

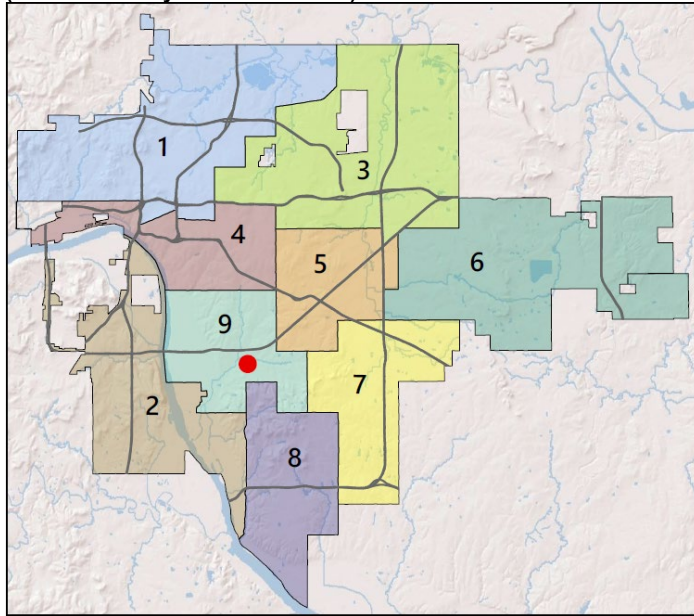
Case Number: PUD-735-1
Minor Amendment

Hearing Date: November 15, 2023

Case Report Prepared by:
 Dylan Siers

Owner and Applicant Information:
 Applicant: Tanner Consulting LLC
 Property Owner: Southern Eleven, LLC

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD Minor amendment to allow for the construction of a new single family home and update development standards.

Location: N of the NW/c of E 65th St S & S Harvard Ave

Zoning:
 Existing Zoning: PUD-735/RS-1
 Proposed Zoning: No Change

Staff Recommendation:
 Staff recommends approval.

Comprehensive Plan:
 Land Use Map: Neighborhood

City Council District: 9
Councilor Name: Phil Lakin

County Commission District: 3
Commissioner Name: Kelly Dunkerley

November 15, 2023

SECTION I: PUD-735-1

Amendment Request: PUD Minor amendment to allow for the construction of a new single family home and update development standards.

PUD-735 was approved to allow the development of five single family homes within a gated, private subdivision. The current owner has purchased the property and proposes to construct one single family home but has run into issues with platting requirements and the development standards of the PUD. The applicant has requested to amend some development standards and remove the platting requirement, since it is for one single home, instead of five. The updated development standards are below.

SECTION II: Modified Development Standards

Development Standards – Residential Development Area

Maximum Building Height: 40 feet

Minimum Site Livability Space: 22,500 sq ft

Off-Street Parking:

A minimum of two off-street parking spaces within an enclosed garage shall be provided. Two guest parking spaces shall be provided per lot.

Access and Circulation

Each lot may derive its access from an interior private street which may be gated at the point of access to Harvard, subject to the requirements of the Subdivision and Development Regulations. Gates and/or guard houses shall not be permitted in the Harvard Avenue right- of-way.

Fencing

Perimeter fencing shall not exceed eight feet in height. In no event shall perimeter fencing, support structures and associated landscaping be permitted within the Harvard Avenue right-of-way. The existing fence may remain in place subject to a license agreement with the City of Tulsa.

Site Plan Review

For the purposes of site plan review requirements, if ever subdivided into two (2) or more lots, the approved recorded plat shall constitute the required detailed site plan, provided however, detailed site plans of proposed perimeter screening and entry and gating facilities shall be submitted to the Planning Commission for review and approval. Otherwise, any one (1) new dwelling constructed on the site shall submit and be approved for the customary site or plot plan submitted in the context of the building permit application.

Platting Requirements

No building permit shall issue until the area comprising the planned unit development has been determined to be in compliance with the Tulsa Metropolitan Area Subdivision and Development Regulations. This requirement may be satisfied by any of the methods available per Section 70.080-B.2 of the Tulsa Zoning Code and the applicable regulations of the Tulsa Metropolitan Area Subdivision and Development Regulations. Restrictive covenants as herein required may be filed by separate instrument if the site remains unplatted.

Staff Comment: This request is considered a Minor Amendment as outlined by Section 30.010.1.2c(9)(13) 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.”

“Modification to approved screening and landscaping plans, provided the modification is not a substantial deviation from the original approved plan.”

Staff has reviewed the request and determined:

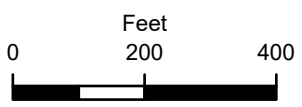
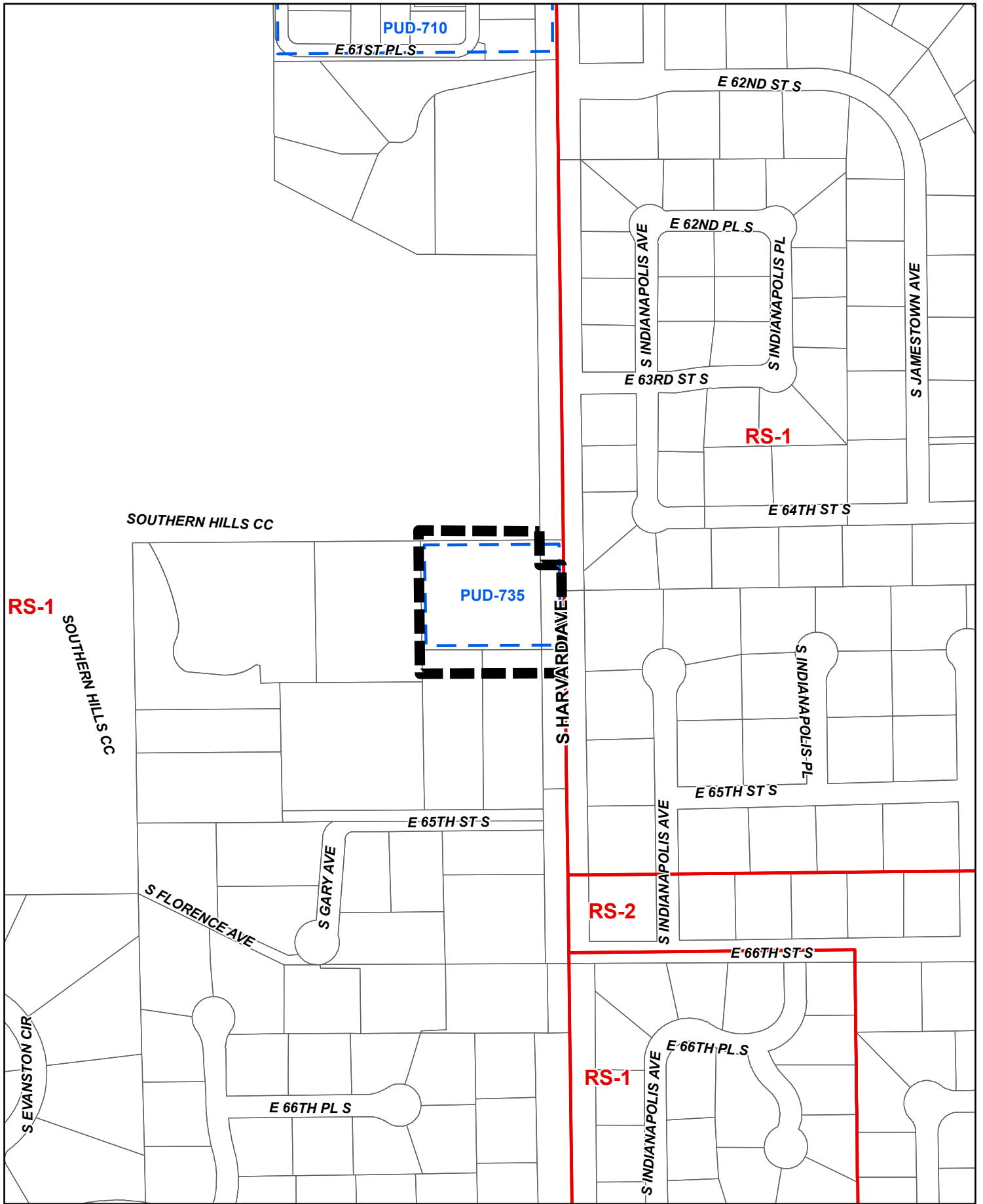
- 1) PUD-735-1 is consistent with the provisions for administration and procedures of an Amendment to Approved Development Plan (Sec.30.010-H.)

- 2) PUD-735-1 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-735.
- 3) All remaining development standards defined in PUD-735 and subsequent amendments shall remain in effect.

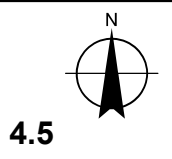
Exhibits included with staff report:

- zoning case map
- aerial photo

With considerations listed above, staff recommends **approval** of the PUD Minor amendment to allow for the construction of a new single family home and update development standards.



PUD-735-1





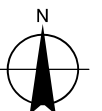
 Subject Tract

Feet
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PUD-735-1

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

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Aerial Photo Date: 2021