

Case Number: PUD-803-13
Minor Amendment

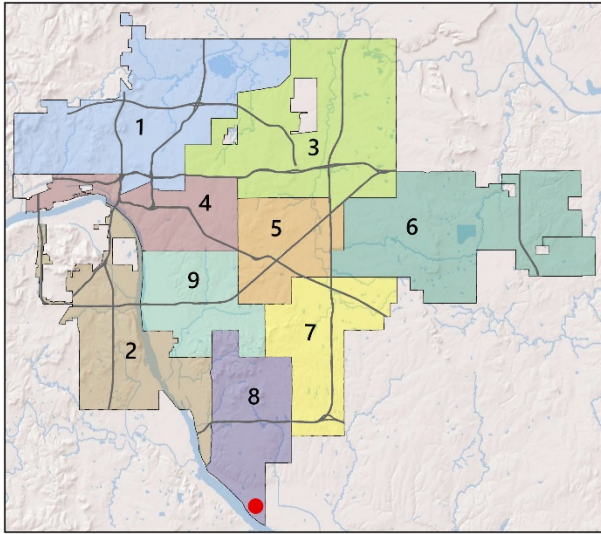
Hearing Date: September 20th, 2023

Case Report Prepared by:
Dylan Siers

Owner and Applicant Information:
Applicant: Tanner Consulting LLC

Property Owner: 121st Street Property LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to increase allowable driveway width from 26 FT to 30 FT in the street setback.

Gross Land Area: 16.179 Acres

Location: S of the SE/c of E 121st St & S Hudson Ave

All of "The Estates at the River V". a Subdivision within the City of Tulsa. Tulsa County.

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

Staff Recommendation:
Staff recommends approval.

Comprehensive Plan:
Land Use Map: Neighborhood

Staff Data:
TRS: 7303

City Council District: 8
Councilor Name: Phil Lakin Jr

County Commission District: 3
Commissioner Name: Kelly Dunkerley

September 20th , 2023

SECTION I: PUD-803-13 Minor Amendment

Amendment Request: Revise the PUD Development Standards to increase allowable driveway width in the street setback.

PUD-803 has a maximum front yard coverage of 40%. This was changed to 26 FT with minor amendment PUD-803-7. This minor amendment also allowed for smaller lots which was initially the plan. Phase V developed into a larger lot subdivision, so the applicant has requested that the minimum driveway width be increased to 30'.

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.”

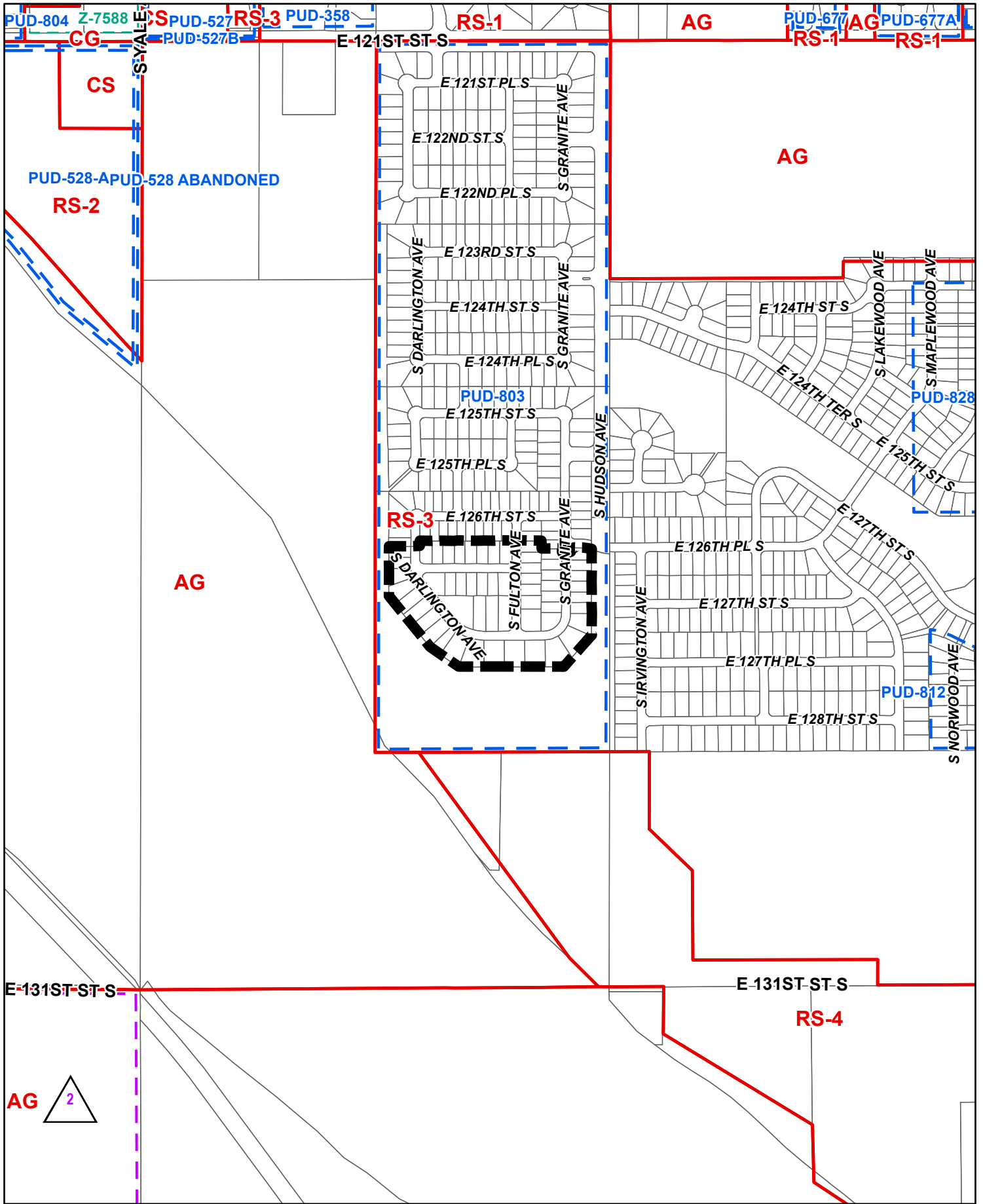
Staff has reviewed the request and determined:

- 1) PUD-803-13 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-803.
- 2) All remaining development standards defined in PUD-803 and subsequent amendments shall remain in effect.

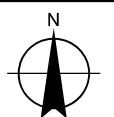
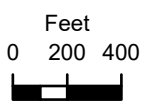
Exhibits included with staff report:

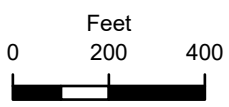
zoning case map
aerial photo

With considerations listed above, staff recommends **approval** of the minor amendment to PUD minor amendment to increase allowable driveway width from 26 FT to 30 FT in the street setback.



PUD-803-13





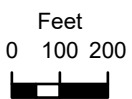
 Subject Tract

PUD-803-13

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

Aerial Photo Date: 2021



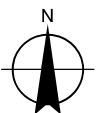


Subject Tract

PUD-803-13

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

Aerial Photo Date: 2021



2.5