

**Case Number:** PUD-803-7  
**Minor Amendment**

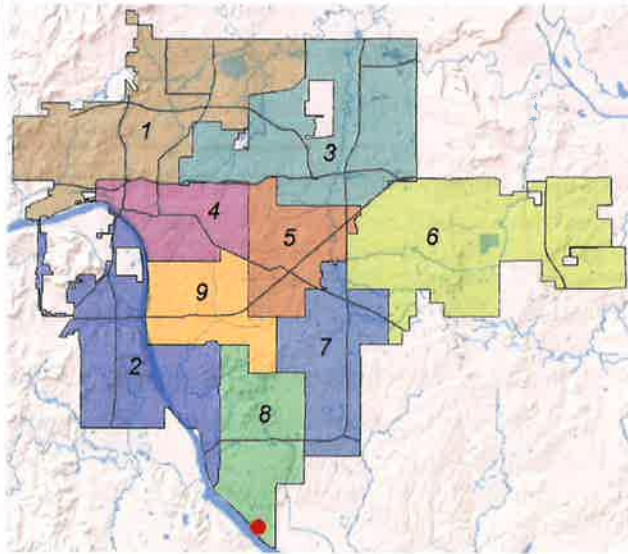
**Hearing Date:** September 2, 2020

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
Applicant: Tanner Consulting, LLC.

Property Owner: EATRLLC

**Location Map:**  
(shown with City Council Districts)



**Applicant Proposal:**

Concept summary: PUD minor amendment to revise bulk and area requirements to allow smaller lots within the development.

Gross Land Area: 44.8+ acres

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

All of The Estates At The River IV

**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

**SECTION I:** PUD-803-7 Minor Amendment

Amendment Request:

Amend the development standards to revise bulk and area requirements to allow for smaller lots within the development.

As shown on the applicant's minor amendment text, included with this report, the applicant is proposing to revise the maximum number of lots, the lot width, lot area/lot area per unit, livability space, front, rear and garage setbacks as well as the maximum driveway width. The PUD currently allows either public or private streets, so the proposed gated nature of the smaller lots, would currently be allowed.

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."*

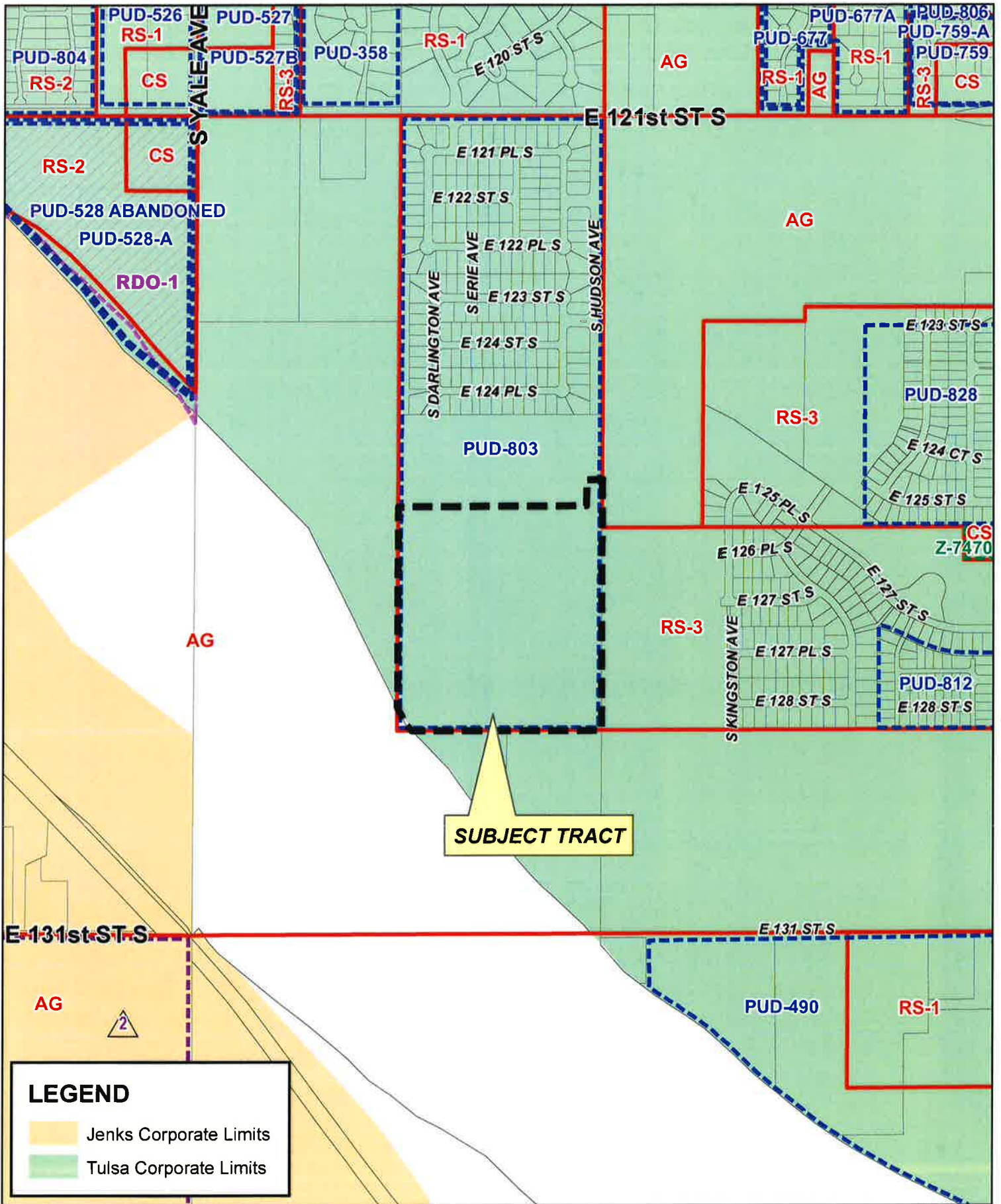
Staff has reviewed the request and determined:

- 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.

With considerations listed above, staff recommends **approval** of the minor amendment to revise the development standards to allow smaller lots within the development.


**Section II:** Exhibits included with staff report:

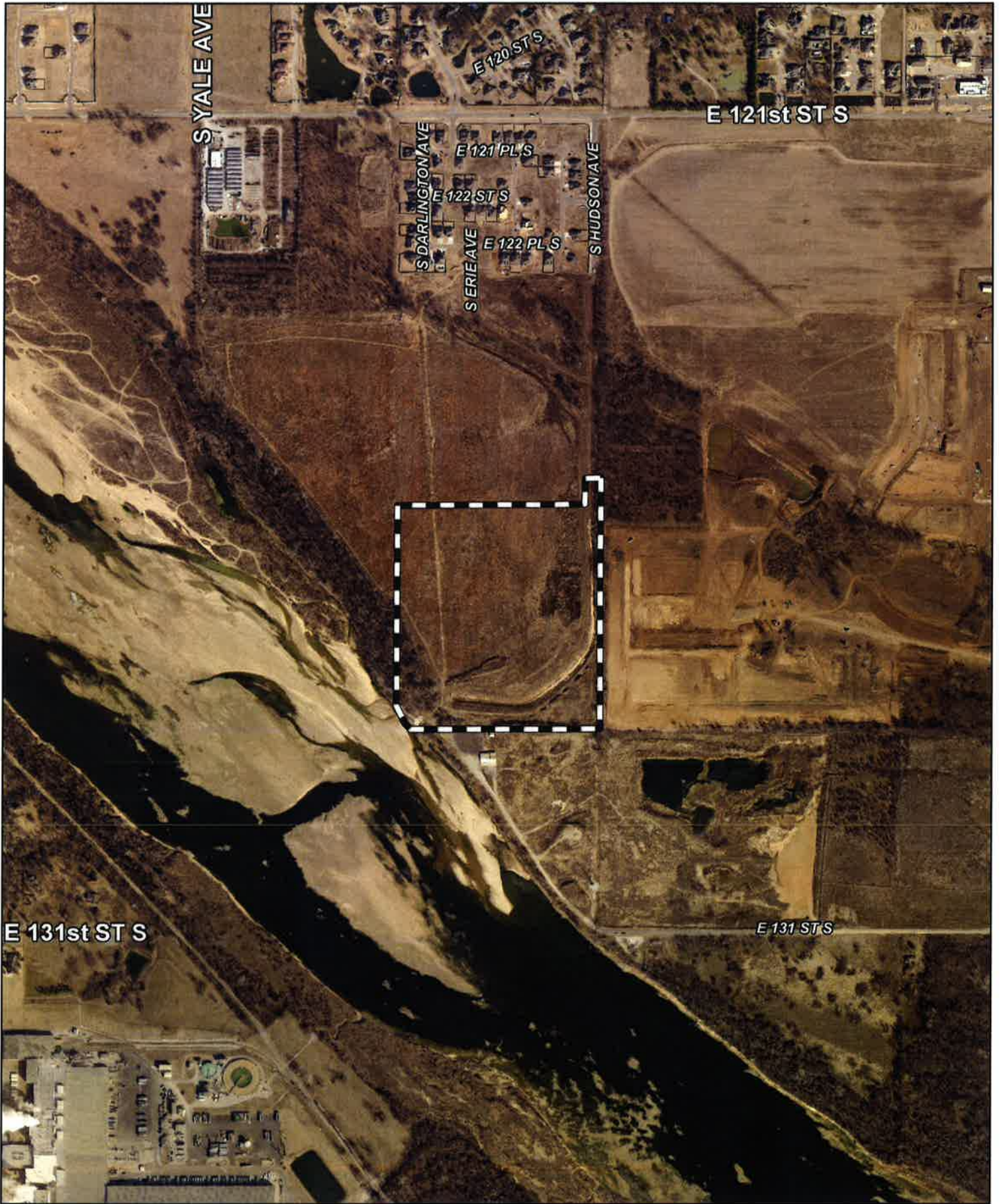
- INCOG zoning case map
- INCOG aerial photo
- Applicant Minor Amendment Letter
- Estates At The River Conceptual Site Plan



**PUD-803-7**

17-13 03

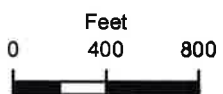
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E 131st ST S

E 121st ST S

E 131 ST S



 Subject Tract

**PUD-803-7**

17-13 03

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

Aerial Photo Date: February 2018



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**Minor Amendment  
PUD-803-6**

Since initially planned in 2013, The Estates at the River (PUD-803) was originally designed to allow for public and/or private, gated streets. As the highly successful neighborhood has built out, the need for a range of price points, with and without gated, private streets, has been evident. Market demand for gated "cottage" style lots, ranging between 50' and 60' in lot width, is presently missing and is proposed by this application for Minor Amendment to PUD-803. Except as specifically provided herein, no other changes are proposed by this Minor Amendment.

**Request a PUD Minor Amendment to update the following Development Standards:**

Gross Land Area:	1,952,353 SF 44.820 AC (balance of PUD-803)
Net Land Area:	1,952,353 SF 44.820 AC (balance of PUD-803)
Maximum Number of Lots:	130 (previously 116, balance of PUD-803)
Minimum Lot Width †:	50 FT (previously 60 FT per PUD-803-1)
Minimum Lot Area:	5,500 SF (previously 7,200 SF per PUD-803-1)
Minimum Lot Area per Unit:	5,500 SF (previously 7,200 SF per PUD-803-1)
Minimum Livability Space per Lot ††:	1,575 SF (previously 4,000 SF per PUD-803)
Minimum Building Setbacks †††:	
Front Yard:	20 FT (previously 25 FT per PUD-803)
Rear Yard:	15 FT (previously 20 FT per PUD-803)
Side Yard:	5 FT
Side Yard Abutting a Street:	15 FT
Garage Facing Side Street:	20 FT (previously 15 FT per PUD-803)
Maximum Driveway Width:	
Within Street Right-of-way:	26 FT (previously 40% front yard coverage per PUD-803)
Within Street Setback:	26 FT (previously 40% front yard coverage per PUD-803)

† Lot width is as defined in the Tulsa Zoning Code per PUD-803-4.

†† In consideration for the reduction in livability space, all lots shall have access to common open space containing not less than 315,250 SF, or 2,425 SF per lot if platted in phases. Livability space is defined herein as "The open space of a lot which is not allocated to or used for off-street parking areas or for paved access to off-street parking areas. However, unenclosed parking areas or paved access to parking areas within the rear yard accessory to a single-family or duplex dwelling shall be considered livability space."

††† Setbacks may be increased where easements exceed yard setbacks provided herein.

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