



Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-647-2
Minor Amendment

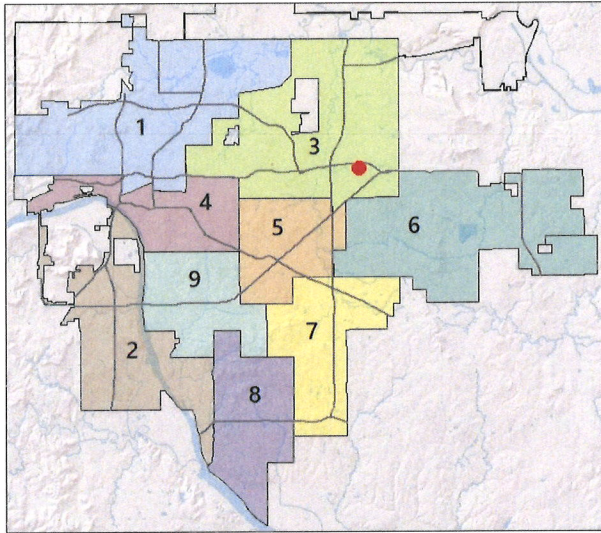
Hearing Date: May 17th, 2023

Case Report Prepared by:
Dylan Siers

Owner and Applicant Information:
Applicant: Jeffrey K. Lord

Property Owner: Daniel & Irene Levi

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to decrease the dwelling setback from I-244 ROW and from existing outdoor advertising signs.

The current list of allowed uses include Manufactured Home Park Development, Outdoor Advertising, and Manufactured home sales.

Gross Land Area: 43.7 Acres

Location: South of I-244 between North Garnett & N 129th E Ave

Zoning:
Existing Zoning: IL/PUD-647
Proposed Zoning: No Change

Comprehensive Plan:
Land Use Map: New Neighborhood
Growth and Stability Map: Growth

Staff Recommendation:
Staff recommends approval.

Staff Data:
TRS: 0432

City Council District: 3
Councilor Name: Crista Patrick
County Commission District: 1
Commissioner Name: Stan Sallee

May 17th, 2023

3.1

SECTION I: PUD-647-2 Minor Amendment

Amendment Request: Minor amendment to decrease the dwelling setbacks from I-244 to 15' and from existing outdoor advertising signs to 25'

Currently the PUD requires a dwelling have 75' setback from I-244 Right of way and a 200' from existing outdoor advertising signs. This minor amendment would reduce the setback from I-244 right of way to 15' and 25' from the existing outdoor advertising signs.

Staff Comment: *This request is considered a Minor Amendment as outlined by Section 30.010.I.2.c(9) of the City of Tulsa Zoning Code.*

“Changes in structure heights, building setbacks, yards, driveway coverage measured by width, square footage or percentage of the yard, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved PUD standards and the character of the development are not substantially altered.”

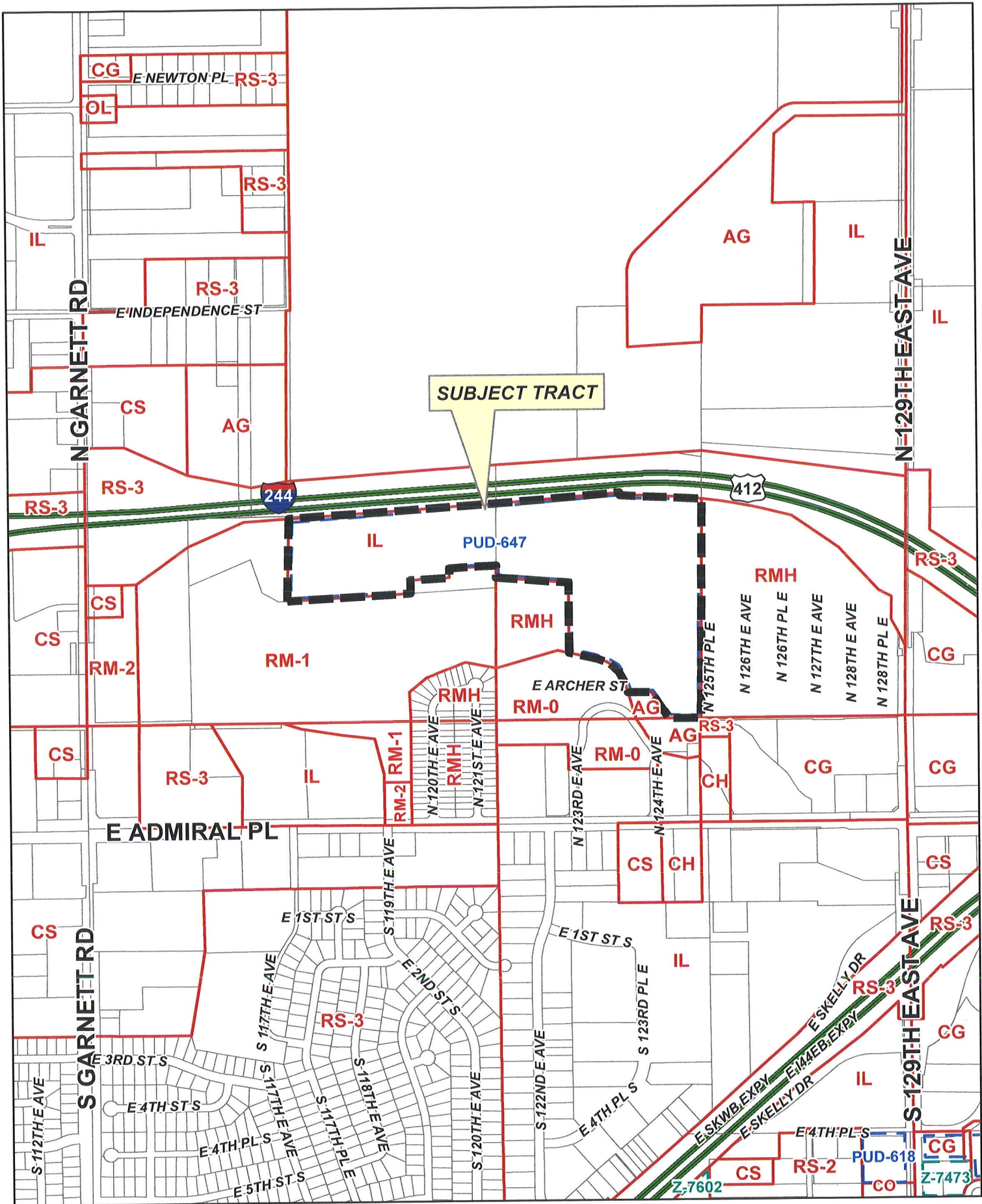
Staff has reviewed the request and determined:

- 1) PUD-647-2 is consistent with the provisions for administration and procedures of a PUD in section 30.010-H.
- 2) PUD-647-2 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-647.
- 3) All remaining development standards defined in PUD-647-2 and subsequent amendments shall remain in effect.

Exhibits included with staff report:

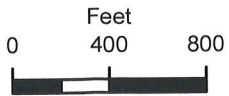
INCOG zoning case map
INCOG aerial photo
Applicant Proposed Site plan
Applicant Proposed Site plan aerial

With considerations listed above, staff recommends **approval** of Minor amendment to decrease the dwelling setbacks from I-244 to 15' and from existing outdoor advertising signs to 25'.



SUBJECT TRACT

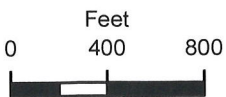
PUD-647-2



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Subject Tract

PUD-647-2

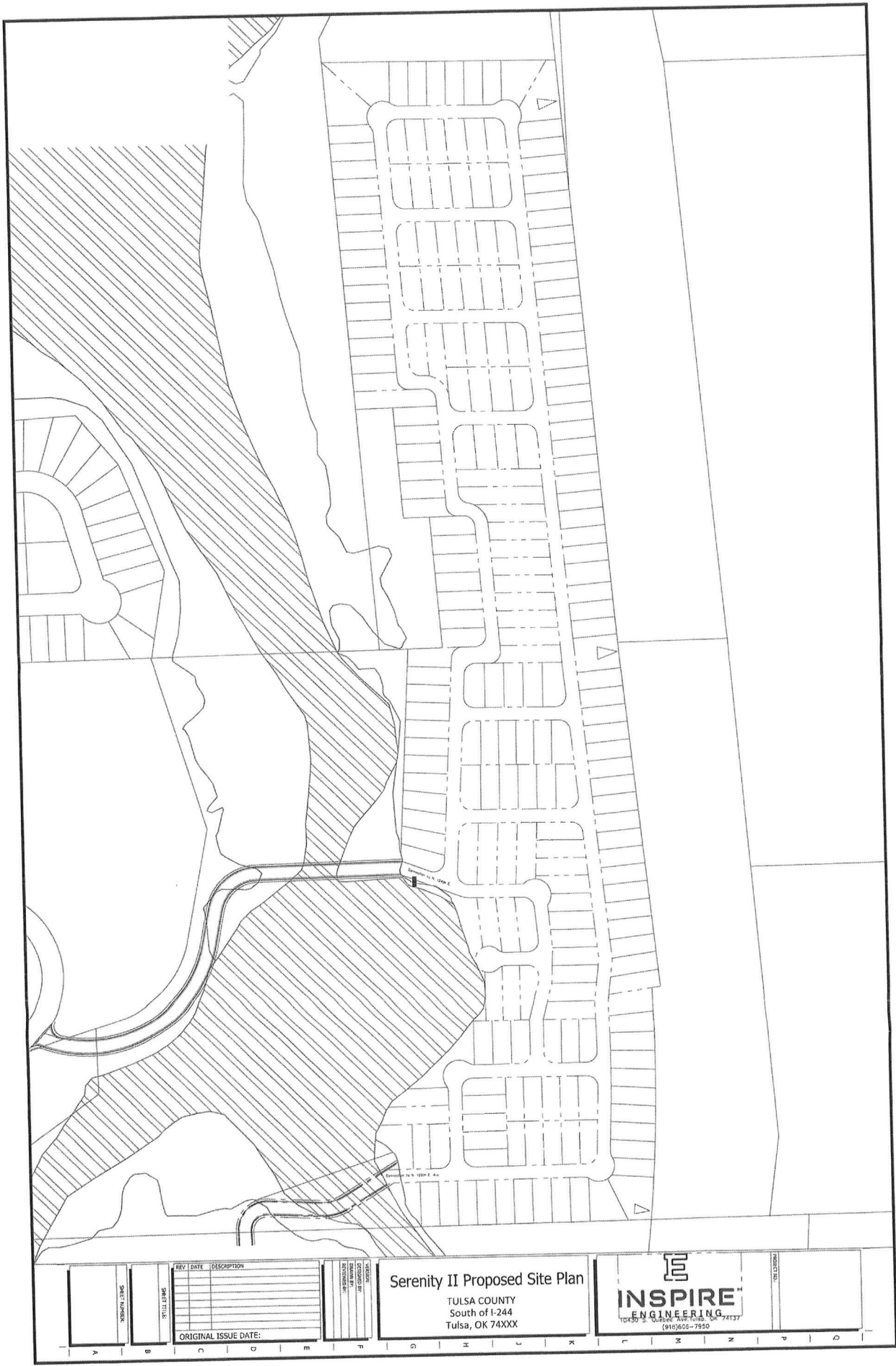
20-14 32

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

Aerial Photo Date: 2020/2021



3.4



SHEET NUMBER	
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SHEET TITLE	
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REV.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: _____

DESIGNED BY	
CHECKED BY	
DATE	

Serenity II Proposed Site Plan
 TULSA COUNTY
 South of I-244
 Tulsa, OK 74XXX

INSPIRE
 ENGINEERING
10425 S. UNIVERSITY AVENUE, SUITE 74137
 TULSA, OK 74137
 (918) 466-7850

35



REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: _____

Serenity II Proposed Site Plan
 TULSA COUNTY
 South of I-244
 Tulsa, OK 74137

INSPIRE
 ENGINEERING
 1025 E. UNIVERSITY AVENUE, SUITE 1000, TULSA, OK 74137
 (918) 606-7950