 24.53 feet; Thence S24°31'26"E a distance of 40.93 feet; Thence S11°17'28"W a distance of 23.99 feet; thence S28°06'59"E a distance of 125.85 feet; Thence S87°24'34"E a distance of 178.52 feet; Thence S34°54'22"E a distance of 91.07 feet; Thence N88°04'53"E a distance of 92.59 feet; Thence S17°35'07"E a distance of 53.99 feet; Thence S46°26'02"E a distance of 149.29 feet; Thence S30°17'17"E a distance of 90.89 feet; Thence S59°02'58"E a distance of 46.61 feet; Thence S47°26'30"W a distance of 230.40 feet; Thence N42°47'30"W a distance of 53.18 feet; Thence S88°55'33"W a distance of 116.10 feet; Thence S01°04'07"E a distance of 262.51 feet; Thence S22°34'47"E a distance of 32.13 feet; Thence S88°56'42"W a distance of 60.00 feet; Thence N33°35'26"W a distance of 21.92 feet; Thence N01°04'05"W a distance of 299.37 feet; Thence N46°03'43"W a distance of 35.36 feet; Thence S88°56'40"W a distance of 271.84 feet; Thence S43°50'50"W a distance of 35.30 feet to the POINT OF BEGINNING.
Containing 291,078.59 Sq. Ft. or 6.682 Acres, more or less.

G SURVEYOR'S STATEMENT

The basis of bearings for the legal descriptions are based on Oklahoma State Plane Coordinate System (North Zone) using South 01°15'01" East as the west line of the Southwest Quarter of Section 11, Township 18 North, Range 12 East of the Indian Meridian as shown on the plat of NICKEL CREEK PHASE IV.

G SURVEYOR'S CERTIFICATION

I, TROY DEE, OF GOLDEN LAND SURVEYING, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE EASEMENT AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

Troy Dee, PLS #1745
March 9, 2023

Prepared By
**GOLDEN
LAND SURVEYING**

7304 NW 164th St., Suite #5, Edmond, Oklahoma 73013
C.A.# 7263 / Exp. Date =6/30/2024

Telephone: (405) 802-7883 Email: troy@goldenlands.com

Drafted by: GT GLS Job No.: 21842
Plot Date: March 9, 2023

Sheet 1 Of 2

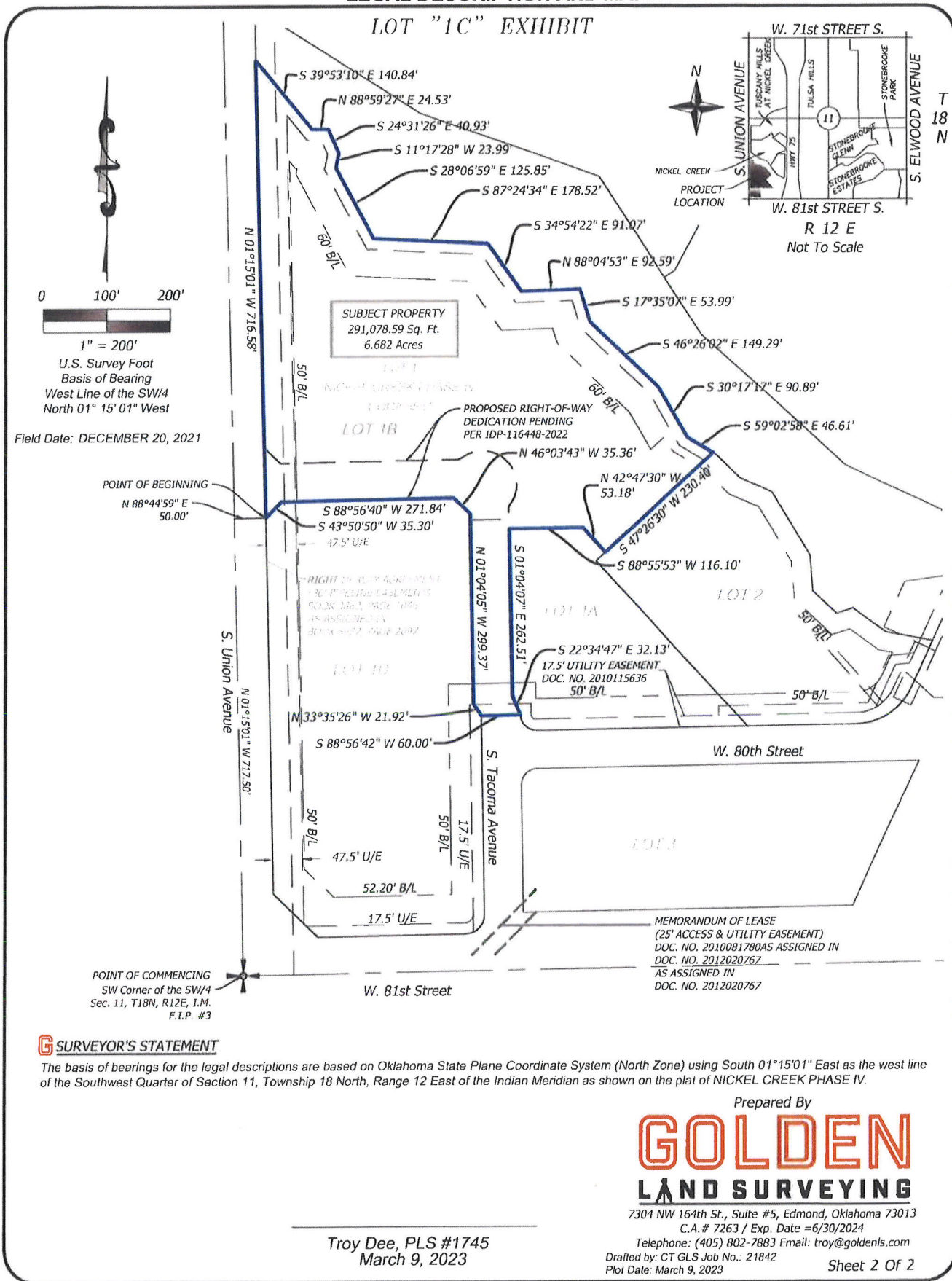
Filename: C:\JOBS\PROJECTS 2021\21842 NICKEL CREEK TULSA LOT SPLIT EXHIBIT.DWG; Last Saved: 3/9/2023 2:00:17 PM; Plot Date: 3/9/2023

2.10

EXHIBIT "C" - LOT 1C
LEGAL DESCRIPTION AND MAP

SHEET 2 OF 2

LOT "1C" EXHIBIT



Field Date: DECEMBER 20, 2021

POINT OF BEGINNING
N 88°44'59" E
50.00'

POINT OF COMMENCING
SW Corner of the SW/4
Sec. 11, T18N, R12E, 1.M.
F.I.P. #3

G SURVEYOR'S STATEMENT

The basis of bearings for the legal descriptions are based on Oklahoma State Plane Coordinate System (North Zone) using South 01°15'01" East as the west line of the Southwest Quarter of Section 11, Township 18 North, Range 12 East of the Indian Meridian as shown on the plat of NICKEL CREEK PHASE IV.

Prepared By
GOLDEN
LAND SURVEYING

7304 NW 164th St., Suite #5, Edmond, Oklahoma 73013
C.A.# 7263 / Exp. Date =6/30/2024

Telephone: (405) 802-7883 Email: troy@goldenls.com
Drafted by: CT GLS Job No.: 21842
Plot Date: March 9, 2023

Troy Dee, PLS #1745
March 9, 2023

Sheet 2 Of 2

Filename: C:\JOBS\PROJECTS 2021\1842 NICKEL CREEK TULSA CEDAR\1842 NICKEL CREEK TULSA LOT SPLIT EXHIBIT.DWG; Last Saved: 3/9/2023 9:20:49 AM; Plot Date: 3/9/2023

2.11

LOT "1D" LEGAL DESCRIPTION

G LEGAL DESCRIPTION

A Tract of land being part of Lot 1 of NICKEL CREEK PHASE IV, and Addition to the City of Tulsa, Tulsa County, Oklahoma in part of the Southwest Quarter (SW/4) of Section Eleven (11), Township 18 North, Range 12 E of the Indian Meridian, being more particularly described as follows;

COMMENCING at the most Southwest Corner of the Southwest Quarter (SW/4) of Section Eleven (11), Township Eighteen North (T18N), Range Twelve East (R12E) of the Indian Meridian, in said Nickel Creek Phase IV; Thence N01°15'01"W along the West line of said SW/4 a distance of 717.50 feet; Thence N 88°44'59" E a distance of 50.00 feet to the POINT OF BEGINNING; Thence N43°50'50"E a distance of 35.30 feet; Thence N88°56'40"E a distance of 271.48 feet; Thence S46°03'43"E a distance of 35.36 feet; Thence S01°04'07"E a distance of 299.38 feet; Thence S33°35'13"E a distance of 21.91 feet; Thence S01°03'20"E a distance of 312.00 feet to a tangent curve to the right. Thence along said curve to the right having a radius of 30.00 feet, with a chord bearing of S43°56'40"W and a chord distance of 42.43 feet and an arc distance of 47.12 feet; Thence S88°56'40"W a distance of 232.22 feet; Thence N46°09'48"W a distance of 97.95 feet; Thence N01°15'01"W a distance of 590.73 feet to the POINT OF BEGINNING.

Containing 220,587.08 Sq. Ft. or 5.064 Acres, more or less.

G SURVEYOR'S STATEMENT

The basis of bearings for the legal descriptions are based on Oklahoma State Plane Coordinate System (North Zone) using South 01°15'01" East as the west line of the Southwest Quarter of Section 11, Township 18 North, Range 12 East of the Indian Meridian as shown on the plat of NICKEL CREEK PHASE IV.

G SURVEYOR'S CERTIFICATION

I, TROY DEE, OF GOLDEN LAND SURVEYING, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE EASEMENT AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

Troy Dee, PLS #1745
January 4, 2023

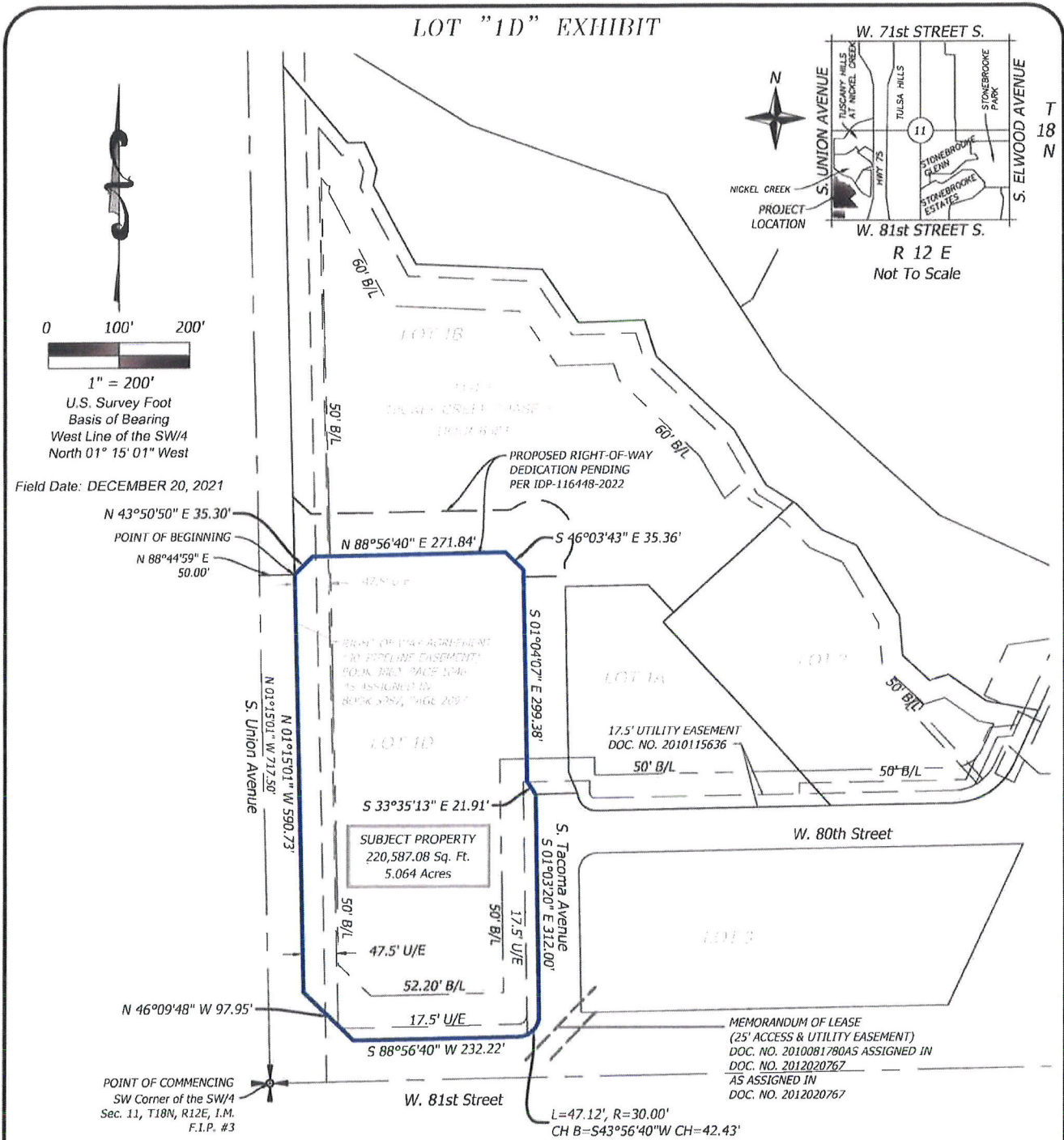
Prepared By
**GOLDEN
LAND SURVEYING**
7304 NW 164th St., Suite #5, Edmond, Oklahoma 73013
C.A.# 7263 / Exp. Date =6/30/2022
Telephone: (405) 802-7883 Email: troy@goldens.com
Drafted by: CT GLS Job No.: 21842
Plot Date: January 4, 2023

Sheet 1 Of 2

2.12

**EXHIBIT "D" - LOT 1D
LEGAL DESCRIPTION AND MAP** **SHEET 2 OF 2**

LOT "1D" EXHIBIT



Field Date: DECEMBER 20, 2021

0 100' 200'
1" = 200'
U.S. Survey Foot
Basis of Bearing
West Line of the SW/4
North 01° 15' 01" West

N 43°50'50" E 35.30'
POINT OF BEGINNING
N 88°44'59" E 50.00'

N 01°15'01" W 717.50'
S. Union Avenue
N 01°15'01" W 590.73'

N 46°09'48" W 97.95'
POINT OF COMMENCING
SW Corner of the SW/4
Sec. 11, T18N, R12E, I.M.
F.I.P. #3

PROPOSED RIGHT-OF-WAY
DEDICATION PENDING
PER IDP-116448-2022

RIGHT OF WAY AGREEMENT
TO PIPELINE EASEMENT
FROM BIRD SPACE 194-
75 ASSIGNED BY
BEPK 2052, PAGE 2057

SUBJECT PROPERTY
220,587.08 Sq. Ft.
5.064 Acres

17.5' UTILITY EASEMENT
DOC. NO. 2010115636

MEMORANDUM OF LEASE
(25' ACCESS & UTILITY EASEMENT)
DOC. NO. 2010081780AS ASSIGNED IN
DOC. NO. 2012020767
AS ASSIGNED IN
DOC. NO. 2012020767

L=47.12', R=30.00'
CH B=S43°56'40"W CH=42.43'

G SURVEYOR'S STATEMENT

The basis of bearings for the legal descriptions are based on Oklahoma State Plane Coordinate System (North Zone) using South 01°15'01" East as the west line of the Southwest Quarter of Section 11, Township 18 North, Range 12 East of the Indian Meridian as shown on the plat of NICKEL CREEK PHASE IV.

Troy Dee, PLS #1745
December 1, 2022

Prepared By
GOLDEN
LAND SURVEYING

7304 NW 161st St., Suite #5, Edmond, Oklahoma 73013
C.A.# 7263 / Exp. Date =6/30/2022

Telephone: (405) 802-7883 Email: troy@goldens.com
Drafted by: CT GLS Job No.: 21842
Plot Date: December 1, 2022

Sheet 2 Of 2

Filename: O:\JOBS\PROJECTS 2021\21842 NICKEL CREEK TULSA CEDAR 21842 NICKEL CREEK TULSA LOT SPLIT EXHIBIT DWG; Last Saved: 2/23/2023 1:26:56 PM; Plot Date: 2/23/2023

2.13