



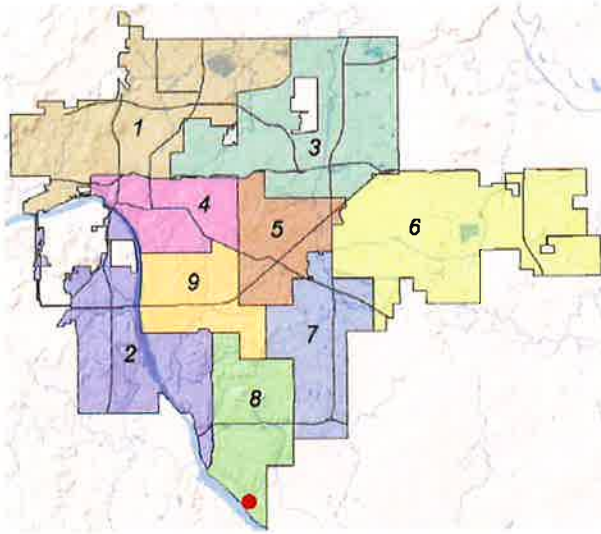
Case Number: PUD-803-6
Minor Amendment

Hearing Date: May 6, 2020
 (Continued from April 1, 2020)

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Nick Puma
 Property Owner: Julius Puma

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to reduce rear yard and garage setback

Gross Land Area: 0.22 acres

Location: East of SE/c S Darlington Ave and E 124th PI S

Lot 18, Block 8 Estates at the River, Phase 2

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

Staff Recommendation:
 Staff recommends approval

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

Staff Data:
 TRS: 7303

City Council District: 8
Councilor Name: Phil Lakin

County Commission District: 3
Commissioner Name: Ron Peters

SECTION I: PUD-803-6 Minor Amendment

Amendment Request:

Amend the development standards to reduce the required rear setback from 20 ft to 15 ft and reduce the required garage setback from 20 ft to 15 ft.

Currently the development standards specify a 20 foot rear yard and a 15 foot building setback when a side yard abuts a public street. It does not specifically limit garages to a 20 foot setback, however it is a standard requirement of the underlying zoning of RS-3. The applicant is requesting these modifications to allow the construction of a single family home, whose footprint is shown on the included exhibit from the applicant.

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.”

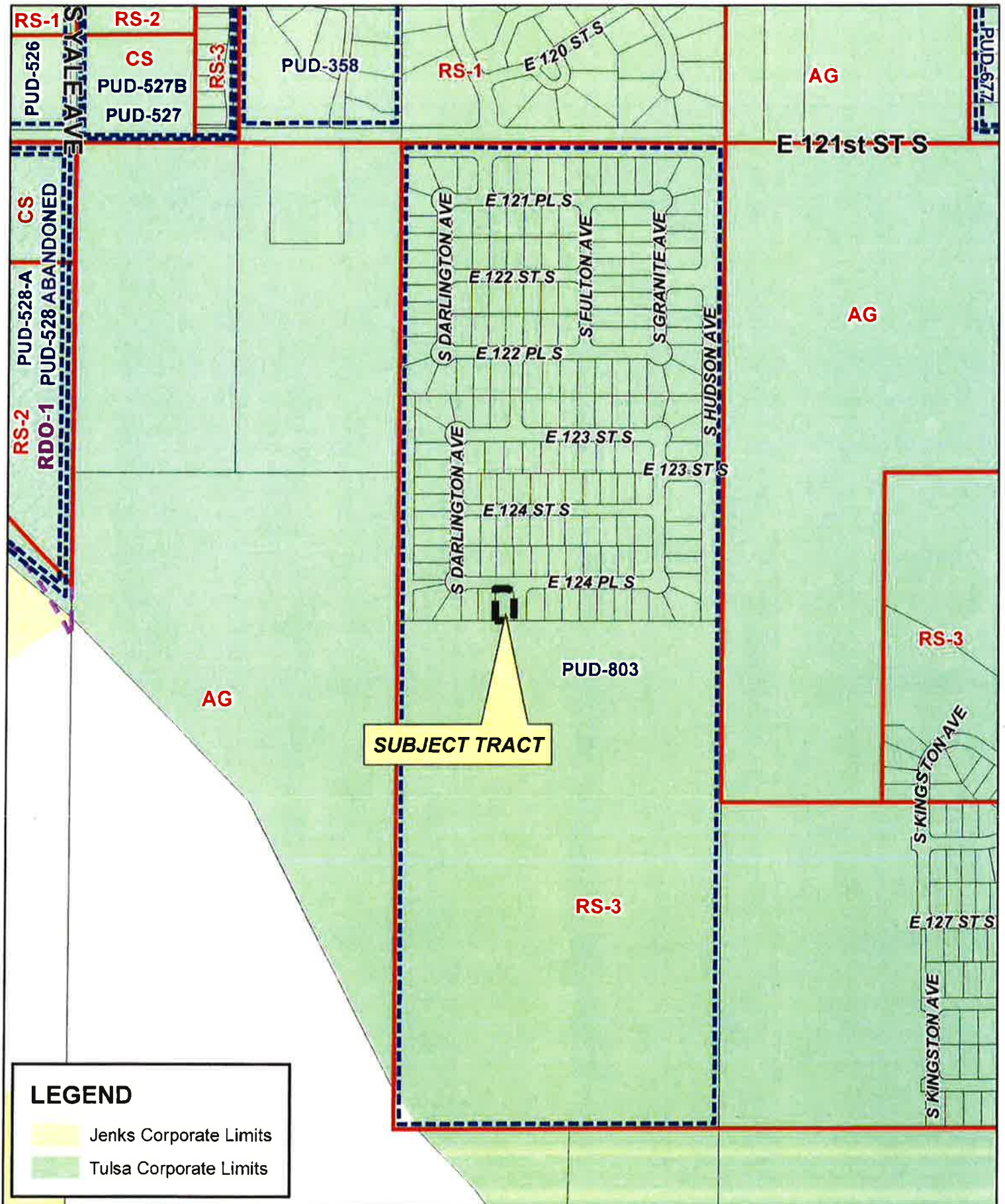
Staff has reviewed the request and determined:

- 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
Applicant Site Plan

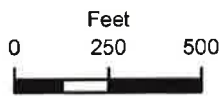
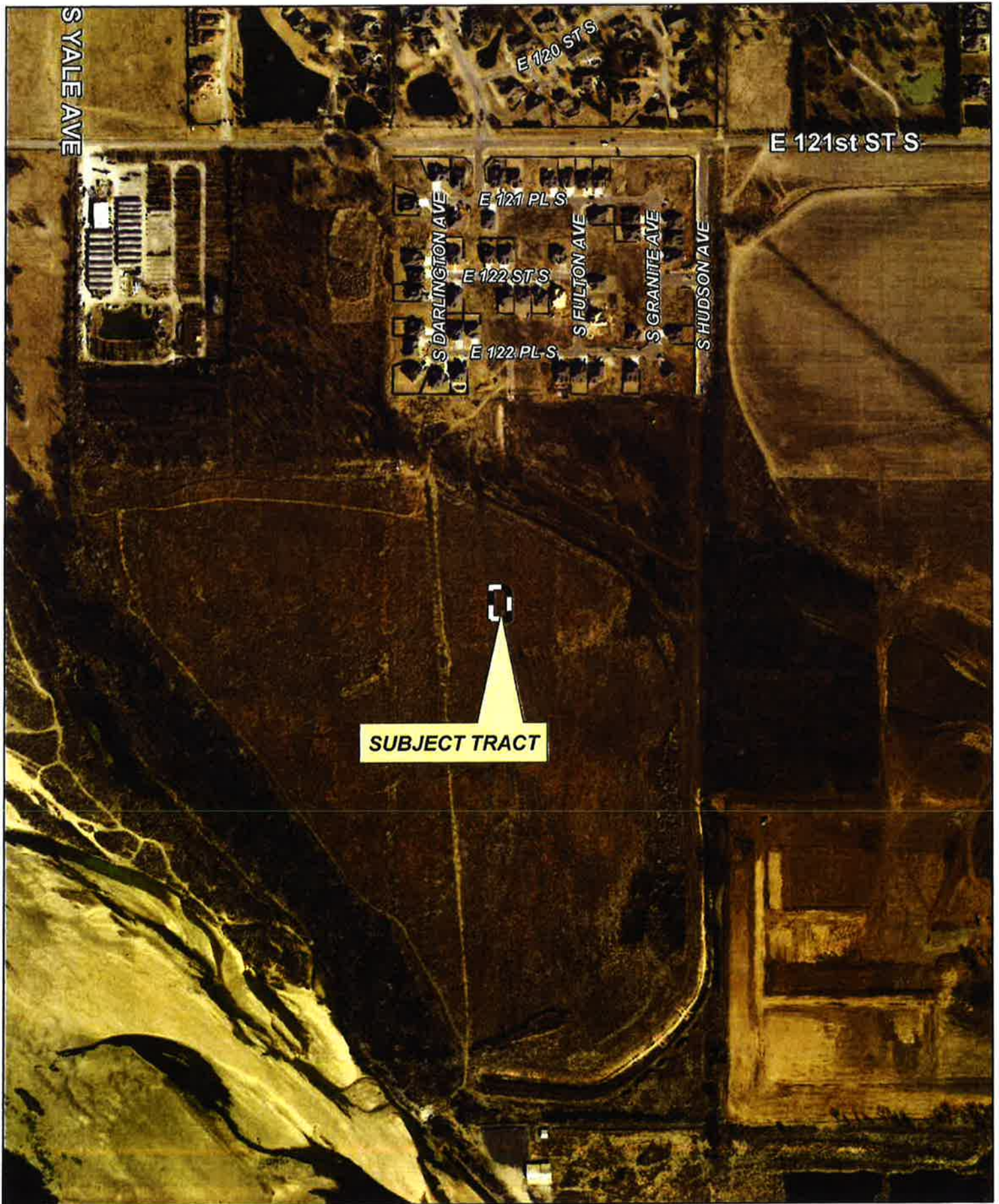
With considerations listed above, staff recommends **approval** of the minor amendment to reduce the rear yard from 20 ft to 15 ft and the garage setback from 20 ft to 15 ft.



PUD-803-6

4.3

17-13 03



Subject Tract

PUD-803-6

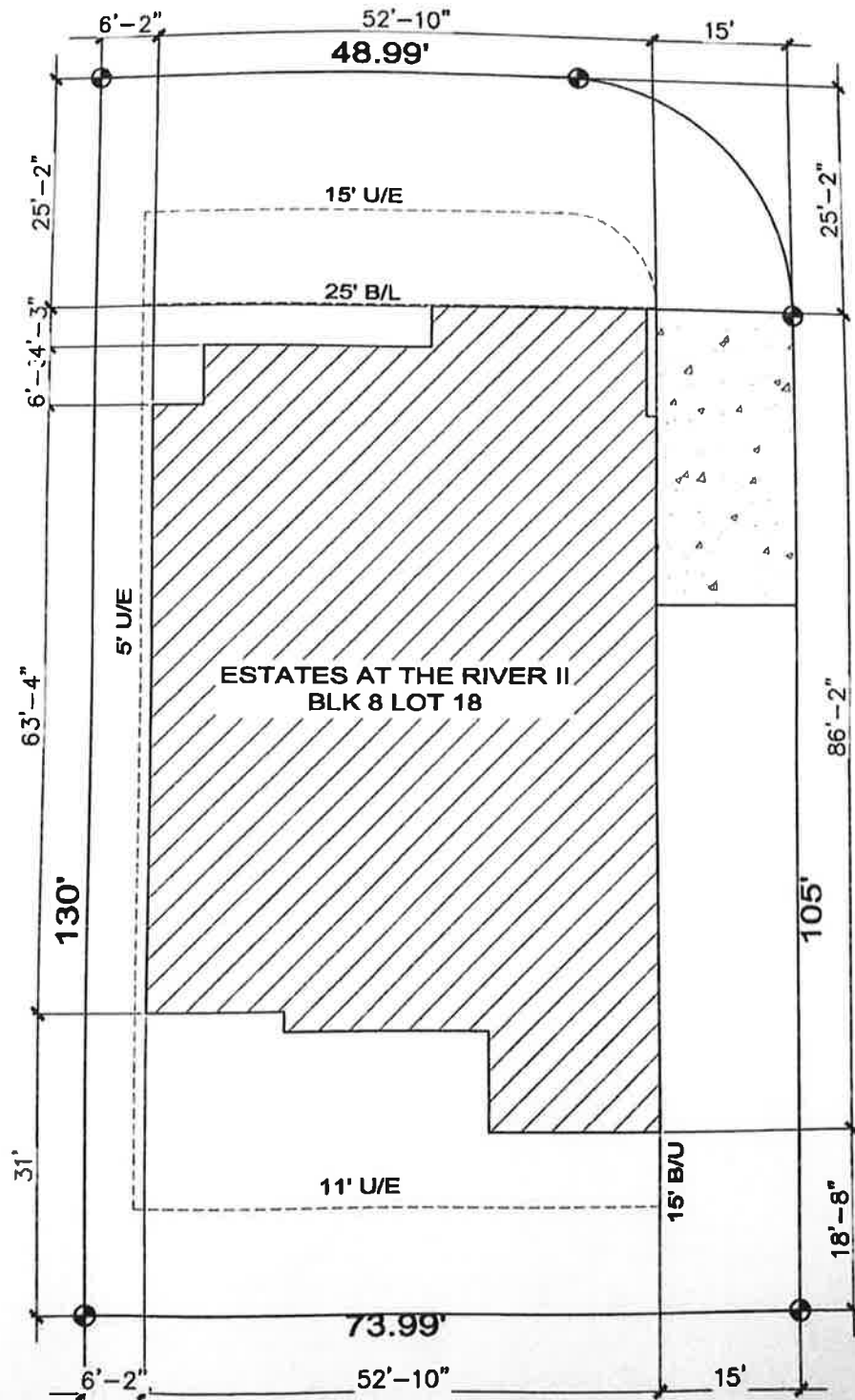
17-13 03

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

Aerial Photo Date: February 2018

4.4





1

SITE PLAN
SCALE: 1" = 20'



4.5