



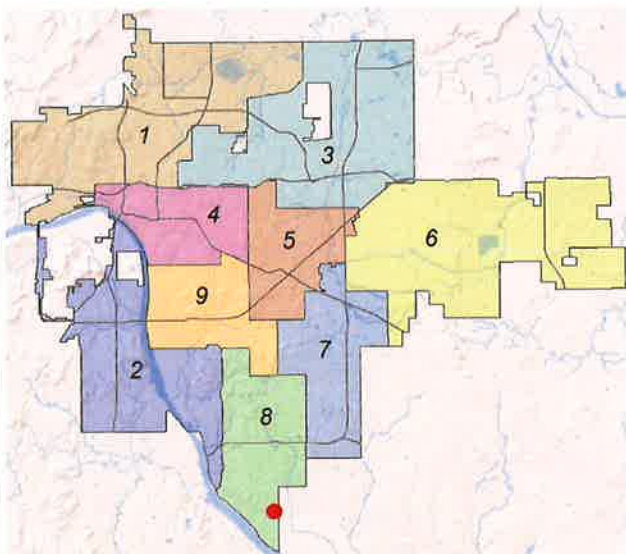
Case Number: PUD-677-A-7
Minor Amendment

Hearing Date: March 17, 2021

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Tim Terral, TEP
 Property Owner: Levin Homes, Inc.

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to reduce rear yard setback and increase the allowable driveway width.

Gross Land Area: 0.31 Acres

Location: North and west of the northwest corner of South Sheridan Road and East 121st Street South

Lot 5, Block 2 Crestwood At The River II

Zoning:
 Existing Zoning: RS-1/PUD-677-A
 Proposed Zoning: No Change

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

Staff Recommendation:
 Staff recommends approval.

Staff Data:
 TRS: 8334

City Council District: 8
Councilor Name: Phil Lakin
County Commission District: 3
Commissioner Name: Ron Peters

SECTION I: PUD-677-A-7 Minor Amendment

Amendment Request: Revise the PUD Development Standards to reduce the rear yard setback from 25 feet to 20 feet and to increase the allowable driveway width to accommodate a 3 car driveway for the 3 car garage.

The applicant is proposing to reduce the rear yard from 25 feet to 20 feet to accommodate a home that has been constructed 3.67 feet into the rear yard. The reduction of the rear yard to 20 feet would bring the home into compliance.

The current standards for driveway width are based on the zoning code allowances, which limit the driveway width for lots with more than 75 feet of frontage to 27 feet for drives in the right of way and 30 feet for drives in the required setback. The subject lot has approximately 100 feet of frontage. The applicant is proposing to construct a driveway wide enough to accommodate 3 cars in association with a 3 car garage, for 36 feet of driveway width at the right of way and in the required setback.

Staff Comment: *This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(9) of the City of Tulsa Zoning Code.*

"Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved standards and the character of the development are not substantially altered."

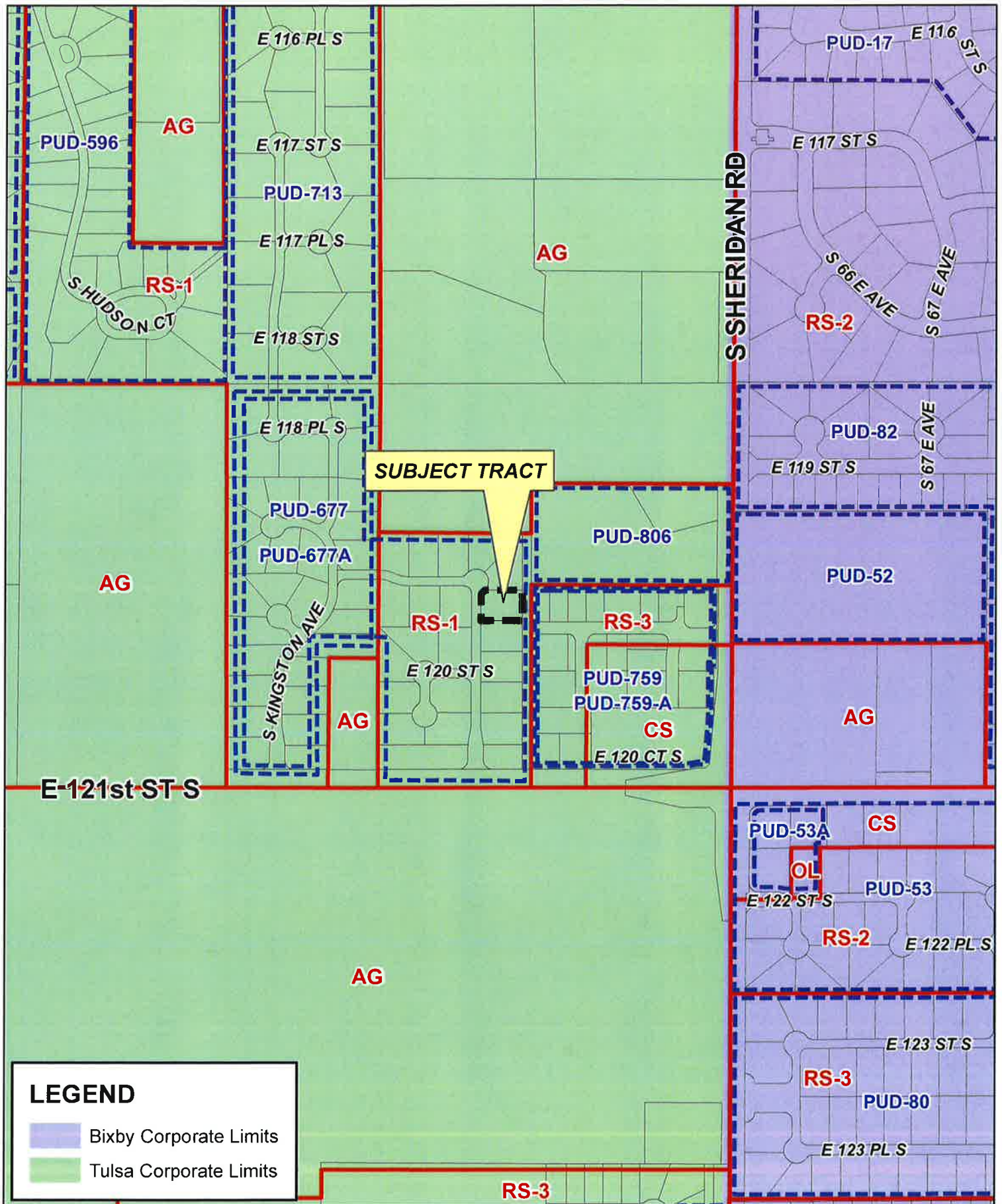
Staff has reviewed the request and determined:

- 1) PUD-677-A-7 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-677-A.
- 2) All remaining development standards defined in PUD-677-A and subsequent amendments shall remain in effect.

Exhibits included with staff report:

- INCOG zoning case map
- INCOG aerial photo
- INCOG aerial photo (enlarged)
- Applicant Narrative
- HOA Letter of Approval for Yard Reduction
- Letters of Consent from Adjoining Property Owners for Yard Reduction

With considerations listed above, staff recommends **approval** of the minor amendment to reduce the rear yard from 25 feet to 20 feet and increase the allowable driveway width to 36 feet.

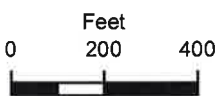


PUD-677-A-7

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4.3





 Subject Tract

PUD-677-A-7

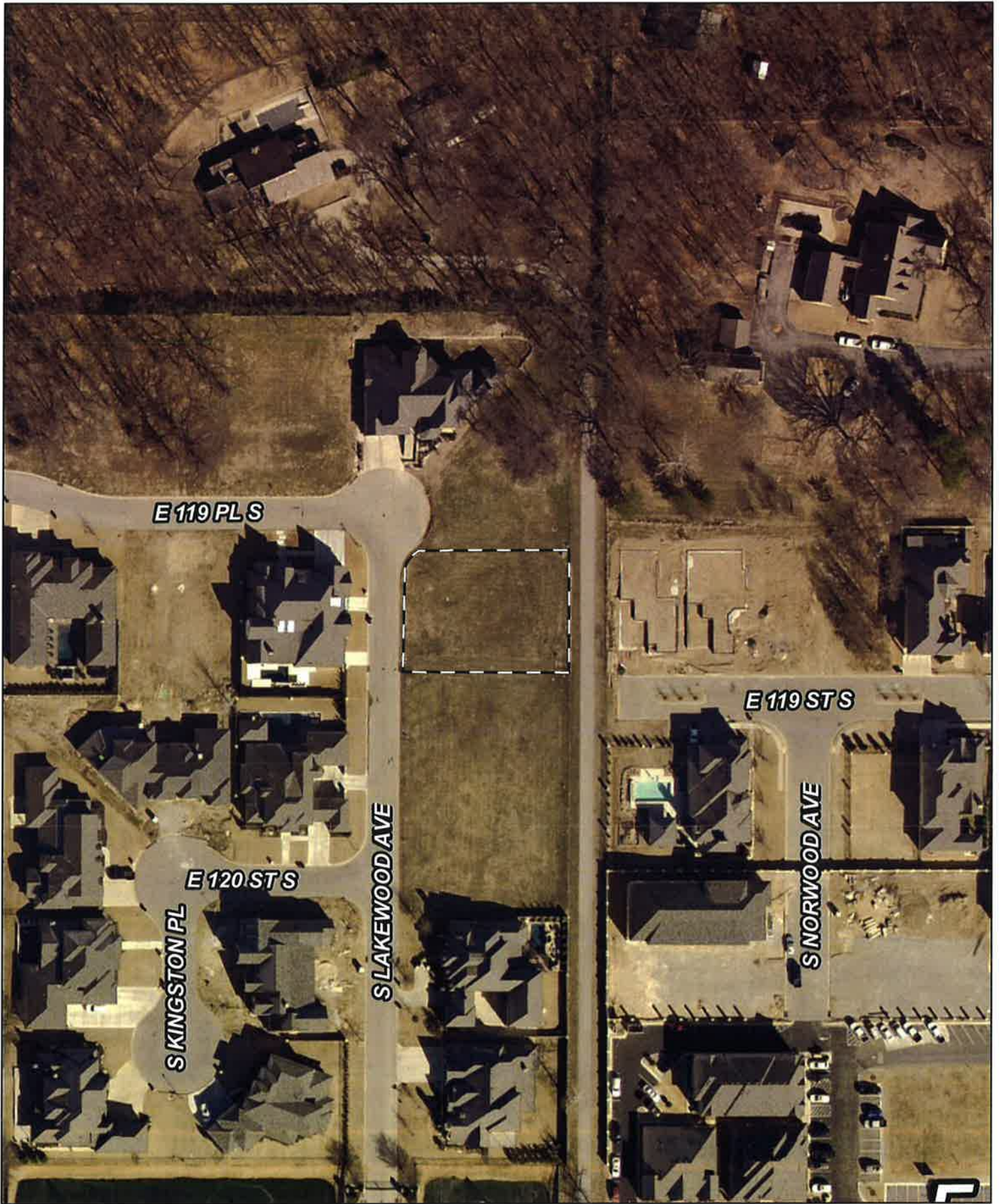
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018



4.4



E 119 PLS

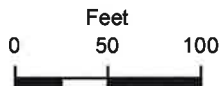
E 119 STS

E 120 STS

SLAKEWOOD AVE

SNORWOOD AVE

S KINGSTON PL



Subject Tract

PUD-677-A-7

18-13 34

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

Aerial Photo Date: February 2018



4.5

PUD Minor Amendment to PUD 677-A
for
Lot 5/Block 2, Crestwood at the River II

NARRATIVE:

PUD 677-A was approved by the Tulsa City Council on May 4, 2006, as a large lot, single-family detached residential development and was platted on March 27, 2007 as Crestwood at the River II. This Minor Amendment to PUD 677-A is to request two amendments to this PUD that affect only Lot 5/Block 2 of the Crestwood at the River II subdivision, they are as follows:

- 1). Reduce the rear building line from 25 feet to 20 feet. This request is due to the fact that the home builder has built a portion of the home over the 25 foot rear building line. The encroachment is approximately 3.67 feet inside the 25 foot rear building line.
- 2). Enlarge the area of the driveway to accommodate a 3-car driveway, the home has a 3-car garage.

Crestwood at the River Homeowners Association

Applicant: The Board of Directors and Architectural Review Committee for the Crestwood at the River Homeowner's Association has reviewed your request for a 5-foot variance from the 25-foot rear setback line for the construction of your residence on Lot 5, Block 2, Crestwood at the River II with the address of 11911 S Lakewood Ave. We have received and reviewed a legal opinion in the regard of any setback changes, and also additional material provided to the Association and have concluded by a majority vote of the Board of Directors that the Board has no objection to your request for the variance. However, we have also understand that the request for variance would have to be submitted to and approved by the Indian Nations Council of Governments (INCOG) to become valid. If a public hearing on your application becomes necessary, the Board of Directors will go on record on your behalf as having reviewed your application and approved it by a majority vote of the Board of Directors.


David Pentecost, Board President

2.22.21

CONSENT AND WAIVER

The undersigned, being the owner of record of the following described real property:

Lot Seven (6), Block Two (2), CRESTWOOD AT THE RIVER II, an Addition in the City of Tulsa, Tulsa County, Oklahoma, according to the recorded Plat thereof;

does hereby consent to the Board of Directors and/or the Architectural Review Committee of the Crestwood at the River Homeowners Association ("the Association") granting of a variance of 5 feet to the 25-foot rear lot setback line for a structure to be built on the following described Lot adjoining said Lot 6, Block 2;

Lot Seven (5), Block Two (2), CRESTWOOD AT THE RIVER II, an Addition in the City of Tulsa, Tulsa County, Oklahoma, according to the recorded Plat thereof;

The undersigned does further waive its right as an owner of property in Crestwood II Addition and as a member of the Association to bring legal action at any time in the future to enforce the 25-foot rear lot setback line for the original residential structure to be built on Lot 5, Block 2. This waiver is further intended to be binding on the successors in interest to the undersigned owner of Lot 6, Block 2.

This consent and waiver is further intended to allow only for the original construction of the residential structure on Lot 5, Block 2 and is not intended to be, nor shall it be, considered a waiver of the undersigned's right to enforce the 25-foot rear setback line for any other properties located in the Crestwood II Addition to the City of Tulsa, Tulsa County, Oklahoma.

Done and signed on this 12 day of March, 2021.

JULIE A REMY REV TRUST



TJ Remy, Authorized Manager of Julie A Remy Rev Trust

CONSENT AND WAIVER

The undersigned, being the owner of record of the following described real property:

Lot Seven (4), Block Two (2), CRESTWOOD AT THE RIVER II, an Addition in the City of Tulsa, Tulsa County, Oklahoma, according to the recorded Plat thereof;

does hereby consent to the Board of Directors and/or the Architectural Review Committee of the Crestwood at the River Homeowners Association ("the Association") granting of a variance of 5 feet to the 25-foot rear lot setback line for a structure to be built on the following described Lot adjoining said Lot 4, Block 2;

Lot Seven (5), Block Two (2), CRESTWOOD AT THE RIVER II, an Addition in the City of Tulsa, Tulsa County, Oklahoma, according to the recorded Plat thereof;

The undersigned does further waive its right as an owner of property in Crestwood II Addition and as a member of the Association to bring legal action at any time in the future to enforce the 25-foot rear lot setback line for the original residential structure to be built on Lot 5, Block 2. This waiver is further intended to be binding on the successors in interest to the undersigned owner of Lot 4, Block 2.

This consent and waiver is further intended to allow only for the original construction of the residential structure on Lot 5, Block 2 and is not intended to be, nor shall it be, considered a waiver of the undersigned's right to enforce the 25-foot rear setback line for any other properties located in the Crestwood II Addition to the City of Tulsa, Tulsa County, Oklahoma.

Done and signed on this 3 day of March, 2021.

MIKE HARRISON CUSTOM HOMES, LLC



Mike Harrison, Authorized Member of Mike Harrison Custom Homes, LLC