



Case Number: PUD-677-A-8
Minor Amendment

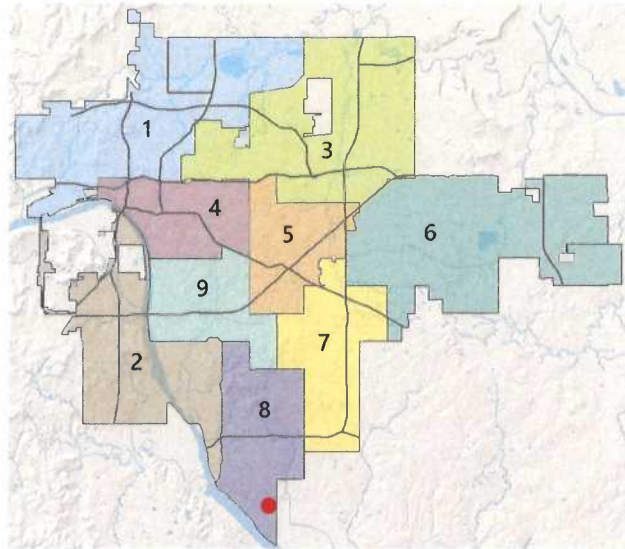
Hearing Date: November 17, 2021

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Tanner Consulting, LLC

Property Owner: Nathaniel & Milana Applegate

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to reduce the front setback from 30 ft to 27.5 ft

Gross Land Area: 0.34 Acres

Location: North of the NWC of E 121st St S and S Kingston Ave

12016 S Kingston Ave

Lot 2, Block 1 Crestwood at the River

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

Staff Recommendation:
 Staff recommends approval.

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

Staff Data:
 TRS: 8334

City Council District: 8
 Councilor Name: Phil Lakin, Jr.

County Commission District: 3
 Commissioner Name: Ron Peters

SECTION I: PUD-677-A-8 Minor Amendment

Amendment Request: Revise the PUD Development Standards to reduce the front setback from 30 ft to 27.5 ft.

Currently the development standards require a 30 ft front setback. A single-family home was constructed on the subject lot, but the location for the house was incorrectly measured from the wrong lot corner monument resulting in the home encroaching 2.4 ft into the required front setback. The applicant is requesting that the front setback for the subject lot be reduced to 27.5 ft in order to bring the home into compliance with the PUD requirements.

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, 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.”

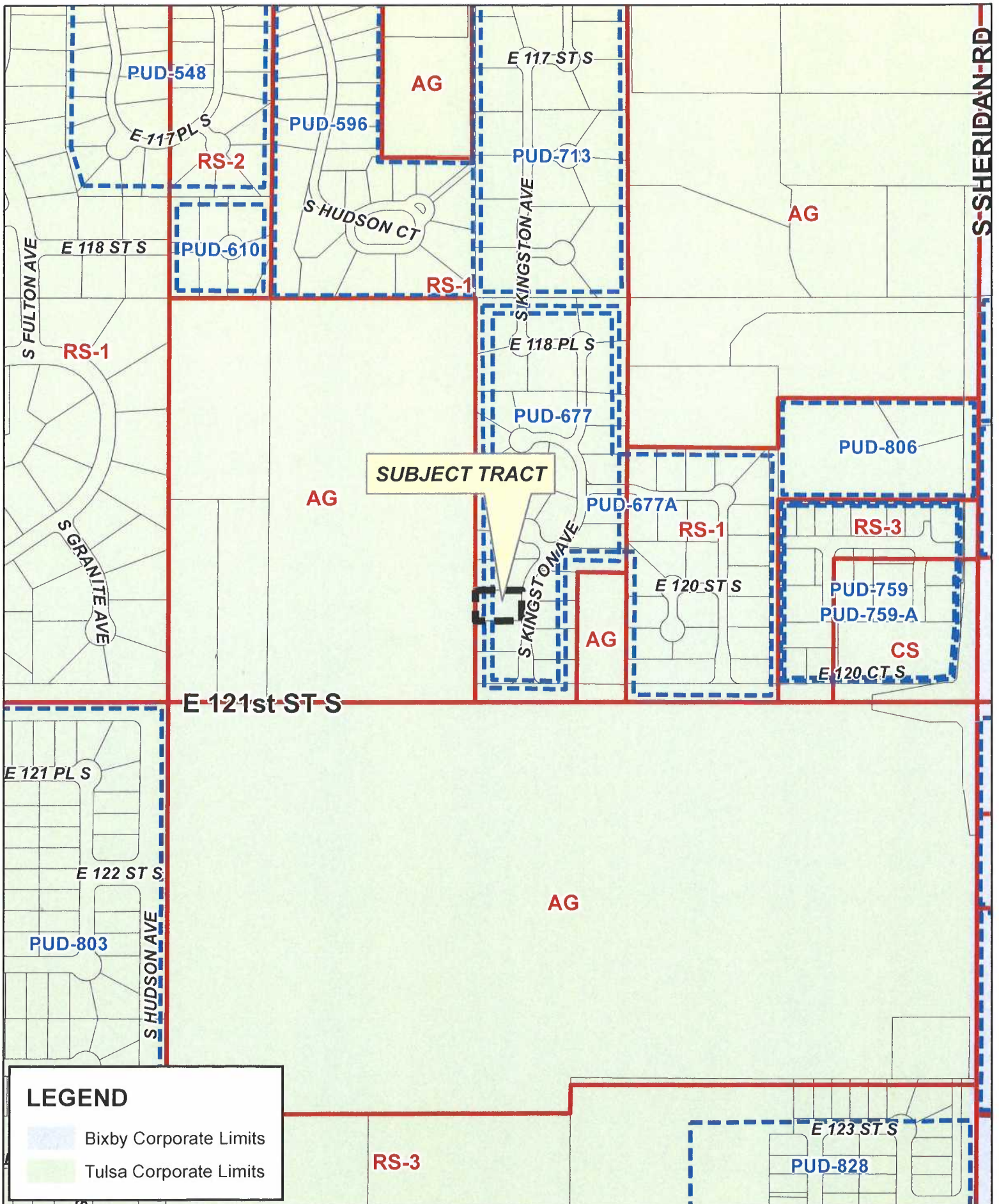
Staff has reviewed the request and determined:

- 1) PUD-677-A-8 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:

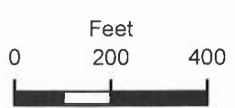
- INCOG zoning case map
- INCOG aerial photo
- INCOG aerial photo (enlarged)

With considerations listed above, staff recommends **approval** of the minor amendment to reduce the front yard setback from 30 ft to 27.5 ft.



LEGEND

- Bixby Corporate Limits
- Tulsa Corporate Limits



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Subject Tract

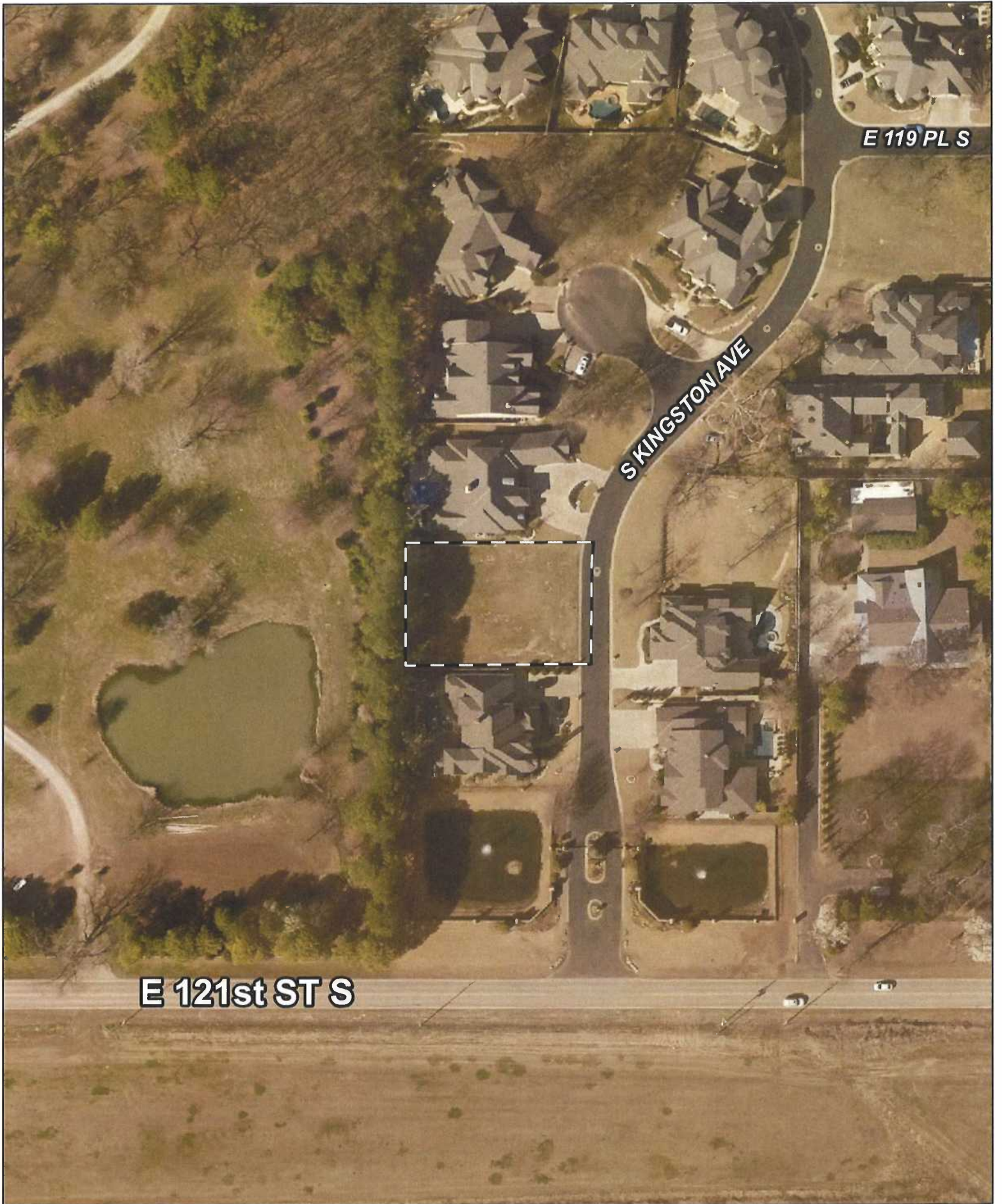
PUD-677-A-8

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

Aerial Photo Date: 2020/2021

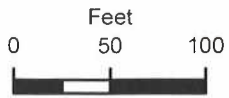




E 119 PL S

S KINGSTON AVE

E 121st ST S



Subject Tract

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Aerial Photo Date: 2020/2021



