



Case Number: PUD-803-10
Minor Amendment

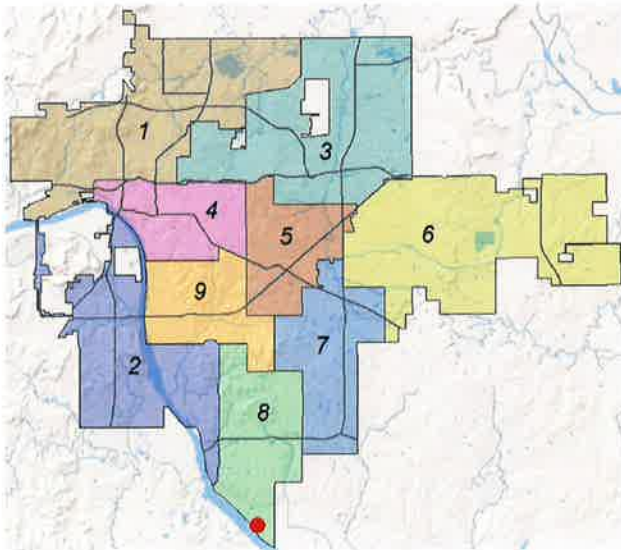
Hearing Date: July 7, 2021

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Julius Puma, Brian Green

Property Owner: EATR LLC & Great Plains Land and Wildlife Conservation Corporation
 c/o EATR LLC

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to allocate common livability space to individual lots and reduce amount required on each lot.

Gross Land Area: 17.47 acres

Location: South and East of the SE/c of E 121st St S & S Yale Ave

All of The Estates At The River III

Zoning:
 Existing Zoning: RS-3/PUD-803
 Proposed Zoning: No Change

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

Staff Recommendation:
 Staff recommends approval

Staff Data:
 TRS: 7303

City Council District: 8
Councilor Name: Phil Lakin

County Commission District: 3
Commissioner Name: Ron Peters

4.1

SECTION I: PUD-803-10 Minor Amendment

Amendment Request:

Amend the development standards to allocate common livability space to individual lots and reduce the livability space required on each lot.

The applicant is proposing to allocate the common livability space from Reserve Area B of Estates at the River III to individual lots within Estates at the River III. They propose to transfer 23,200 sf of area found in Reserve Area B equally among the 58 lots of Estates at the River III, allocating 400 sf of livability space to each lot. The result being that each individual lot would be required 3,600 sf of livability space, as opposed to the currently required 4,000 sf. The allocation would be limited to lots within Estates at the River III with the allocation coming from Reserve Area B, also located within Estates at the River III.

Revised Development Standard:

Minimum Livability Space Per Lot: 3,600 sf

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.”

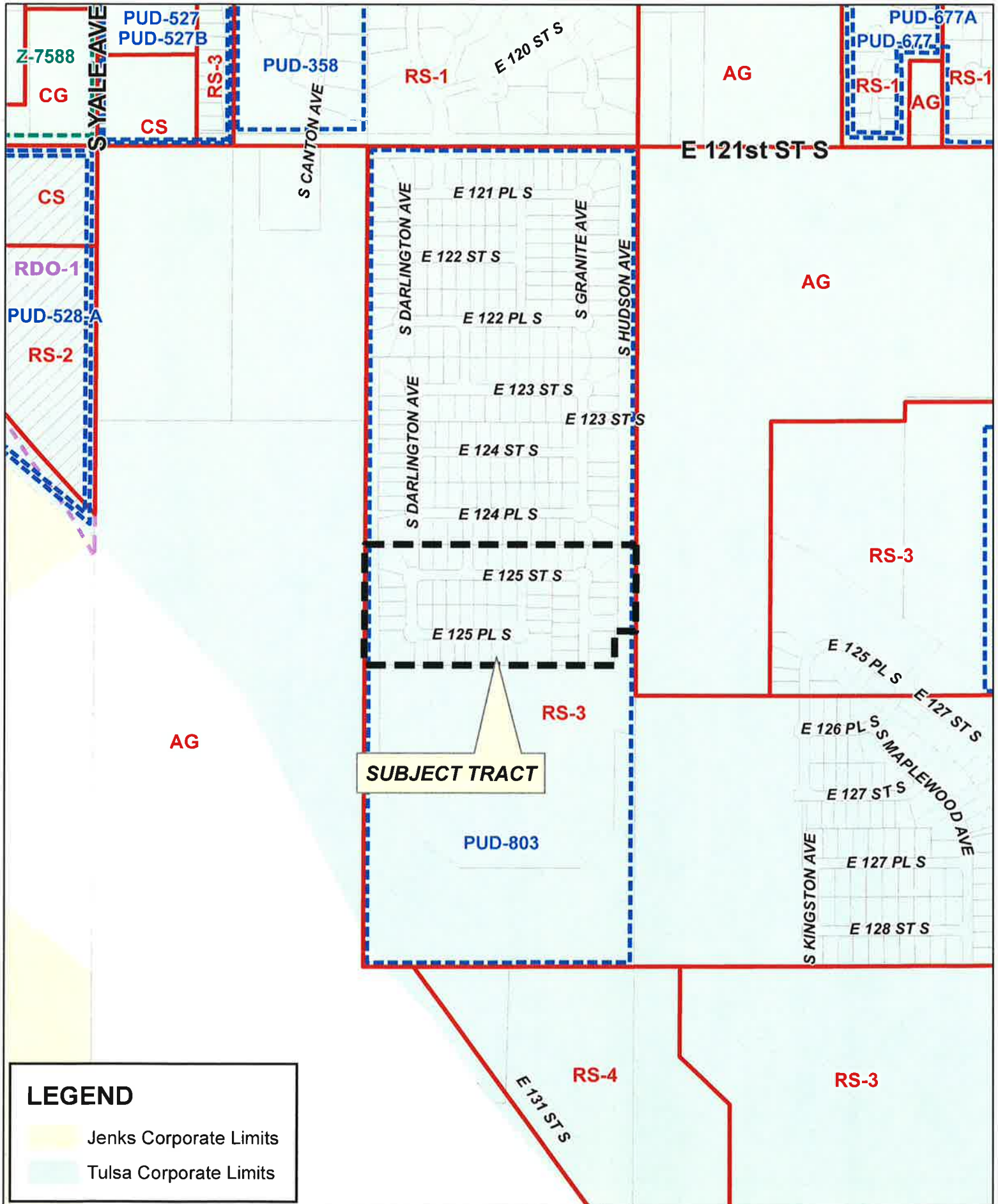
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in PUD-803.
- 2) All remaining development standards defined in PUD-803 and subsequent amendments shall remain in effect.

Exhibits included with staff report:

INCOG zoning case map
INCOG aerial photo

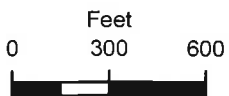
With considerations listed above, staff recommends **approval** of the minor amendment to allocate common livability space to individual lots and reduce the livability space required on each lot.



SUBJECT TRACT

LEGEND

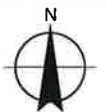
- Jenks Corporate Limits
- Tulsa Corporate Limits



PUD-803-10

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Subject Tract

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

Aerial Photo Date: 2020

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