



Case Number: PUD-759-A-2
Minor Amendment

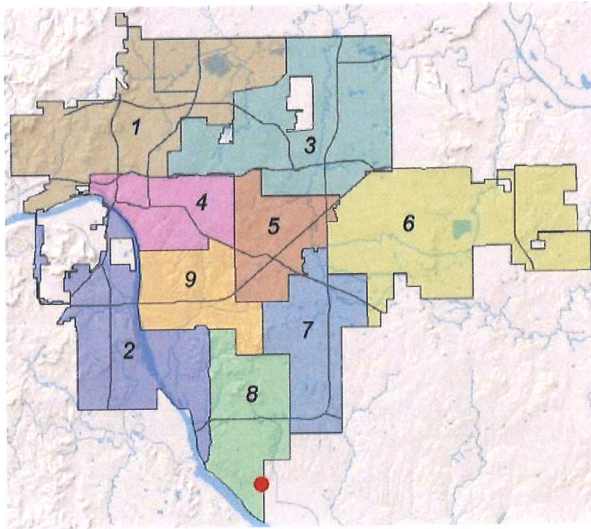
Hearing Date: April 21, 2021

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: W Design, LLC

Property Owner: Crestwood at the River LLC

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to reduce the rear yard setback

Gross Land Area: 0.36 Acres

Location: North and West of the NW/c E 121st St S and S Sheridan Rd

Lots 1 and 2, Block 3 Crestwood Village

Zoning:
 Existing Zoning: RS-3/CS/PUD-759-A
 Proposed Zoning: No Change

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

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-759-A-2 Minor Amendment

Amendment Request: Revise the PUD Development Standards to reduce the required rear yard setback from 15 feet to 8 feet.

Per applicants Exhibit B, the applicant is proposing to reduce the required rear yard for the subject lot from 15 feet to 8 feet due to its visibility from the second floor lobby of a nearby office building. The applicant states that this reduction in rear yard will be made up for by the construction of an interior courtyard that would screen the space within the courtyard from view of the second floor lobby.

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."

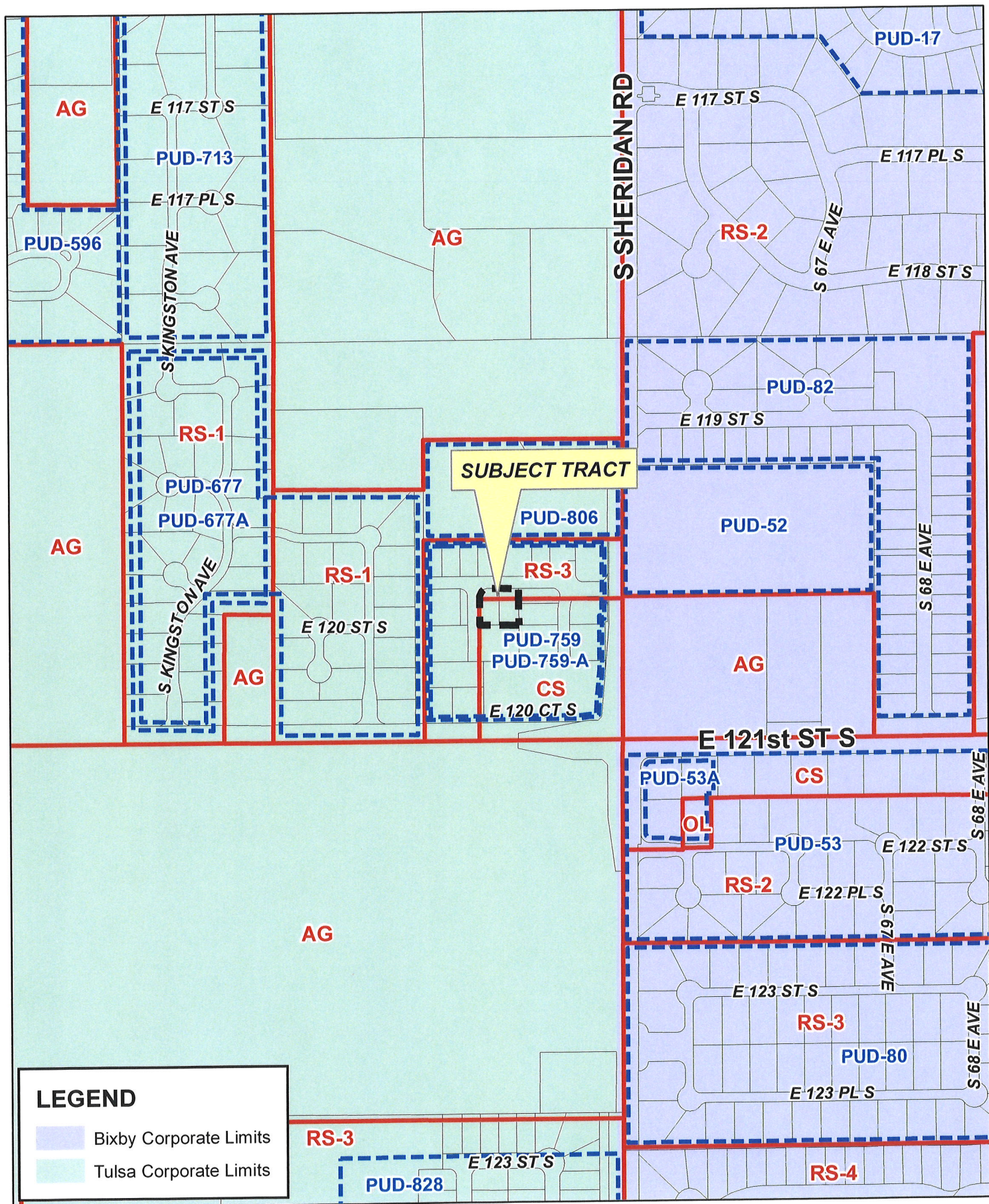
Staff has reviewed the request and determined:

- 1) PUD-759-A-2 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-759-A.
- 2) All remaining development standards defined in PUD-759-A and subsequent amendments shall remain in effect.

Exhibits included with staff report:

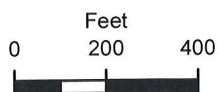
- INCOG zoning case map
- INCOG aerial photo
- INCOG aerial photo (enlarged)
- Applicant Exhibit A
- Applicant Exhibit B

With considerations listed above, staff recommends **approval** of the minor amendment to reduce the required rear yard setback from 15 feet to 8 feet.



LEGEND

- Bixby Corporate Limits
- Tulsa Corporate Limits

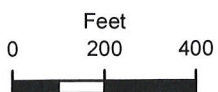


PUD-759-A-2

18-13 34

2.3





Subject
Tract

PUD-759-A-2

18-13 34

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

Aerial Photo Date: May 2020



2.4



0 50 100
Feet



Subject
Tract

PUD-759-A-2

18-13 34

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

Aerial Photo Date: May 2020



2.5

Exhibit 'A'

PUD-759-8

W Design, LLC on Behalf of Crestwood at the River, LLC is requesting a minor amendment to PUD 759 to reduce the rear yard setback from 15' to 8' for a single residential tract within "Development Area 'A' – Residential". This reduction request is for Tract A of LS-20817 (*A tract of land that is part of Lots One(1) and Two(2), Block Three(3), "Crestwood Village", an addition in the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof (Plat No. 6286)*), there is an existing utility easement on the North and South property line that will be unaffected by this request.

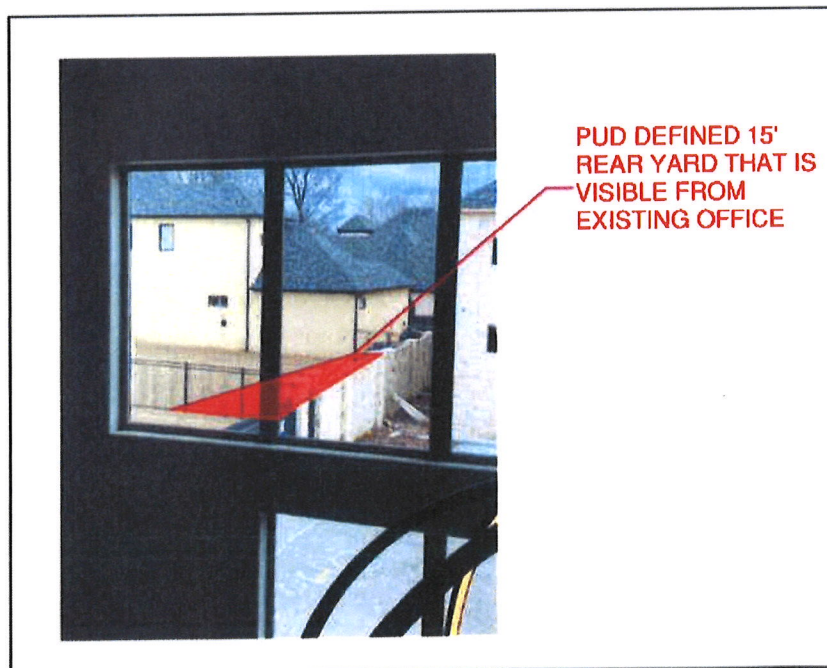
Exhibit 'B'

Minor Amendment Request Narrative

The subject property Tract A of LS-20817 is one of the 3 remaining residential lots available within PUD 759 and as this development nears completion an unforeseen hardship has arisen on this lot between the residential development area and the commercial Development Area. The defined rear yard for this tract of land is highly visible from the second-floor lobby of the office building located at 11912 South Norwood Avenue. We are requesting a minor amendment to reduce the rear yard from 15' to 8' and we plan to supplement this reduction by introducing an interior courtyard to the residence that is screened from the existing office by the South end of this residence's structure, thus achieving the intended purpose of the zoning. The requested minor amendment is unique to this specific tract within the development area as the viewing angles from the existing office only affect this tract's defined rear yard. The requested change to the rear yard setback is the minimum needed to allow for an interior courtyard and to screen this courtyard from the existing second-floor lobby. All other setbacks, PUD standards, and private covenants will be adhered to in keeping the essential character of the neighborhood intact.

Per approval of LS-20817 Tract A the option to define front yard to the West or North is available. Front yard will face North and there are utilities on the West property line requiring a 15' side yard versus the allowed 5' side yard. This requirement reduces the available buildable area on this lot by +/-18% (850 SF), the granting of this minor amendment would allow a portion of the lost buildable area to be reclaimed.

We believe that granting this minor amendment will not cause substantial detriment to the public good or impair the purposes, spirit, or intent of the zoning code, the established PUD, or the City's comprehensive plan.



View from Existing Office 2nd Floor Lobby