



Case Number: PUD-839-1
Minor Amendment

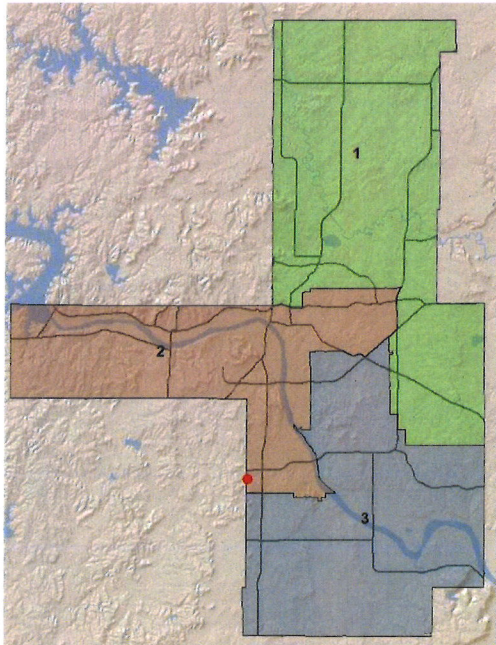
Hearing Date: April 7, 2021

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Tyler Meek

Property Owner: Same

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to permit an accessory building in the side yard.

Gross Land Area: 0.55 Acres

Location: South of the southeast corner of W111th St S & S 33rd W Ave

Lot 2, Block 1 Meadow Creek

3253 W 113th St S

Zoning:
Existing Zoning: RE/PUD-839
Proposed Zoning: No Change

Comprehensive Plan:
Land Use Map: Low Intensity Development
Growth and Stability Map: N/A

Staff Recommendation:
Staff recommends approval.

Staff Data:
TRS: 8234

County Commission District: 2
Commissioner Name: Karen Keith

SECTION I: PUD-839-1 Minor Amendment

Amendment Request: The applicant is proposing to amend the PUD to allow the construction of an accessory building in the side yard of an existing residence.

The Tulsa County Zoning code allows accessory buildings to be located in the rear yard of a residential lot, but does not allow them in the front or side yards. The applicant is proposing to build an accessory building that will encroach into the side yard. See applicant site plan, included with this report. This amendment, if approved, would serve to remove the restriction on accessory buildings in side yards of the subject lot. The accessory building will still comply with the remaining requirements of the PUD and Zoning Code including required building setbacks for accessory structures. Accessory buildings shall not be constructed closer than 3 feet to the side lot line.

Staff Comment: *This request is considered a Minor Amendment as outlined by Section 1170.7 of the Tulsa County Zoning Code.*

“Minor changes in the PUD may be authorized by the Planning Commission, which may direct the processing of an amended subdivision plat, incorporating such changes, so long as a substantial compliance is maintained with the outline development plan and the purposes and standards of the PUD provisions hereof. Changes which would represent a significant departure from the outline development plan shall require compliance with the notice and procedural requirements of an original Planned Unit Development.”

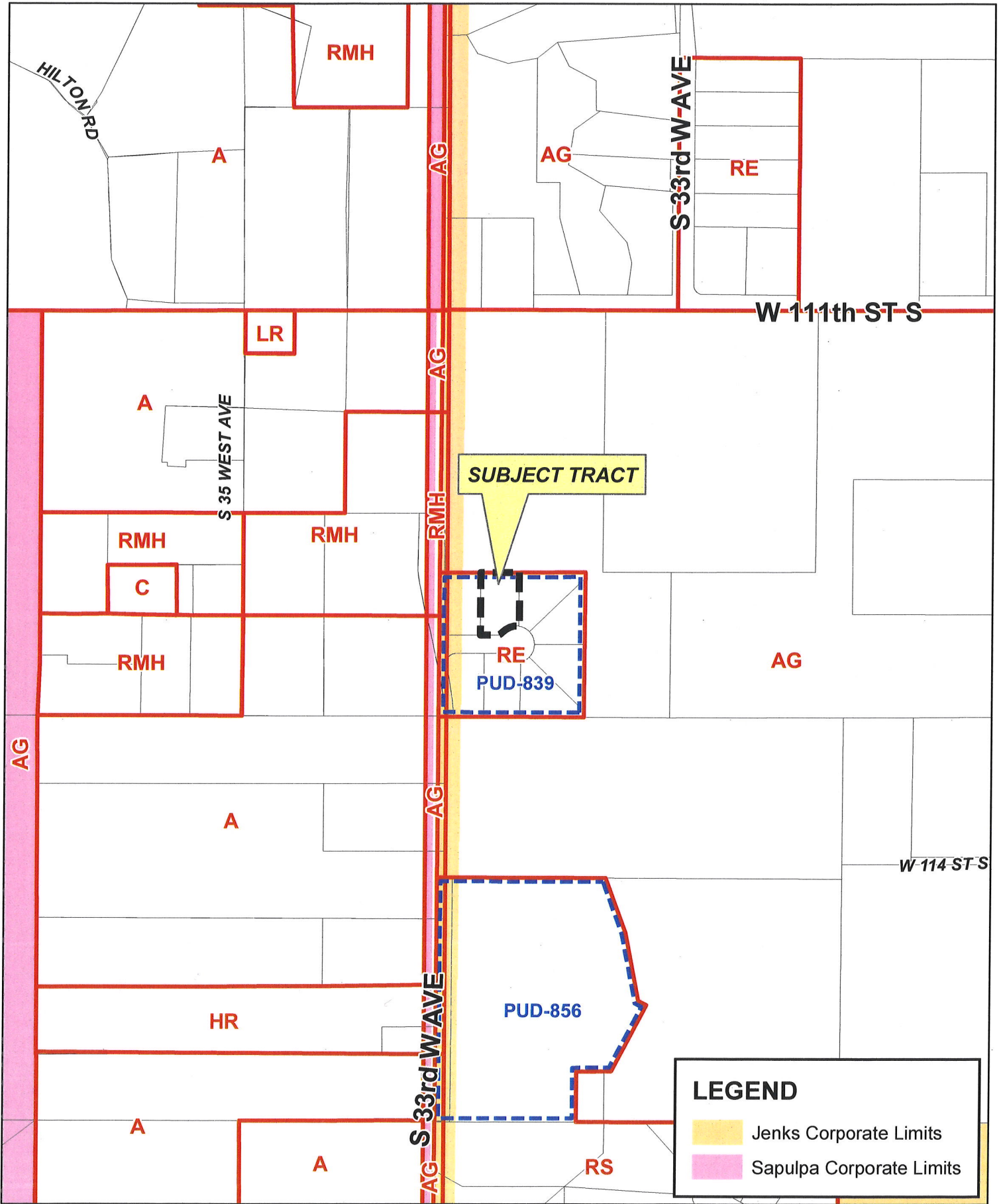
Staff has reviewed the request and determined:

- 1) PUD-839-1 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-839.
- 2) All remaining development standards defined in PUD-839 shall remain in effect.

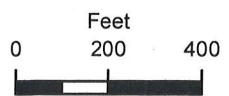
Exhibits included with staff report:

INCOG zoning case map
INCOG aerial photo
Applicant Site Plan

With considerations listed above, staff recommends **approval** of the minor amendment to allow an accessory building in the side yard.



PUD-839-1



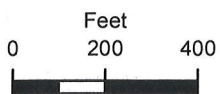
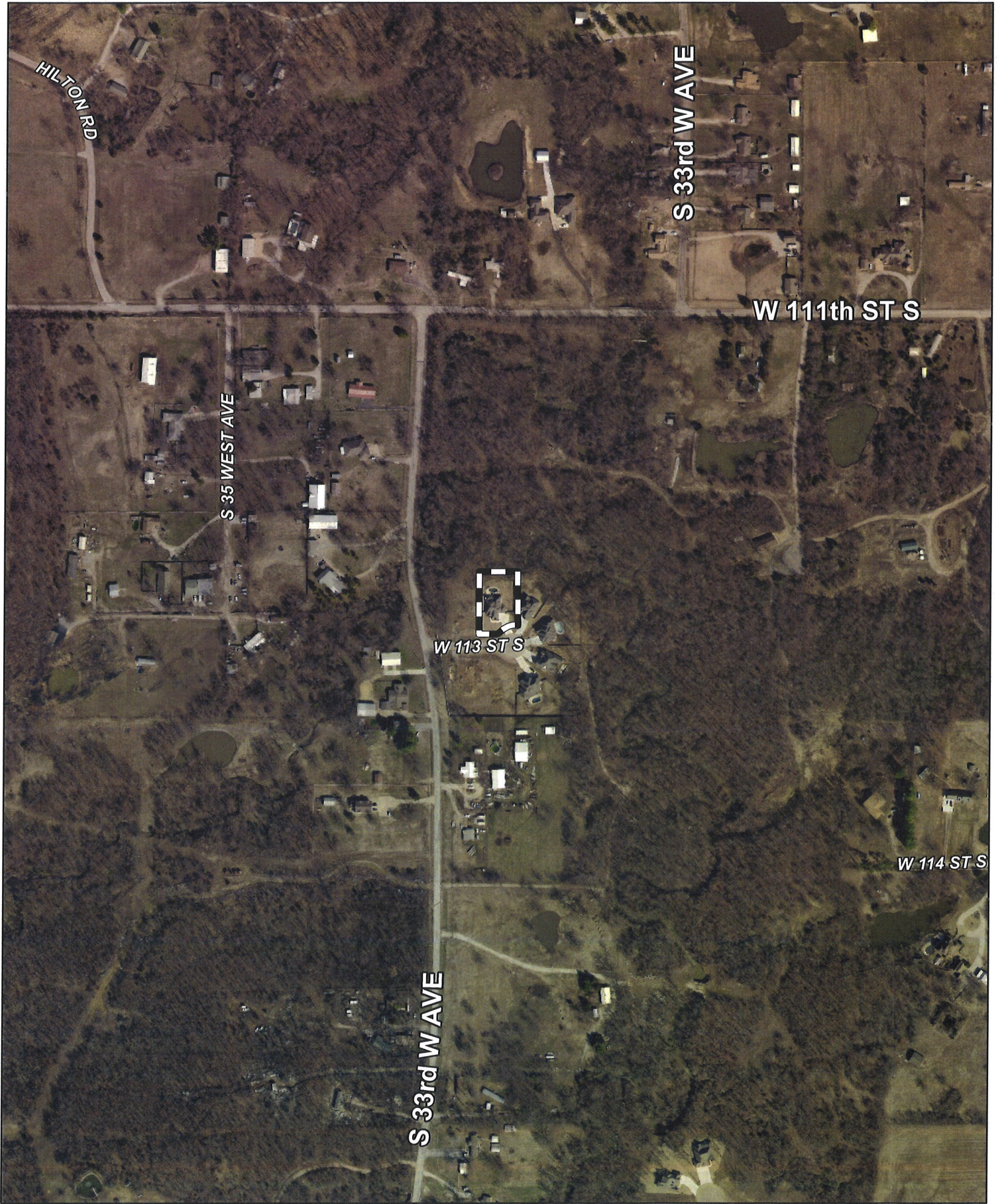
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2.3

LEGEND

- Jenks Corporate Limits
- Sapulpa Corporate Limits



 Subject Tract

PUD-839-1

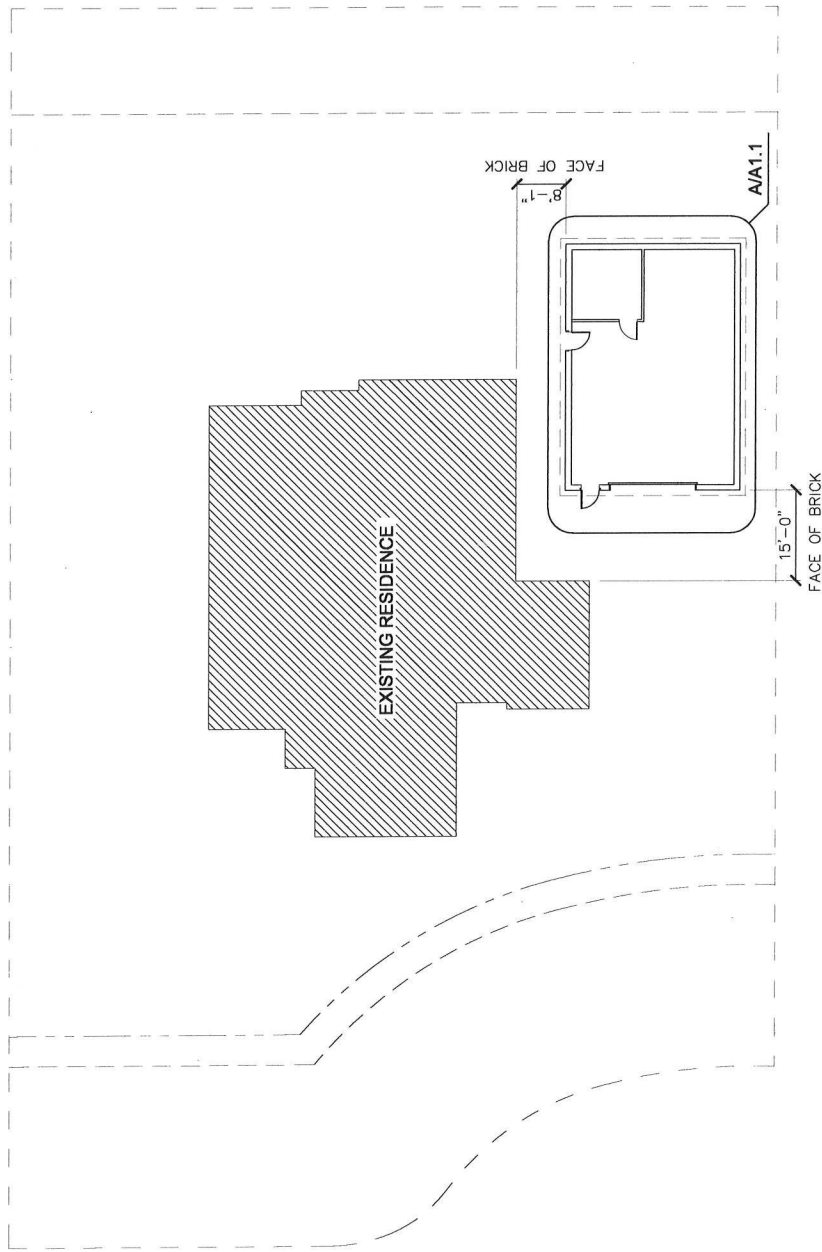
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018



2.4



A OVERALL SITE PLAN
1" = 20'-0"

A1.0	TYLER & NATALIE MEEK
	SHOP ADDITION
	3253 WEST 113th. Street
	Jenks, Oklahoma
01/30/2021	CONSTRUCTION DWG. SET

2.5